



City of Thousand Oaks

PY 2011 (FY 2011-12) (July 1, 2011 — June 30, 2012)



Views of CDBG-funded Building and Parking Lot Improvements at the affordable Richmond Terrace Apartments, 760 Warwick Avenue, Thousand Oaks (owner: Many Mansions)



Consolidated Annual Performance & Evaluation Report (CAPER)

for the U.S. Department of Housing and Urban Development
featuring the Community Development Block Grant (CDBG) Program

On the Cover

During PY 2011, the City used \$230,400 in Community Development Block Grant (CDBG) funds for repairs and rehabilitation at the affordable rental complex Richmond Terrace Apartments owned and managed by local non-profit housing provider, Many Mansions. This 27-unit complex, including 13 with supportive services for persons with disabilities, is located at 760 Warwick Avenue, Thousand Oaks, CA 91360 in CDBG-eligible Census Tract 69, Block Group 1.

Activities funded with these Federal dollars include:

- Replacement of Wood Shingle Siding on 3 Exterior Walls
- Repair & Replacement of Asphalt Driveways
- Roof and Gutter Repairs
- Replacement and Installation of Interior Emergency Lights
- Replacement of Wall Heater Units.

The repairs were constructed by contractors eligible to work on Federally funded activities and in accordance with Federal prevailing wage requirements.

The Richmond Terrace units are restricted to rentals by low- and very low-income households. Following receipt of a letter request from Many Mansions for Federal funding to accomplish urgent repairs at this affordable rental complex, the Thousand Oaks City Council approved the expenditure of \$230,400 in CDBG funds on February 21, 2012 (Amendment to PY 2011 Action Plan).

Program Year 2011-2012
Consolidated Annual Performance and Evaluation Report (CAPER)

Public Review: 8/01/12 to 8/30/12
City Council Public Hearing: 9/11/12
Submittal to U.S. Department of HUD: 9/28/12

Thousand Oaks City Council

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Joel R. Price, Councilmember

Thousand Oaks City Administration

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Lynn Oshita, Community Development Department Technician

**City of Thousand Oaks PY 2011 CAPER Report Check List
Required CAPER Provisions**

<i>General Narrative Requirements</i>		<i>Page No.</i>
1. Assessment of Strategic Plan Goals and Objectives		123, Exhibit G
2. Progress during Program Year		
Accomplishments during the Program Year and compared to Consolidated Plan and Action Plan goals		18 – 67
3. Resources Available during Program Year		
Federal, private and non-federal public resources used to address priority needs and Action Plan objectives		1 – 4
4. Geographic Distribution of Funds Expended		
Area(s) where CDBG funds were expended		9 – 13 Exhibits B & C
5. Beneficiaries		
Who benefits from each CDBG-funded activity including race and ethnicity and how actual beneficiaries compare with those projected in Action Plan		10 – 15
6. Affirmatively Furthering Fair Housing		
Actions the jurisdiction has taken during the Program Year		84 – 94, Exhibit J
7. Affordable Housing Activities		68 – 83, Exhibit I
8. Homeless and Other Special Needs Activities		95 – 111
Actions to address emergency shelter & transitional housing needs of homeless persons (including sub-populations)		24 - 25, 96 – 97, 106 - 108
Prevent low-income individuals & families/children (especially those with incomes <30% of MFI) from becoming homeless		111
Help homeless persons transition to permanent housing & independent living		109 – 111
Address the special needs of non-homeless persons		95 -- 106 & Exhibit D
9. Continuum of Care		106 - 108
10. Other Actions		
Actions to overcome obstacles to meeting underserved needs		112 – 114
Fostering and maintaining affordable housing including number of lower-income persons served		6 – 9, 11 - 13, 119 - 122
Removal of barriers to affordable housing		68 - 76
Evaluating and reducing lead-based paint hazards		82
Reducing the number of poverty-level families (Anti-poverty strategy)		117 – 122

**City of Thousand Oaks PY 2011 CAPER Report Check List
Required CAPER Provisions**

		Page No.
	Description of institutional structure (collaboration with private industry, non-profit organizations & public institutions) and efforts to overcome gaps in the delivery system	114 – 115
	Improving coordination between public and private housing and social service agencies	119 -- 122
	Fostering public housing improvements & resident initiatives	79 -- 82
11.	Public Housing	79 -- 82
	Include input from the Comprehensive Grant program and public housing residents	81 -- 82
	Describe coordination with local Public Housing Authority	12 – 13, 119 - 122
	Organizational relationship of City and PHA and appointing authority for housing agency board commissioners	120
12.	Monitoring	
	Standards and procedures used to monitor CDBG-funded activities including sub-grantee activities	126 -- 127
13.	Leveraging Resources	116 -- 117
14.	Citizen Comments	129 -- 131
15.	Self-Evaluation	123 - 124
16.	CDBG-Specific Narratives	
	Describe activities funded & accomplishments for all CDBG funds expended during the Program Year	18 -- 67
	Any program income in the Program Year	3 (Table)
	Full amount of income from float-funded activities	3 (Table), 131
	Surplus from urban renewal settlements	3 (Table)
	Status of grant funds returned to LOCCS for which the planned use has not been included in a prior statement or plan	3 (Table)
	Describe how program income received impacts the float-funded activity in maintaining its retirement of debt	N / A
	Describe any "urgent needs" activities undertaken during the Program Year	131
	Nature and reasons for any changes in program objectives and how jurisdiction would change its programs as a result of its experiences	128
17.	Cover Letter	
	Attesting to completeness and accuracy of the grantee-entered performance data in IDIS	✓

	<i>Page</i>
SECTION 1-A — PROGRESS IN ACHIEVING PY 2010 - 2015 CONSOLIDATED (STRATEGIC) PLAN GOALS	1
<i>Introduction to Resources</i>	<i>1</i>
Community Development Block Grant (CDBG) Program	1
Program Year 2011 CDBG Funds	1
Prior Year CDBG Funds	1
Benefit to Low- and Moderate-Income Residents	1
Summary of PY 2011 CDBG-funded Activities	1
<u>Table 1.1: Status of Prior Year CDBG Funds Carried Forward to PY 2011</u>	2
PY 2011 Administrative Cap (20 Percent)	2
PY 2011 Public Services Cap (15 Percent)	2
PY 2011 CDBG Funding Sources	3
<u>Table 1.2: PY 2011 CDBG Entitlement Grant Funding Sources</u>	3
PY 2011 Other Funding Sources	3
Social Services Endowment Fund	3
HOME Program	4
Thousand Oaks Redevelopment Agency (RDA)	4
Housing Set-Aside Funds	4
<i>Strategic Planning</i>	<i>4</i>
Demographic Information	4
<u>Table 1.3: Census 2010 – Race in Thousand Oaks Population (Tables 3A and 3B)</u>	5
Estimated CDBG-Eligible Population in Thousand Oaks	5
<u>Table 1.4: Estimated CDBG-Eligible Population in Thousand Oaks</u>	6
Housing Needs of the City's Low-Income Populations	6
Rental Housing Costs	6
Housing Ownership Costs	7
Housing Needs of Special Needs Populations	7
Persons Aged 60 Years and Older	7
Persons with Disabilities	8
Large Families	8
Female-Headed Households	8
Housing Needs of the Homeless Population	8

	Page
Geographic Distribution of CDBG-Funded Projects and Minority Concentrations of CDBG-Eligible Populations	9
Serving the Needs of Minority Persons	9
Table 1.5: Examples of CDBG-Funded Investments and Low-Mod, Minority Concentration Benefit Areas	10
Beneficiaries – Minority Populations Served by CDBG-Funded Activities	10
Hispanic Population in Census Tract 61	10
Assistance to First-Time Home Buyers at Conejo Creek Condominiums (Census Tract 61)	11
Housing for Minority Populations (Census Tracts 61, 66, 69, 70 and 71)	11
Many Mansions (CHDO) Affordable Housing Projects (Census Tracts 69, 71)	11
Table 1.6: Many Mansions Affordable Housing Projects	11
Area Housing Authority of the County of Ventura (AHA) Affordable Housing Projects (Census Tracts 65, 69, 70, 71)	12
Table 1.7: Public Housing (Federally Owned) Managed by Area Housing Authority	12
Table 1.8: Ethnicity of Tenants at Thousand Oaks Public Housing Units	12
Table 1.9: Affordable Housing Owned and Managed by Area Housing Authority (Thousand Oaks)	12
Table 1.10: Ethnicity of Section 8 Tenants at Area Housing Authority-Owned Units in Thousand Oaks	13
Delivery of Social Services to Minority Populations	13
Summary of Minority Population Information	14
Table 1.11: Racial and Ethnic Profile of Lower-Income Persons Assisted with CDBG-Funded Public Services (PY 2011)	15
Comparing PY 2011 Public Services Action Plan Goals to Actual Accomplishments	16
Table 1.12: Estimated & Actual Number of Low-Income Persons Assisted in PY 2011 with CDBG Funds	16
PY 2011 CDBG Program Expenditures	16
Table 1.13: PY 2011 CDBG Program Expenditures	17

**SECTION 1-B -- PY 2011 PROGRESS DURING PROGRAM YEAR
— CDBG PROJECT SUMMARY SHEETS (ACCOMPLISHMENTS)** 18

Capital Projects 18

Old Town West Street and Drainage Improvements (CI 4298) 18

Bella Vista 2011 Improvements (HS 9936) 21

Future Year-Round Emergency Shelter (HS 9937) 24

Richmond Terrace Apartments Improvements (HS 9938) 26

Glenn Oaks Senior Apartments Improvements (HS 9938) 28

Code Enforcement Activity 30

Day Labor Site Code Enforcement (BG 2025) 30

Micro-Enterprise Assistance Activity 32

Women's Economic Ventures (BG2022) 32

Public Services 35

Assistance League of Conejo Valley (BG 2023) 35

Catholic Charities (BG 9814) 38

Conejo Free Clinic (BG 9816) 41

Long Term Care Ombudsman Program (BG 9821) 44

Lutheran Social Services Homeless Services (BG 9822) 47

ARC Ventura County After School Program (BG 9828) 50

Westminster Free Clinic (BG 2026) 53

Senior Concerns – Meals on Wheels (BG 9818) 56

Program Administration 59

Fair Housing Program 59

CDBG Program Administration 63

Nature and Reasons for Program Objectives and Changes 66

Minor Amendment # 1 to PY 2011 Action Plan - \$5,000 66

Substantial Amendment # 1 to PY 2011 Action Plan -
\$308,000 66

Table Continued on Next Page

	Page
SECTION 2-A — HOUSING ISSUES: FOSTERING AND MAINTAINING AFFORDABLE HOUSING	68
A. Removal of Barriers to Affordable Housing	68
Public Policies and Other Efforts to Foster and Maintain Affordable Housing	68
Consolidated Plan Housing Goals	68
Housing Priorities 2010-2015	68
2006 - 2014 Housing Element Goals	69
Table 2.1: Cumulative Low and Moderate-Income Housing Production in Thousand Oaks – PY 2007 – 2011	70
B. PY 2011 Implementation of Housing Goals	71
1. Allocate Funding to Assist Development of Affordable Units	71
Program A: New Construction of Multi-Family Rental Units (Operating Engineers Project)	71
Program B: Land Assembly	72
Program C: Affordable Housing Program	72
2. Facilitate Apartment Improvements	73
3. Preserve Existing Units as Affordable to Low and Moderate-Income Households	74
Program A: Park Lane Townhomes	74
4. Provide Financial Assistance to Non-Profit Groups	74
Program A: Revenue Sharing with Many Mansions	75
5. HOME – Tenant-Based Rental Assistance	75
6. First-Time Home Buyer Programs	76
Program A: Ownership Assistance Program	76

	<i>Page</i>
Program B: Mortgage Credit Certificates	76
7. Housing Rehabilitation Program	77
8. Provide Housing Inspections	77
9. Mobile Home Parks Rent Stabilization Ordinance	78
10. Supplemental Rent/Utilities Payments	78
Program A: Housing Assistance Program (HAP)	78
<u>Table 2.2:</u> PY 2011 Housing Assistance Program (HAP)	79
11. Public Housing	79
Fostering Public Housing Improvements and Resident Initiatives	79
Creation of New Public Housing Units	79
<u>Table 2.3:</u> RDA and City Investments in Public Housing (1973-2012)	80
Section 8 Certificates	80
<u>Table 2.4:</u> Section 8 Certificate Information (Area Housing Authority)	80
Board of Commissioners	81
Community Service and Self-Sufficiency	81
Resident Advisory Board	81
Regional Resident Council	82
Resident Services Program	82
12. Evaluate and Reduce Lead-Based Paint Hazards	82
Program A: Residential Lead Hazard Reduction Program	82
13. Provide Fair Housing Activities	83

**SECTION 2-B—HOUSING ISSUES: AFFIRMATIVELY
FURTHERING FAIR HOUSING**

84

***Ventura County Analysis of Impediments to Fair Housing
Choice***

84

**2011 Update to the Analysis of Impediments (AI) to Fair
Housing Choice in Ventura County**

84

Fair Housing Services

84

Housing Rights Center (HRC) (Services Provider)

85

Housing Rights Center (HRC) – Public Outreach

85

***2011 AI Impediments, Recommendations & City's
Responses***

86

1. DEMOGRAPHICS

86

Impediment B-1 (Linguistic Isolation)

86

Impediment B-2 (Residential Segregation)

87

Impediment B-3 (Housing Affordability)

87

2. HOUSING MARKET CONDITIONS

88

Impediment B-4 (Need for Housing Rehabilitation)

88

3. PUBLIC POLICIES

89

Impediment B-5 (City's Housing Element)

89

Impediment B-6 (Zoning Ordinance)

89

Impediment B-7 (Density Bonus Policy)

89

Impediment B-8 (Parking Space Requirements)

90

Impediment B-9 (Pyramid or Cumulative Zoning)

90

Impediment B-10 (Second Residential Unit)

91

Impediment B-11 (Manufactured & Mobile Homes)

91

Impediment B-12 (Residential Care Facilities)

92

Impediment B-13 (Emergency Shelters)

93

Impediment B-14 (Transitional & Supportive Housing)

93

	<i>Page</i>
Impediment B-15 (Single Room Occupancy Housing)	94
SECTION 3 — HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES	95
A. Housing and Services for Special Needs Populations	95
1. Provide Housing Opportunities for Disabled Persons	95
2. Housing Assistance Program (for Disabled and Elderly)	96
<u>Table 3.1:</u> PY 2011 Housing Assistance Program	96
3. Provide Special Needs Housing	96
4. Provide Supportive Services for Special Needs Persons	97
<u>Program A:</u> Supportive Services for Seniors	98
<u>Table 3.2:</u> PY 2011 Public Services Grants for Seniors	99
<u>Program B:</u> Supportive Services for Children and Youth	101
<u>Table 3.3:</u> PY 2011 Public Services for Children and Youth	101
<u>Program C:</u> California Department of Education Child Care Grants	103
Thousand Oaks Child Care Center, Conejo Valley Neighborhood for Learning	103
<u>Program D:</u> Supportive Services for Individuals and Families in Crisis	103
<u>Table 3.4:</u> PY 2011 Public Services for Crisis Programs	104
<u>Program E:</u> Supportive Services for Other Special Needs Persons	105
<u>Table 3.5:</u> PY 2011 Public Services for Special Needs Persons	106
5. Programs for Homeless & At-Risk Persons	106
Continuum of Care	106
A. Ventura County Homeless and Housing Coalition	106

	<i>Page</i>
Annual Survey of Homeless Population	108
2011 Continuum of Care Grant	108
<u>Table 3.6:</u> FY 2011 Ventura County Continuum of Care Funding	108
B. Public Services for Homeless and At-Risk Persons	109
C. Emergency Shelter and Transitional Housing	110
D. Supportive Housing	110
E. Homeless Prevention	111
<u>Table 3.7:</u> Emergency Rent and Mortgage Payment Assistance	111
SECTION 4 — ADDRESSING OTHER HUD PRIORITIES (OTHER ACTIONS)	112
A. Overcoming Obstacles to Meeting Underserved Needs	112
Affordable Housing	112
Suitable Living Environment	112
Community Development	113
Economic Development	113
<u>Program:</u> Commercial Revitalization Grants	113
B. Overcoming Gaps in the Institutional Structure	114
Supportive Housing for Disabled Persons	114
Conejo Valley Senior Concerns	115
Conejo Valley YMCA – Newbury Park Child Care Center	115
Transportation Center	115
C. Leveraging Resources	116
Leveraging Housing Resources	116

	<i>Page</i>
Leveraging Public Improvements Funding	116
Leveraging Economic Development Resources	117
Leveraging Public Services Funding	117
D. Reducing the Number of Poverty-Level Families	117
Programs and Activities to Reduce the Number of Poverty-Level Families	118
1. Mobile Home Park Rent Stabilization Ordinance	118
2. Mobile Home Park Resident Protection Ordinance	119
3. Social Services Providers	119
4. Housing Partnerships	119
A. Improving Coordination With Public and Private Housing Providers	119
B. Housing Collaborations with the Area Housing Authority	119
<u>Table 4.1:</u> City/Former Agency Housing Partnerships with the Area Housing Authority	120
Organizational Relationship of City and PHA and Appointing Authority for Housing Agency Board Commissioners	120
PY 2011 Area Housing Authority Assistance to Thousand Oaks Households	120
<u>Table 4.2:</u> Area Housing Authority Statistics – May 24, 2012	120
C. Housing Partnerships with Non-Profit Housing Developer Many Mansions	121
<u>Table 4.3:</u> City/Agency Housing Partnerships with Many Mansions	121
D. Housing Partnerships with Other Affordable Housing Developers	121
<u>Table 4.4:</u> City/Agency Housing Partnerships with Other Affordable Housing Providers	121

	Page
SECTION 5 — PROGRAM EVALUATION, ADMINISTRATION AND MONITORING	123
A. Assessment of Strategic Plan Goals and Objectives	123
B. Program Evaluation	123
Self-Evaluation	123
Meeting Program and Consolidated Plan Requirements	123
IDIS Financial Summary Report	123
Program Timeliness	124
C. Program Administration	124
Community Development Projects (Capital Improvement Projects)	124
Public Services	125
Commercial Revitalization	125
Public Review of Consolidated Plan, Annual Action Plan and Annual Performance Report	125
Compliance with Davis-Bacon Act and Section 3 Requirements	126
Integrated Disbursement and Information Systems (IDIS)	126
Grant Agreements	126
D. Program Monitoring	126
Monitoring of Construction Projects	126
Monitoring of Sub-Grantees	127
E. Environmental Review of CDBG Projects	127
Table 5.1: PY 2011 CDBG-Funded Activity Environmental Review	127

	Page
F. Managing Changes in Program Objectives	128
Re-Programming in Response to Slow-Moving Activities	128
Substantial Amendment # 1 to PY 2011 Action Plan	128
G. Citizen Participation Process	129
Citizen Participation Plan	129
Public Hearings	129
<u>Table 5.2:</u> PY 2011 Consolidated Plan Public Hearings	129
Citizen Participation and Public Comments	130
Public Hearing Comments	130
Public Hearing # 1 (Needs Assessment)	130
<u>Table 5.3:</u> Written Comments Received by City	130
Responses to Written Comments for the 2012 Needs Assessment	130
<u>Table 5.4:</u> City's Responses to Written Comments Received	130
Public Hearing # 2 (Action Plan Review & Approval)	131
<u>Table 5.5:</u> Public Comments at Public Hearing # 2: (April 10, 2012)	131
Responses to Public Hearing # 2 Comments	131
<u>Table 5.6:</u> <u>Public Hearing # 2:</u> PY 2011 Action Plan Approval -- City's Responses to Public Hearing Comments	131
H. Other CDBG Submittal Requirements	132
Float-Funded Activities	132
Contingency	132
Urgent Needs	132
Certificate of Consistency	132
Consolidated Plan and/or Action Plan Implementation	132

	<i>Page</i>
Locations of PY 2011 CDBG-Funded Projects	132
<u>Table 5.7:</u> PY 2011 CDBG-Funded Activity Locations and Service Areas / Clientele	132

SECTION 6 — PY 2011 CAPER EXHIBITS

PY 2011 CDBG Activities and Expenses	Exhibit A
PY 2011 CDBG Activity Locations (Map)	Exhibit B
CDBG-Eligible Census Tracts and Block Groups (Map)	Exhibit C
PY 2011 Public/Social Services Grants	Exhibit D
Amendments to PY 2011 Action Plan	Exhibit E
• (Minor) Amendment # 1, October 6, 2011	E - 1
• (Substantial Amendment # 1, Feb. 21, 2012	E - 2
Citizen Participation Plan (Resolution 2010 – 085)	Exhibit F
PY 2010-2015 Consolidated Plan Accomplishments (CDBG and Other Funds)	Exhibit G
Commercial Revitalization Program: 1998 - 2009	Exhibit H
City of Thousand Oaks and Redevelopment Agency Affordable Housing Investment History 1973 to 2012	Exhibit I
PY 2011 Fair Housing Program Report	Exhibit J
<u>PY 2011 Integrated Disbursement and Information System (IDIS) Required Reports for CAPER</u>	Exhibit K
• PY 2011 Financial Summary Report (C04PR26)	K - 1
• PY 2011 CDBG Activity Summary Report (GPR) (C04PR03)	K - 2
• PY 2011 Summary of Consolidated Plan Projects (C04PR06)	K - 3
<u>PY 2011 Public Notices</u>	Exhibit L
• <u>Public Review</u> -- PY 2010 CAPER Review	L - 1
• <u>Public Hearing</u> -- PY 2010 CAPER Approval	L - 2

	Page
• <u>Public Hearing</u> -- PY 2012 Action Plan Needs Assessment (Display Ad)	L - 3
• <u>Public Hearing</u> -- PY 2012 Action Plan Needs Assessment (Legal Notice)	L - 4
• <u>Public Hearing – (Substantial) Amendment # 1 to PY 2011 CDBG Action Plan</u>	L - 5
• <u>Public Review</u> -- PY 2012 Action Plan Public Review (Display Ad)	L - 6
• <u>Public Review</u> -- PY 2012 Action Plan Public Review (Legal Notice)	L - 7
• <u>Public Hearing</u> – PY 2012 Action Plan Approval	L - 8
• <u>Public Review – PY 2011 CAPER Report</u>	L - 9
• <u>Public Hearing – PY 2011 CAPER Review & Approval</u>	L - 10
Old Town West Neighborhood Improvements to be Constructed in 2012-2013 (Map)	Exhibit M
PY 2011 City Council approval of CAPER Report (9/11/12)	Exhibit N
PY 2010-2015 Consolidated Plan Update Reports	Exhibit O
• <u>HUD Transition Table 1-C:</u> Summary of Specific Housing / Community Development Objectives (Table 1A/1B Continuation Sheet)	O - 1
• <u>HUD Transition Table 2-C:</u> Summary of Specific Housing / Community Development Objectives (Table 2A/2B Continuation Sheet)	O - 2
• <u>HUD Table 3-A:</u> Summary of Specific Annual Objectives	O - 3
• <u>HUD Table 3-B:</u> Annual Affordable Housing completion Goals	O - 4
City of Thousand Oaks 2012 Population and Housing	Exhibit P

END PY 2011 CAPER EXHIBITS

**Section 1-A — Progress in Achieving PY 2010 - 2015
Consolidated (Strategic) Plan Goals**

Introduction to Resources

Community Development Block Grant (CDBG) Program

Program Year 2011 CDBG Funds

The City of Thousand Oaks receives an annual Community Development Block Grant (CDBG) entitlement from the U.S. Department of Housing and Urban Development (HUD). The PY 2011 (July 1, 2011 through June 30, 2012) annual grant totaled \$607,098.

Prior Year CDBG Funds

In addition, \$963,492 in prior year CDBG funds was carried forward to PY 2011 for a total CDBG budget of \$1,570,590. As shown in Table 1.12 on page 17, \$712,559 of these CDBG funds were expended in PY 2011 and \$858,031 is being carried forward to PY 2012 (July 1, 2012 through June 30, 2013.)

Benefit to Low- and Moderate-Income Residents

Eighty (80) percent of the City's PY 2011 CDBG funds were used for community development and public/social services activities that primarily benefit lower-income (Low- and Moderate-Income) persons.

For definitional purposes, the term "Low-Income Person" means a member of a households whose gross income is equal to, or less than, the published Section 8 "Very Low-Income" limit established by HUD. Unrelated persons living together shall each be considered as a one-person household for determining gross collective household income.

For definitional purposes, the term "Moderate-Income Person" means a member of a household whose gross income is equal to, or less than, the published Section 8 "Low-Income" limit established by HUD. Unrelated persons living together shall each be considered as a one-person household for determining gross collective household income.

Summary of PY 2011 CDBG-funded Activities

As required by HUD, the City prepared this Consolidated Annual Performance and Evaluation report (CAPER) to describe the City's expenditure of CDBG funds totaling \$712,559 (see table on page 17) in CDBG funds between July 1, 2011 and June 30, 2012.

This CDBG expenditure total included funds carried forward to PY 2011 from prior program years. As of July 1, 2011, the City had a total CDBG budget of \$1,570,590 representing \$963,492 from prior program years and \$607,098 representing the PY 2011 program year CDBG grant.

Following expenditures that included affordable housing improvements at the Richmond Terrace Apartments and Glenn Oaks Senior Apartments, day labor site coordination, social services grants, fair housing counseling and program administration totaling \$712,559, the City carried forward a balance of \$858,031 to program year (PY) 2012.

Part of the CDBG funds expended in PY 2011 were carried forward from prior program years. The table below describes these funds and how they were expended.

Table 1.1: Status of Prior Year CDBG Funds Carried Forward to PY 2011

CDBG Funds	Activity Description	Activity Status as of June 30, 2012
\$ 938,943	Neighborhood Improvements Program (Old Town West Master Plan Streetscape Improvements, CI 4298)	These carry-over funds were combined with \$275,013 in PY 2011 funds, and \$2,355 in funds transferred from another project (see Table on page 17) for a total PY 2011 budget of \$1,216,311. However, in order to meet the City's PY 2011 timeliness requirement, \$308,000 was transferred out of the Old town West project budget to new activities where the necessary funds could be expended at once and \$5,000 was transferred to the Bella Vista improvements project (see below). These transfers left \$903,311 in the Old Town West budget. Of that amount, \$54,083 was spent for pre-construction costs leaving \$849,228 to carry forward to PY 2012.
\$ 22,194	Bella Vista Apartments 2011 Improvements (HS 9936)	These carry-over funds were combined with an additional \$5,000 transferred from the Old Town West project for a combined budget of \$27,194. Of this amount, \$26,179 was expended for project expenses leaving a balance of \$1,015.
\$ 2,355	Community Action BG 2011	During PY 2011, this fund balance was transferred to CI 4298 (see table on page 17.)
\$ 963,492	Total Prior Year Funds Carried Forward to PY 2011	

PY 2011 Administrative Cap (20 Percent)

A total of \$121,417 (20%) of the \$607,098 (PY 2011 CDBG entitlement grant) was expended for program administration, including \$11,937 for a Fair Housing counseling program.

PY 2011 Public Services Cap (15 Percent)

A total of \$91,062 (15%) of the \$607,098 (PY 2011 CDBG entitlement grant) was expended for public/social services.

PY 2011 CDBG Funding Sources

As shown below, the City's PY 2011 CDBG funds totaled \$1,570,590 including the PY 2011 CDBG entitlement grant of \$607,098 and \$963,492 in prior year funds.

Table 1.2: PY 2011 CDBG Entitlement Grant Funding Sources

1. PY 2011 CDBG Entitlement Grant	\$ 607,098
2. Program Income received:	\$ 0
(a) Amount generated by and deposited to Revolving Loan Funds	\$ 0
(b) Amount received from each new Float-Funded activity	\$ 0
(c) Amount received from a Float-Funded activity described in a prior statement or plan	\$ 0
3. Program Income	\$ 0
4. Proceeds from Section 108 loan guarantees to be used during the year to address priority needs and specific strategic plan objectives	\$ 0
5. Surplus funds from any Urban Renewal Settlement for community development and housing activities	\$ 0
6. Any grant funds returned to the line of credit (LOCCS) for which the planned use has not been included in a prior statement or plan	\$ 0
7. CDBG funds carried forward from prior years	\$963,492
TOTAL (2011 CDBG Entitlement Grant Plus Prior Year CDBG Funds)	\$1,570,590

PY 2011 Other Funding Sources

Social Services Endowment Fund (SSEF)

The City annually matches 15 percent of its CDBG entitlement grant with at least \$100,000 from the City's Social Services Endowment Fund (SSEF) to provide grant funding to local non-profit organizations delivering social services to lower-income City households. In PY 2011, the City matched \$91,062 in CDBG funds with \$105,737 in matching SSEF grant funds for public and social services, for a total PY 2011 public/social services budget of \$196,799. PY 2011 grants are summarized in **Exhibit D** and highlighted in Section 3 of this Report, "Homeless and Other Special Needs Activities".

HOME Program

The City does not receive HOME funds directly but does receive these funds from the State of California on a project-by-project basis. Currently, the City is implementing a HOME-funded Tenant-Based Rental Assistance (TBRA) Program. Additional information on this activity is provided in Section 2-A of this report.

Thousand Oaks Redevelopment Agency (RDA) Housing Set-Aside Funds

On February 1, 2012, by legislative act (AB 1x 26) all redevelopment agencies in the State of California were dissolved. This includes the Thousand Oaks Redevelopment Agency. This was the City's primary source to fund affordable housing activities, stimulate the economy to create jobs, and revitalize blighted areas in Thousand Oaks. The City will continue its efforts to seek other funding resources. (See Section 2-A for more information on the City's past RDA-funded affordable housing activities.)

Strategic Planning

Demographic Information

According to the California Department of Finance:

As of January 1, 2012, Thousand Oaks's population was estimated at **128,031**, an increase of .006 percent from the January 1, 2011 population of 127,264.

- According to Census 2010, the number of occupied City households is 45,836, and the average household size is 2.73 persons.
- The PY 2012 Median Family Income (MFI) for the Oxnard-Thousand Oaks-Ventura Metropolitan Statistical Area (MSA) is **\$89,300**, an increase of .013 percent from the PY 2011 MSA of \$88,100..
- Per Census 2000, twenty-three percent (23%) of City households were estimated to have annual incomes of less than 50% of the Median Family Income (MFI).
- Per Census 2000, twelve percent (12%) were estimated to earn less than 30% of MFI.
- Per Census 2000, 8.7% of City households were estimated to earn less than 25% of MFI. [Summary File 3, Table QT-P32 ("Income Distribution in 1999 of Households and Families"),] Based on Census 2000 Income Distribution data, and City of Thousand Oaks Housing Element data:

According to Census 2010, the racial and Hispanic/Latino ethnicity of the Thousand Oaks populations is as follows:

Table 1.3: Census 2010 – Race in Thousand Oaks Population (Tables 3A and 3B)

Race Category	# of Persons	Percentage	
White	101,702	80.3	
Black or African-American	1,674	1.3	
American Indian & Alaska Native	497	0.4	(Estimate)
Asian	11,043	8.7	
Native Hawaiian & Other Pacific Islander (NHOPI)	146	0.1	(Estimate)
Other Race (1 Race)	6,869	5.4	
Two or More Races	4,752	3.8	
TOTALS	126,683	100.00	
Hispanic or Latino Ethnicity (All Races)	21,341	16.8	

Estimated CDBG-Eligible Population in Thousand Oaks

According to the 2012 Section 8 program Income Limits table for the Oxnard-Thousand Oaks-Ventura Metropolitan Statistical Area (MSA). The following incomes are for a 4-person household.,

- Households earning up to \$26,800 can be designated Extremely Low-Income.
- Households earning up to \$44,650 can be designated Very Low Income.
- Households earning up to \$67,650 can be designated Low-Income.

According to the 2010 American Community Survey 1-Year Income Estimate (Table DP03), in Thousand Oaks:

- 3,598 Thousand Oaks households earned less than \$35,000. Pursuant to the above-noted Section 8 Income Limits, these households can be designated as Extremely Low Income.
- Another 1,777 households earned less than \$50,000. Pursuant to the Section 8 limits, these households can be designated Very Low-Income.
- Another 6,086 households earned less than \$75,000. Per the Section 8 income limits, these households can be designated as Low-Income.

According to U.S. Census 2010, Table DP-1, the overall average number of persons per residential unit in Thousand Oaks is 2.73 persons. By using the number of Extremely Low-Income, Very Low-Income and Low-Income households in Thousand Oaks and multiplying these household by 2.73 persons, we can estimate the size of the population potentially eligible to be assisted with CDBG funds. These calculations yield the following results:

Table 1.4: Estimated CDBG-Eligible Population in Thousand Oaks

	Households	Persons
Extremely Low-Income	3,598	9,822
Very Low-Income	1,777	4,851
Low-Income	6,086	16,615
TOTAL	11,461	31,288

This estimated CDBG-eligible population of 31,288 persons represents 24.5 percent of the total PY 2011 Thousand Oaks population of 127,557. For more updated information on Thousand Oaks demographics, please see **Exhibit P**, "City of Thousand Oaks, 2012 Population and Housing".

Housing Needs of the City's Low-Income Populations

Rental Housing Costs

Affordable housing is the greatest need of the City's lower-income residents, many of whom are employed in local service and retail jobs. According to the National Low Income Housing Coalition's latest survey of rental housing costs, "Out of Reach 2012", rental housing costs in the Oxnard-Thousand Oaks-Ventura Metropolitan Statistical Area (MSA) is 6 % higher than the statewide average. In 2012 the Fair Market Rent (FMR) for a 2-bedroom apartment in the MSA is \$1,436 or 6 % (\$83) higher than the average California FMR of \$1,353 for the same size unit. The following data additional data also applies to the MSA.

- The Fair Market Rent (FMR) for a 2-bedroom apartment is \$1,436, compared with a maximum affordable monthly housing cost of \$670, based on 30 % of the household Area Median Income (AMI) totaling \$89,300.
- In order to afford the 2-bedroom unit plus utilities, without paying more than 30 % of income for housing costs, a household must earn \$4,787 monthly or \$57,440 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of \$29.91 per hour
- In California, a minimum wage worker earns an hourly wage of \$8.00. In order to afford the \$1,436 FMR for a 2-bedroom apartment in Thousand Oaks, a minimum wage household must work more than 138 hours per week, 52 weeks a year, or the equivalent of 3.4 minimum wage earner(s) working 40 hours per week year-round in order to afford the 2-bedroom FMR affordable.
- In the Oxnard/Thousand Oaks/Ventura MSA, the mean or average renter wage is \$14.91 an hour. In order to afford the FMR for a 2-bedroom apartment in Thousand Oaks at this wage, household members earning the mean renter wage must work 74 hours per week, 52 weeks a year. Or, working 40 hours per week year-round, a Thousand Oaks household must include 1.9 worker(s) earning the mean renter wage in order to make a 2-bedroom FMR affordable.

- Monthly Supplemental Security Income (SSI) for a California resident is approximately \$853. If SSI represents an individual's sole source of income, \$256 in monthly rent would be considered affordable, while the FMR for a zero-bedroom unit (studio apartment) in Thousand Oaks is \$1,022 (gap between affordable rent and FMR = \$766 per month).

Housing Ownership Costs

Despite a significant decline in the cost of housing that peaked in 2006, home ownership remains difficult to attain for a sizable proportion of moderate-income professionals such as teachers, police officers, firefighters, nurses and public employees. As reported by the Ventura County Star on June 13, 2012, in May 2012, the median price for new and resale houses and condos sold in Ventura County was \$360,000. In order to afford a mortgage, taxes, insurance and utilities, without paying more than 35% of income for housing costs, a household must earn approximately \$50 per hour. In addition to having a moderate income salary, a potential buyer of a median priced house or condo would need to pay approximately 10% of the purchase price as a down payment and an additional 10% for closing costs which equates to 20% or \$72,000.

Housing Needs of Special Needs Populations

Persons Aged 60 Years and Older

According to the California Department of Aging, the number of persons aged 60 years and older is increasing rapidly as the Baby Boomer generation (persons born between 1946 and 1964) reaches this milestone between 2000 and 2010, resulting in a 32 percent increase by 2010. This population will increase another 38 percent by 2020. Beginning in 2010, 1 in 5 Californians will be at least 60 years of age.

Over time, the elderly population itself will become "older" and will continue to do so. In 1990, the oldest old age group (age 85 years and older) comprised 7 percent of the elderly population, compared to only 2.6 percent in 1950. By 2000, this group climbed to 9 percent of the population. Between 2030 and 2040, when the first of the Baby Boom generation reaches age 85, the percent of elderly in this oldest age group will reach 14 percent.

The rapid increase in California's oldest old population is best seen when compared to that of the total population. While the total population will approximately double in size between 1990 and 2040, the oldest old will experience a nearly 6-fold increase, growing from just under 300,000 to over 1.7 million persons. As a result, whereas only 1 in 99 persons in 1990 were in the oldest old age group, 1 in 34 persons will be in this age group by 2040. Because the oldest old often have severe chronic health problems which demand special services, the senior housing and supportive housing units would need to expand rapidly to meet the demand.

According to Census 2010, Table 1, "Population, Age and Sex Characteristics", as of April 1, 2010, there were 26,443 persons aged 60 and over in Thousand Oaks, representing 20.8 percent of the total population of 126,683. The number of individuals aged 65 and over was 18,564 (14.6 %).

Using Census 2000 (Table DP-1) percentages as a guide, in PY 2009, 15 % or 6,825 Thousand Oaks households were headed by people aged 65 and over. Of these senior-headed households, 24 percent (1,638) were renters and particularly vulnerable to rising housing costs. As seniors age, they may require assistance to remain independent and eventually may require some form of assisted living. As of 2010, with 18,564 City residents(14.6 %) over age 65, the need for additional supportive housing options remains high.

Persons with Disabilities

According to Census 2000 (Table QT-P21), 16,534 or 15.2 percent of City residents had a disability. As of 2010, this segment of the population is estimated to have grown to 19,792 persons (estimated 7,197 total households). Disabled persons generally need assistance in the form of special housing design features, income support and in-home supportive devices.

Large Families

Large households (5 or more members) are estimated to comprise 12% (5,015) of total City households (41,793). Household overcrowding and overpayment particularly impact large renter households.

Female-Headed Households

Female-headed households comprise a particularly vulnerable special needs group. Census 2010 reports that 10.8 % of City households (4,525 units) are headed by females including 4,160 females with no spouse present and another 2,065 females living with children under the age of 18.. Approximately 11% (498 units) of these female-headed households are estimated to be living in poverty.

Housing Needs of the Homeless Population

The 10 cities of Ventura County, including the City of Thousand Oaks, and the County of Ventura, collaborate with a 501-c-3 organization, the Ventura County Homeless and Housing Coalition (VCHHC), the lead homeless advocacy organization for the Ventura County region.

On January 24, 2012, VCHHC conducted a count of homeless persons on the streets, in homeless shelters and in transitional housing facilities throughout the County. In Thousand Oaks, a total of 90 homeless persons were counted (77 adults and 13 children.) The number of homeless counted in Thousand Oaks represents approximately 4.6% of the County-wide total of 1,936 persons who lack a permanent home.

To address local homelessness issues, the City is collaborating with the Conejo Affordable Housing Workgroup, a grassroots group of local stakeholders, to implement the "10-Year Regional Plan to End Homelessness in Ventura County" (2008-2017), a document produced by the VCHHC as part of the Ventura County Continuum of Care process.

The Workgroup has tentatively identified its top 3 priorities for Thousand Oaks as:

- Homeless Prevention Programs
- Transitional Housing
- Year-Round Shelter Beds.

These priorities will become the focus of public discussion as the group seeks to collaborate with public and private funders to make additional resources available to end homelessness in Thousand Oaks. Pending implementation of 10-Year Plan objectives, the following resources are available for homeless persons in Thousand Oaks:

- Esseff Village: 50 units of very low-income studio apartments (permanent housing) plus support services for formerly homeless persons and those with disabilities.
- Richmond Terrace: 27 units of very-low income units (permanent housing), including 13 units of supportive housing, for formerly homeless persons with disabilities.
- Stoll House: 10 transitional housing units for single-parent families with support services.
- Conejo Rotating Winter Shelter: 25 to 30 overnight beds for homeless persons at rotating faith sites between December 1 and March 31, coordinated by Lutheran Social Services.
- Conejo Meals Program: a hot evening meal offered 365 days at rotating faith sites.
- Under One Roof Drop-In Center: Lutheran Social Services offers showers, laundry facilities, mail drop, gas vouchers, job leads and job training to assist homeless persons obtain and retain employment.

Geographic Distribution of CDBG–Funded Projects and Minority Concentrations of CDBG-Eligible Populations

Serving the Needs of Minority Persons

According to Census 2010, the largest minority population in Thousand Oaks are persons of Hispanic or Latino descent (of all races.) This information is summarized in Table 1.3 on page 5. As shown in Table 1.3, 2010 census data indicate the City's second largest minority population (8.7 %) are persons of Asian descent. According to a 1997 census estimate, the City's Asian population is concentrated (6.5 to 11 percent) in Census Tracts 60, 61, 62, 63, 74 and 75. 2010 census data also show the third largest minority in the City population are Other Race persons totaling 5.4 percent, followed by persons of Two or More Races (3.8 percent), persons of Black or African-American heritage (1.3 percent). Persons of American-Indian and Alaska Native heritage and those of Native Hawaiian and Other Pacific Islander descent each totaled less than 1 percent of the City's population.

According to a 1997 census estimate, the City's Black residents are concentrated (2.5 to 20 percent) in Census Tracts 61, 66, 69 and 71. The following chart lists some of the City's CDBG projects and the Low and Moderate-Income, minority-concentration areas benefiting from these improvements.

Table 1.5: Examples of CDBG-Funded Investments and Low-Mod, Minority Concentration Benefit Areas	
Census Tract	Activity
61	Conejo Creek Neighborhood Center - Social Services Delivery Point Conejo Creek Traffic Median and Community Gateway
66	Moorpark Road Masonry Wall
70	Human Services Center - Multiple Social Services Delivery Point Fitzgerald Center - Senior Day Care and Activities
70	Micro-Enterprise Assistance to Coin-Operated Laundry Heritage Park Thousand Oaks Boulevard Streetscape Improvements, Phase 1
71	Esseff Village Affordable Housing, Public Safety Resource Center Commercial Revitalization Program, Thousand Oaks Child Care Center Bella Vista Affordable Housing Improvements Los Feliz Drive Future Affordable Housing Construction Old Town West Master Plan Improvements Day Labor Site Coordination

Beneficiaries — Minority Populations Served by CDBG-Funded Activities

The following section profiles the minority populations served in the City's low- and moderate-income census tracts.

Hispanic Population in Census Tract 61

The Conejo Creek Condominiums neighborhood of 540 units, is occupied by approximately 3,000 residents (estimated 5.5 persons per household¹.) 92 percent of the community consists of very low, low and moderate-income Hispanic households. Since 1999, the City of Thousand Oaks has collaborated with local social services providers to address the special needs of this sub-population.

For example, in PY 1998/99, the City used \$100,000 in CDBG funds to construct a traffic median and landscaped/lighted community gateway sign at Avenida de la Plata and Hillcrest Drive. In the same year, the City used \$67,500 in CDBG funds to purchase a condominium unit (1632 Calle Turquesa) for conversion to a public facility, the first Conejo Creek Neighborhood Center.

¹Estimated by the Conejo Creek Condominiums Association.

The Neighborhood Center quickly became the site for public safety outreach activities by the Thousand Oaks Police Department (TOPD); daily educational, social and recreational activities for parents and children offered by local non-profit organizations and a location for homeowner association and Neighborhood Watch meetings. Since the Conejo Creek Neighborhood Center opened in June 1999, the Thousand Oaks Police Department reported a 23 percent decrease in criminal activities. In 2000, Manzanita Elementary School was identified by the State of California as the only under-performing public elementary school in Thousand Oaks. Sixty percent of students (approximately 340 children) were found to reside at Conejo Creek and a majority of those children were identified as the sole English speakers in their households.

Assisted by a CDBG grant from the City of Thousand Oaks, the Conejo Recreation and Park District (CRPD) initiated an after-school homework club which was later relocated to Manzanita Elementary School. A collaboration of the CRPD, the City of Thousand Oaks, California Lutheran University, the Conejo Valley Unified School District and the Neighborhoods for Learning, this after-school homework activity provided tutoring by college students, supervised by CRPD staff. The homework club remains active and is supplemented by CRPD-led recreational and social activities for Conejo Creek residents

In 2002, the City donated the 1632 Calle Turquesa property to the Conejo Creek Condominium Association for \$1.00. In turn, the Association agreed to sell the property to a moderate-income, first-time homebuyer and to use the proceeds to build a newer, larger Neighborhood Center. The current Center at 1707 Calle Diamonte was inaugurated in September 2005 and continues to be a vibrant focus for community activities.

Assistance to First-Time Home Buyers at Conejo Creek Condominiums (CT 61)

During the 2000-2005 Consolidated Plan period, the City's Ownership Assistance Program provided mortgage loans totaling \$198,835 to 15 low and moderate-income first-time home buyers at Conejo Creek, including 11 Hispanic households, 2 Asian households and 2 White households.

Housing for Minority Populations (Census Tracts 61, 66, 69, 70, 71)

Many Mansions (CHDO) Affordable Housing Projects (Census Tracts 69, 71)

The second largest minority concentration of Hispanic households in the City resides at several affordable housing projects constructed or developed and managed/operated by Many Mansions, a non-profit community organization. Seventy-eight percent (approximately 780 persons) of Many Mansions' tenant population is Hispanic. An additional 7 percent (70 persons) is African-American and 1 percent (8 persons) is of Asian descent. These residents reside at the following locations:

Table 1.6: Many Mansions Affordable Housing Projects (Thousand Oaks)

Shadow Hills (100 units)	227 E. Wilbur Road	Census Tract 68
Schillo Gardens (28 units)	2825-2861 Los Robles Road	Census Tract 71
Villa Garcia (80 units)	1379-1417 Th. Oaks Boulevard	Census Tract 71
Esseff Village (50 units)	1423-1425 Th. Oaks Boulevard	Census Tract 71
Stoll House (11 units)	Transitional Housing	Census Tract 71

Richmond Terrace Apts (27 units)	760 Warwick Avenue	Census Tract 69
Hacienda de Feliz (25 units)	2906 Los Feliz Drive	Census Tract 71
Bella Vista Apartments (72 units)	2011-2025 Los Feliz Drive	Census Tract 71

To better serve its 86 percent minority population, Many Mansions provides supportive, on-site programs and services to residents not reached by other local service providers. Many Mansions houses several special needs populations including battered women and their children, single parents, the working poor, homeless persons, the disabled and seniors not able to afford market-rate rents. This housing is supplemented by an extensive Resident Services program, including a daily homework/literacy program.

Area Housing Authority of the County of Ventura (AHA) Affordable Housing Projects (Census Tracts 65, 69, 70, 71)

The Area Housing Authority of the County of Ventura operates the following public housing properties in Thousand Oaks:

**Table 1.7: Public Housing (Federally Owned) Managed by
Area Housing Authority**

Fiore Gardens (50 Family Units)	370 Hillcrest Drive	Census Tract 70
Florence Janss (64 Senior Units)	190-210 Brazil Street	Census Tract 70
Leggett Court (49 Family units)	1824 Los Feliz Drive	Census Tract 71

Current ethnic information for Area Housing Authority's Thousand Oaks public housing tenants is as follows:

Table 1.8: Ethnicity of Tenants at T.O. Public Housing Units

White	87	55%
Hispanic	55	35%
Asian	10	6%
Black	7	4%
Am. Indian	1	---
Total	160	100%

AHA also owns and manages the following Section 8 rental properties:

**Table 1.9: Affordable Housing in Thousand Oaks Owned and Managed by
Area Housing Authority (AHA)**

Glenn Oaks (39 Senior units)	145 E. Wilbur Road	Census Tract 70
Los Arboles (44 Family units)	801-886 Calle Haya	Census Tract 65
Royal Oaks (5 Family units)	3210 Royal Oaks Drive	Census Tract 71
Sunset Villas (11 family units)	90-110 Sunset Drive	Census Tract 71
Oak Creek (57 Senior units)	367 Thousand Oaks Bl.	Census Tract 70

The ethnic profile for these tenants is as follows:

Table 1.10: Ethnicity of Section 8 Tenants at AHA-owned Housing Units in Thousand Oaks

White	254	66%
Hispanic	93	24%
Asian	16	4%
Black	22	6%
Am. Indian	2	----
Total	387	100%

The Area Housing Authority also manages supportive services for its residents including youth recreation and esteem-building activities, adult education scholarships, summer day camp, teen program, school incentive program, English as a second language, after-school tutoring and other activities.

Delivery of Social Services to Minority Populations

In PY 1997, the City acquired the Human Services Center with funding including \$615,000 in CDBG funds. Called "Under One Roof", the building at 80 East Hillcrest Drive houses a dozen providers of social services. The location of these service providers "under one roof" facilitates the creation of a safety net for clients who, according to their needs, can be referred from one agency to another to implement the Continuum of Care concept.

Located in low/moderate Census Tract 70, and near to low/mod Census Tracts 68 and 69, in PY 2011, the Under One Roof facility housed the following federal and locally funded social services providers:

Under One Roof providers include Conejo Free Clinic, Conejo Youth Employment Service, Hospice of the Conejo, Interface Children and Family Services, Ventura County Jewish Family Services, Senior Concerns Bargain Boutique, Womens, Infants and Children's Nutrition Program (WIC), Lutheran Social Services Community Care Center, Holy Family Services, the Women's Resource Center, Villa Esperanza Services, Community Conscience and the County of Ventura Human Services Agency.

Other primary social service delivery points in the community are:

Fitzgerald Center, 401 Hodencamp Road (Conejo Valley Senior Concerns)

Goebel Senior Adult Center, 1375 Janss Road (Conejo Rec. and Park District)

Shadow Hills Community Room, 227 E. Wilbur Road (Many Mansions)

Villa Garcia Community Room, 1379 Thousand Oaks Boulevard (Many Mansions)

Hacienda de Feliz, 2906 Los Feliz Drive (Many Mansions)

Conejo Creek Neighborhood Center, 1707 Calle Diamonte, Newbury Park (Conejo Recreation and Park District, Thousand Oaks Library, City Impact, Coalition to End Family Violence)

Exhibit D lists PY 2011 social services funded with \$91,062 in CDBG funds and \$105,737 in City of Thousand Oaks Social Services Endowment Fund (SSEF). The percent of minority persons receiving CDBG-funded social services in Thousand Oaks, compared to their representation in the general population, is as follows:

In PY 2011, the total low-income population receiving CDBG-funded social services is 7,828 or 6 percent of the City's January 2012 population of 128,031 (estimated by the California Department of Finance). Of the lower-income persons assisted with these social services:

- 37 % (2,926 persons) of the population receiving social services are ethnically Hispanic persons (of all races). This percentage is more than two times the group's representation in the population at large (16.8 %) as reported in Census 2010.
- The percentage (1 %) of Black or African-American persons receiving services is the same as the group's representation in the population at large (1 %) although the total number receiving services is small (108 persons).
- Asians receiving social services comprised 5 % of the total services population compared with 8.7 % of Asians in the population at large. The total number of Asians receiving social services in Thousand Oaks totals 434.

Summary of Minority Population Information

The City's minority populations are primarily Hispanic and are concentrated in Census Tracts 61, 66, 69, 70 and 71. In PY 2011, the City used federal CDBG fund and, prior to February 1, 2012 when California redevelopment agencies were abolished, 20 percent of Redevelopment Agency revenue, the "housing set-aside" was used to support activities including first-time homebuyer programs, to assist the Conejo Creek Condominiums Association, Many Mansions and the Area Housing Authority of the County of Ventura to provide affordable housing and life-enhancing supportive services for these populations.

- 92 percent of the Conejo Creek Condominiums population is Hispanic;
- 86 percent of Many Mansions affordable housing tenants are minorities; and
- 38 percent of public housing and Section 8 tenants are minorities, compared with 20.6 percent minority households in the total population.
- Minority residents receive a variety of social services from sites including the Human Services Center (Under One Roof), Goebel Senior Adult Center, Fitzgerald Center, Conejo Creek Neighborhood Center, and in community rooms at Many Mansions' and Area Housing Authority affordable housing complexes.

The tables on the following pages show the number of lower-income Thousand Oaks residents assisted with CDBG-supported social services in PY 2011.

Table 1.11: Racial and Ethnic Profile of Lower-Income Persons Assisted with CDBG-funded Public Services (7/1/11 – 6/30/12)													
Provider	A Hispanic Ethnicity	Race Categories										Total B - K	
		B	C	D	E	F	G	H	I	J	K		
ARC Ventura County	3	7	-0-	1	-0-	-0-	-0-	-0-	-0-	-0-	3	11	
Assistance League	87	35	-0-	7	-0-	1	-0-	-0-	4	-0-	90	137	
Catholic Charities	138	179	3	-0-	-0-	-0-	-0-	-0-	4	-0-	-0-	186	
Conejo Free Clinic	572	1,342	55	154	21	-0-	-0-	-0-	-0-	-0-	74	1,646	
Long Term Care	495	2,911	9	235	10	-0-	-0-	-0-	-0-	-0-	-0-	3,165	
Lutheran Social Services	287	610	30	22	2	25	1	-0-	1	1	219	911	
Senior Concerns - Meals	14	235	1	1	-0-	-0-	-0-	-0-	-0-	-0-	-0-	237	
Westminster Free Clinic	1,330	1,507	10	14	-0-	4	-0-	-0-	-0-	-0-	-0-	1,535	
TOTALS	2,926	6,826	108	434	33	30	1	-0-	9	1	386	7,828	
*Formerly "Commission on Human Concerns"													
A.	Hispanic Ethnicity (All Races)	2,926		37 %	I.			Black /African-American and White			9	< 1 %	
B.	White	6,826		87 %	J.			Amer. Indian/Alaskan Native & Black /African-American			1	< 1 %	
C.	Black/African American	108		1 %	K.			Other Multi-Racial			386	5 %	
D.	Asian	434		5 %									
E.	American Indian/ Alaskan Native	33		< 1 %									
F.	Native Hawaiian/Other Pacific Islander	30		< 1 %	L.			Female Household Heads: persons			600	7 %	
G.	American Indian/Alaskan Native & White	1		< 1 %	M.			Disabled Persons: persons			179	2 %	
H.	Asian and White	-0-		-0-	N.			Seniors: persons			484	6 %	

Comparing PY 2011 Action Plan Goals to Actual Public Services Accomplishments

The following chart compares PY 2011 Action Plan goals for public services with the results actually achieved. The number of estimated clients includes moderate-income as well as CDBG-eligible low-income persons. The number of actual clients lists only those whose incomes qualify them to be assisted with CDBG funds.

Table 1.12: Estimated and Actual Number of Low-Income Persons Benefiting from PY 2011 CDBG-Funded Public Services

	# Estimated Clients*	# Actual Clients	Difference + or (-)
ARC Ventura County	27	11	(16)
Assistance League	306	137	(169)
Catholic Charities	228	186	(42)
Conejo Free Clinic	2,744	1,646	(1,098)
Long Term Care	2,550	3,165	+ 615
Lutheran Social Services	1,876	911	(965)
Senior Meals on Wheels	161	237	+ 76
Westminster Free Clinic	3,202	1,535	(1,667)
Totals	11,094	7,828	(3,266)

- Number of Estimated Clients exceeds number of Actual Clients served as the estimate includes persons whose incomes may not qualify them to be assisted with CDBG funds. The Actual number are those whose incomes qualify them to be assisted with CDBG funds.

PY 2011 CDBG Program Expenditures

The following table describes the City's CDBG expenditures of \$607,098 for community development activities, public/social services and program administration activities from July 1, 2011 through June 30, 2012.

These CDBG-funded activities are also described in Section 1-B, Activity Summary Sheets, detailing the nature, location, beneficiaries and accomplishments of each activity..

◆ City of Thousand Oaks ◆ CDBG Program ◆ PY 2011 CAPER ◆

Table 1.13: FY 2011 – 2012 (PY 2011) CDBG PROGRAM EXPENDITURES

This table summarizes City's CDBG-funded expenditures from 7/1/11 through 6/30/12 and includes unspent CDBG funds from prior years

Balance 6/30/11	Project	PY 2011 Allocations	Amendments	Total Budget	PY 2011 Expenses	Balance 6/30/12
\$ 961,137	Capital Projects (50%)	\$ 290,439	+ 2,355	\$ 1,253,931	\$ 395,900	\$ 858,031
938,943	Old Town West Street Improvements CI 4298	275,013	2,355 (a) (5,000) (b) (230,400) (c) (77,600) (d) (310,645)	903,311	54,083	849,228
22,194	Bella Vista 2011 Improvements HS 9936	-0-	(b) + 5,000	27,194	26,179	1,015
-0-	Emergency Shelter Development HS 9937	15,426	-0-	15,426	7,638	7,788
-0-	Richmond Terrace Improvements HS 9938	-0-	(c) 230,400	230,400	230,400	-0-
-0-	Glenn Oaks Senior Apartments HS 9938	-0-	(d) 77,600	77,600	77,600	-0-
-0-	Code Enforcement (14%)	94,180	-0-	94,180	94,180	-0-
-0-	Day Labor Site Code Enforcement BG 2025	94,180	-0-	94,180	94,180	-0-
-0-	Micro-Enterprise Assist (1%)	10,000	-0-	10,000	10,000	-0-
-0-	Women's Economic Ventures BG 2022	10,000	-0-	10,000	10,000	-0-
2,355	Public Services (15%)	91,062	(2,355)	91,062	91,062	-0-
-0-	ARC Ventura County BG 2027	3,659	-0-	3,659	3,659	-0-
-0-	Assistance League BG 2023	6,769	-0-	6,769	6,769	-0-
-0-	Catholic Charities BG 9814	11,526	-0-	11,526	11,526	-0-
2,355	Community Action BG 2011	-0-	(a) (2,355)	-0-	-0-	-0-
-0-	Conejo Free Clinic BG 9816	13,722	-0-	13,722	13,722	-0-
-0-	Long Term Care BG 9821	13,722	-0-	13,722	13,722	-0-
-0-	Luth Soc Services BG 9822	17,056	-0-	17,056	17,056	-0-
-0-	Meals on Wheels BG 9818	19,119	-0-	19,119	19,119	-0-
-0-	West. Free Clinic BG 2026	5,489	-0-	5,489	5,489	-0-
-0-	Administration (20%)	121,417	-0-	121,417	121,417	-0-
-0-	Administration BGADMN	99,480	-0-	99,480	99,480	-0-
-0-	Fair Housing BGADMN	11,937	-0-	11,937	11,937	-0-
-0-	Ventura County Homeless & Housing Coalition BG ADMN	10,000	-0-	10,000	10,000	-0-
\$ 963,492	CDBG Program (100%)	607,098	-0-	1,570,590	712,559	858,031

- (a) Transfer of \$2,355 in unspent funds to CI 4298 from BG 2011.
- (b) Transfer of \$5,000 (Minor Amendment # 1) from CI 4298 to HS 9936 to fund supplemental wage compliance at Bella Vista Apartments project (low-income units.)
- (c) Transfer of \$230,400 (Substantial Amendment # 1) from CI 4298 to HS 9938 to fund priority improvements at Richmond Terrace Apartments (low-income units.)
- (d) Transfer of \$77,600 (Substantial Amendment # 1) from CI 4298 to HS 9938 to fund priority improvements at Glenn Oaks Senior Apartments (low-income units.)

**Section 1-B – PY 2011 CDBG Activity Summary Sheets
(Accomplishments)**

IDIS Project ID: 2011-01 IDIS Activity ID: 316 Local ID: CI 4298

Name: *Old Town West Street and Drainage*
Activity: *Improvements*

Funding Summary:

PY 2010 Carry Over Funds:	\$ 938,943
PY 2011 Funds Allocation:	<u>275,013</u>
Sub-Total	1,213,956
Transfer from BG 2011*	<u>2,355</u>
Sub-Total	1,216,311
(Minor) Amendment # 1, 10/06/11)*	<u>(5,000)</u>
Sub-Total	1,211,311
(Substantial) Amendment # 1, 2/21/12*	
Includes \$230,400 (Richmond Terrace)	<u>(308,000)</u>
and \$77,600 (Glenn Oaks Apartments)	
Sub-Total	903,311
PY 2011 Draw Down	<u>(54,083)</u>
PY 2011 Balance (Carry Over to PY 2012)	849,228

*Please reference Page 17 [table and footnotes (a) through (d)] for more information.

Project Eligibility: 03 — Public Facilities and Improvements (General)

National Objective: Low / Mod Area Benefit

Census Tract: 0071 (South side of Thousand Oaks Boulevard, east of Conejo School Road, west of Sunset Drive, north of U.S. 101)

Low/Mod Population: The target neighborhood is Census Tract 71, Block Group 2, part of Old Town, which is one of the City's oldest neighborhoods and has a low/mod household percentage of 63.3 percent.

Description: An initiative of the City's former Residents Roundtable, this activity comprises street and drainage improvements to two streets in one of the City's oldest neighborhoods; an area that was occupied long before the City incorporated in 1964 and which lacks sidewalks, curbs and gutters, street lights, drainage improvements, sound walls and other amenities.

Justification: Infrastructure improvements in the area will benefit public safety, pedestrian access, traffic circulation, and storm water management.

Activity

Summary: In PY 2011, the City allocated \$275,013 to add to funds carried forward from PY 2010 for a total project budget of \$1,213,956. From this total, \$5,000 was transferred to HS 9936 to complete priority improvements at the lower-income Bella Vista Apartments. In addition, \$308,000 was transferred to HS 9937 (Richmond Terrace Apartments exterior improvements - \$230,400; and Glenn Oaks Senior Apartments replacement windows - \$77,600). These transfers were necessary in order to spend the \$308,000 by May 1, 2012 and satisfy the City's CDBG Program Timeliness requirement. During the Program Year, \$54,083 was drawn down for project-related expenses.

The CI 4298 improvements are expected to be constructed during the summer of 2012 and be completed early in PY 2013. Location of the improvements is Los Robles Road (from Live Oak Street to Fairview Drive) and Fairview Drive (from Crescent Way to Royal Oaks Drive.).

Project Output: In accordance with specific project approvals by the City Council, the improvements will include new sidewalks, intersection and street improvements, pedestrian lighting, drainage improvements and other amenities, in the Old Town neighborhood, west of Hampshire Road.

Project Outcome: Safer, well-lit streets, sidewalks and intersections for pedestrians, bicyclists and motorists in this lower-income neighborhood; increased property values; community pride.

Outcome

Measurement: Improved street and drainage infrastructure; public improvements brought up to current Code standards.

PERFORMANCE MEASUREMENT SYSTEM (OCT. 1, 2006)

OUTCOME STATEMENTS for Old Town West Street Improvements

Objective for this Low/Mod Area
Benefit Activity:

Suitable Living Environment

Outcome for this Low/Mod Area
Benefit Activity:

Sustainability

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
OBJECTIVE #1 Suitable Living Environment	Accessibility for the purpose of creating Suitable Living Environments	Affordability for the purpose of creating Suitable Living Environments	Sustainability for the purpose of creating Suitable Living Environments
OBJECTIVE #2 Decent Housing	Accessibility for the purpose of providing Decent Housing	Affordability for the purpose of providing Decent Housing	Sustainability for the purpose of providing Decent Housing
OBJECTIVE #3 Economic Opportunity	Accessibility for the purpose of creating Economic Opportunity	Affordability for the purpose of creating Economic Opportunity	Sustainability for the purpose of creating Economic Opportunity

COMMON INDICATORS

1. Amount of Money Leveraged	\$422,300 (Citywide Developer Fees)
2. # Persons Assisted	# Persons Assisted: 3,644
3. Income Levels of Persons Assisted	# Low-Income Persons: 2,736 # Very Low-Income Persons: 908
4. Race, Ethnicity and Disability Data	Not Available

SPECIFIC INDICATORS: LOW/MOD AREA ACTIVITIES

5. # Persons Assisted with New (or Continued) Access to a Facility or Infrastructure Benefit	-0-
6. # Persons Assisted with Improved Access to a Facility or Infrastructure Benefit	3,644
7. # Persons No longer having (or continuing to have) access to a Substandard Facility or Infrastructure	-0-

IDIS Project ID: 2010-6 IDIS Activity ID: 313 Local ID: HS 9936

Name: *Bella Vista 2011 Improvements
Roof Replacement & Other Rehabilitation
(Amendment No. 1 to PY 2010-11 Action Plan)*

Re-roofing of buildings 2013, 2015 and 2021 Los Feliz Drive, including gutters installation, electrical and plumbing; deck structure repairs, exterior painting and install metal railings.

Funding Summary:

PY 2011 Carry Over Funds	\$ 22,194
PY 2011 CDBG Allocation	\$ -0-
Funds Transfer from CI 4298	\$ 5,000
Sub-Total	\$ 27,194
PY 2011 Draw Downs	\$ 26,179
PY 2011 Project Balance	\$ 1,015

Project Eligibility: 03 – Public Facilities and Improvements (General)

National Objective: Low/Mod Housing Benefit

Census Tract: See below.

Low/Mod Population: Project serves the following low/mod census tract block group:

Census Tract/ Block Group	No. L/M Persons	L/M Percentage	Total CT/BG Population
71.1	4,893*	67.5%	7,252

*Population data from "Census 2000 Low and Moderate-Income Summary Data" (Feb. 28, 2003)

Description: Priority rehabilitation at a 72-unit affordable rental complex owned and managed by non-profit housing corporation Many Mansions.

Justification: The ongoing maintenance of buildings and systems at this 72-unit rental apartment complex is critical for ensuring public health and welfare.

Activity Summary: During PY 2011 an additional \$5,000 was added to the project budget to address unanticipated contractor prevailing wage issues. The project was completed in PY 2011.

Project Output: Installation of new roofs at 2013, 2015 and 2021 Los Feliz Drive plus ancillary activities including gutters installation, plumbing and electrical upgrades, deck structure repairs (13 decks), exterior painting, repair metal stair railings (23 railings) and other work.

Project Outcome: Improved living environment, decent housing for 72, low- and very low-income City households.

Outcome Measurement: Increase in well-being and decent housing for all Bella Vista tenants.

PERFORMANCE MEASUREMENT SYSTEM (OCT. 1, 2006)

OUTCOME STATEMENTS for Bella Vista Apartments Improvements

Objective for this Low/Mod Area
Benefit Activity:

Decent Housing

Outcome for this Low/Mod Area
Benefit Activity:

Sustainability

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
OBJECTIVE #1 Suitable Living Environment	Accessibility for the purpose of creating Suitable Living Environments	Affordability for the purpose of creating Suitable Living Environments	Sustainability for the purpose of creating Suitable Living Environments
OBJECTIVE #2 Decent Housing	Accessibility for the purpose of providing Decent Housing	Affordability for the purpose of providing Decent Housing	Sustainability for the purpose of providing Decent Housing
OBJECTIVE #3 Economic Opportunity	Accessibility for the purpose of creating Economic Opportunity	Affordability for the purpose of creating Economic Opportunity	Sustainability for the purpose of creating Economic Opportunity

COMMON INDICATORS

1. Amount of Money Leveraged	
2. # Persons Assisted	# Persons Assisted: Est. 170 L/M persons
3. Income Levels of Persons Assisted	# Moderate-Income Persons: -0- # Low-Income Persons: 170
4. Race, Ethnicity and Disability Data	N/A

SPECIFIC INDICATORS: LOW/MOD AREA ACTIVITIES

5. # Persons Assisted with New (or Continued) Access to a Facility or Infrastructure Benefit	-0-
6. # Persons Assisted with Improved Access to a Facility or Infrastructure Benefit	170
7. # Persons No longer having (or continuing to have) access to a Substandard Facility or Infrastructure	-0-

IDIS Project ID: 2011-2

IDIS Activity ID: 317

Local ID: HS 9937

Name: *Future Year-Round Emergency Shelter*

Activity: Assistance to Many Mansions and the Conejo Workforce Housing Workgroup for activities to develop a year-round emergency shelter inside Specific Plan 15 (Rancho Conejo Industrial Park), or another location, including appraisals, environmental studies, physical needs assessment, architectural and engineering work; financing filing fees and other pre-development "hard" costs.

Funding Summary:

PY 2010 Carry Over Funds	\$ -0-
PY 2011 CDBG Allocation	\$ 15,426
PY 2011 Draw Downs	\$ 7,638
PY 2012 Project Balance	\$ 7,788

Project Eligibility: 19-C Non-Profit Organizations, Capacity Building

National Objective: Low/Mod Income Benefit

Census Tract: Census Tract 61, Block Group 1.

Low/Mod Population: Project would serve a low/mod limited clientele.

Description: Identification of a suitable building for the long-term lease and improvements for the purpose of providing a year-round emergency shelter for homeless families and persons.

Justification: Objective meets a critical community need and is a component of the local Continuum of Care and the 10-Year Plan to End Homelessness in Ventura County.

Activity Summary: During PY 2011, the search to identify a suitable shelter site continued.

Project Output: Future provision of a year-round emergency shelter.

Project Outcome: Temporary shelter beds for homeless persons, pending transfer to transitional or permanent housing.

Outcome Measurement: Number of persons sheltered and moving toward transitional and/or permanent housing.

PERFORMANCE MEASUREMENT SYSTEM (OCT. 1, 2006)

OUTCOME STATEMENTS for Future Year-Round Emergency Shelter

Objective for this Low/Mod
Limited Clientele Benefit Activity:

Suitable Living Environment

Outcome for this Low/Mod
Limited Clientele Benefit Activity:

Availability/Accessibility

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
OBJECTIVE #1 Suitable Living Environment	Accessibility for the purpose of creating Suitable Living Environments	Affordability for the purpose of creating Suitable Living Environments	Sustainability for the purpose of creating Suitable Living Environments
OBJECTIVE #2 Decent Housing	Accessibility for the purpose of providing Decent Housing	Affordability for the purpose of providing Decent Housing	Sustainability for the purpose of providing Decent Housing
OBJECTIVE #3 Economic Opportunity	Accessibility for the purpose of creating Economic Opportunity	Affordability for the purpose of creating Economic Opportunity	Sustainability for the purpose of creating Economic Opportunity

COMMON INDICATORS

1. Amount of Money Leveraged

2. # Persons Assisted

Persons Assisted: Est. 170 L/M persons

3. Income Levels of Persons Assisted

Moderate-Income Persons: -0-
Low-Income Persons: 50

4. Race, Ethnicity and Disability Data

N/A

SPECIFIC INDICATORS: LOW/MOD AREA ACTIVITIES

5. # Persons Assisted with New (or Continued)
Access to a Facility or Infrastructure Benefit

-0-

6. # Persons Assisted with Improved Access to a
Facility or Infrastructure Benefit

50

7. # Persons No longer having (or continuing to
have) access to a Substandard Facility or Infrastructure

-0-

IDIS Project ID: 2011-7

IDIS Activity ID: 333

Local ID: HS 9938

Name: *Richmond Terrace Apartments Improvements*

Activity: Assistance to Many Mansions for the rehabilitation of a 27-unit affordable rental housing complex including replacement of exterior wall shingles, parking lot replacement and re-striping, interior lighting improvements and other improvements.

Funding Summary:

PY 2011 CDBG Allocation	\$ -0-
PY 2011 Transfer from CI 4298	\$ \$ 230,400
PY 2011 Draw Downs	\$ \$ 230,400
PY 2012 Carry-Over Funds	\$ -0-

Project Eligibility: 03 – Public Facilities and Improvements (General)

National Objective: Low/Mod Housing Benefit

Census Tract: Census Tract 69, Block Group 1.

Low/Mod Population: All units are restricted to low-income persons and 13 units are reserved for disabled and homeless persons.

Description: Priority rehabilitation at a 27-unit, low-income rental apartment complex. Thirteen units with on-site supportive services are reserved for disabled and homeless residents.

Justification: Decent housing.

Activity Summary: During PY 2011, the City transferred \$230,400 from the Old Town West street & drainage improvements project (CI 4298) to support priority rehabilitation at the low-income Richmond Terrace Apartments at 760 Warwick Avenue.

Project Output: New wood siding on 3 exterior walls, driveways replacement, new lighting, other miscellaneous repairs.

Project Outcome: Safer and more secure access to common areas, safer ingress and egress for vehicles, improved esthetics and necessary maintenance.

Outcome Measurement: Elimination of blight, improved property value for Many Mansions.

PERFORMANCE MEASUREMENT SYSTEM (OCT. 1, 2006)

OUTCOME STATEMENTS for Richmond Terrace Apartments Improvements

Objective for this Low/Mod
Limited Clientele Benefit Activity:

Decent Housing

Outcome for this Low/Mod
Limited Clientele Benefit Activity:

Sustainability

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
OBJECTIVE #1 Suitable Living Environment	Accessibility for the purpose of creating Suitable Living Environments	Affordability for the purpose of creating Suitable Living Environments	Sustainability for the purpose of creating Suitable Living Environments
OBJECTIVE #2 Decent Housing	Accessibility for the purpose of providing Decent Housing	Affordability for the purpose of providing Decent Housing	Sustainability for the purpose of providing Decent Housing
OBJECTIVE #3 Economic Opportunity	Accessibility for the purpose of creating Economic Opportunity	Affordability for the purpose of creating Economic Opportunity	Sustainability for the purpose of creating Economic Opportunity

COMMON INDICATORS

1. Amount of Money Leveraged

2. # Persons Assisted

Persons Assisted: Est. 40 L/M persons

3. Income Levels of Persons Assisted

Moderate-Income Persons: -0-
Low-Income Persons: 27

4. Race, Ethnicity and Disability Data

N/A

SPECIFIC INDICATORS: LOW/MOD AREA ACTIVITIES

5. # Persons Assisted with New (or Continued)
Access to a Facility or Infrastructure Benefit

-0-

6. # Persons Assisted with Improved Access to a
Facility or Infrastructure Benefit

27

7. # Persons No longer having (or continuing to
have) access to a Substandard Facility or Infrastructure

-0-

IDIS Project ID: 2011-7

IDIS Activity ID: 334

Local ID: HS 9938

Name: *Glenn Oaks Senior Apartments Improvements*

Activity: Assistance to the Area Housing Authority of the County of Ventura (AHA) for the installation of energy-efficient windows at a 39-unit senior affordable housing complex located at 145 E. Wilbur Road.

Funding Summary:

PY 2011 CDBG Allocation	\$ -0-
PY 2011 Transfer from CI 4298	\$ 77,600
PY 2011 Draw Downs	\$ 77,600
PY 2012 Carry-Over Funds	\$ -0-

Project Eligibility: 03 – Public Facilities and Improvements (General)

National Objective: Low/Mod Housing Benefit

Census Tract: Census Tract 68

Low/Mod Population: The units are restricted to income-eligible senior residents of Thousand Oaks.

Description: Installation of 110, double-pane, energy-efficient windows at this senior apartment complex.

Justification: Improved insulation and energy-efficiency

Activity Summary: During PY 2011, the City transferred \$77,600 from the Old Town West street and drainage improvements project to this activity to support the installation of new energy-efficient windows at this 45-unit low-income senior rental complex.

Project Output: Installation of 110 double-pane, energy-efficient windows at 39 senior rental units.

Project Outcome: Improved insulation and energy-efficiency

Outcome Measurement: Lower-energy costs for the local public housing authority (property owner).

PERFORMANCE MEASUREMENT SYSTEM (OCT. 1, 2006)

OUTCOME STATEMENTS for Glenn Oaks Apartments Improvements

Objective for this Low/Mod
Limited Clientele Benefit Activity:

Decent Housing

Outcome for this Low/Mod
Limited Clientele Benefit Activity:

Sustainability

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
OBJECTIVE #1 Suitable Living Environment	Accessibility for the purpose of creating Suitable Living Environments	Affordability for the purpose of creating Suitable Living Environments	Sustainability for the purpose of creating Suitable Living Environments
OBJECTIVE #2 Decent Housing	Accessibility for the purpose of providing Decent Housing	Affordability for the purpose of providing Decent Housing	Sustainability for the purpose of providing Decent Housing
OBJECTIVE #3 Economic Opportunity	Accessibility for the purpose of creating Economic Opportunity	Affordability for the purpose of creating Economic Opportunity	Sustainability for the purpose of creating Economic Opportunity

COMMON INDICATORS

1. Amount of Money Leveraged	
2. # Persons Assisted	# Persons Assisted: Est. 38 L/M persons
3. Income Levels of Persons Assisted	# Moderate-Income Persons: -0- # Low-Income Persons: 38
4. Race, Ethnicity and Disability Data	N/A

SPECIFIC INDICATORS: LOW/MOD AREA ACTIVITIES

5. # Persons Assisted with New (or Continued) Access to a Facility or Infrastructure Benefit	-0-
6. # Persons Assisted with Improved Access to a Facility or Infrastructure Benefit	38
7. # Persons No longer having (or continuing to have) access to a Substandard Facility or Infrastructure	-0-

IDIS Project ID: 2011-05 IDIS Activity ID: 331 Local ID: BG 2025

Name: *Day Labor Site*

Activity: *Code Enforcement Activities at 3120 Royal Oaks Drive*

Funding Summary:

PY 2010 Carry-Over Funds:	\$ -0-
PY 2011 Funds Allocation:	\$ 94,180
PY 2011 Project Budget:	\$ 94,180
PY 2011 Draw Down:	\$ 94,180
PY 2012 Carry-Over Funds:	\$ -0-

Project Eligibility: 15 -- Code Enforcement

National Objective: Low / Mod Area Benefit

Service Area: Census Tract 0071 (Thousand Oaks Boulevard from Highway 23 east to Sunset Drive)

Low/Mod Population: 67.5 percent Low and Moderate-Income Households in Census Tract 71, Block Group 1 and 63.3 percent Low and Moderate-Income Households in Census Tract 71, Block Group 2

Description: Code enforcement activity at the designated outdoor location for day laborers to meet employers.

Justification: In 2002, local day laborer activity was relocated from a residential neighborhood, where conflicts with homeowners and residents were frequent, to a public greenbelt area adjacent to the U.S. 101 freeway northbound on-ramp on the west side of Hampshire Road, south of Royal Oaks Drive.

Activity Summary: In PY 2011, the City continued contracting with a non-profit organization to provide 2, part-time bilingual coordinators who help to enforce traffic and parking laws and discourage jaywalking and loitering by approximately 50 day laborers from 6 am to Noon daily.

Project Output: Code enforcement and compliance at the City's designated Day Labor gathering site.

Project Outcome: Orderly day laborer activity in a public greenbelt facilitates the hiring of very low-income workers by local employers while maximizing compliance with local traffic and parking restrictions.

Outcome Measurement: The contractor provides monthly activity reports and has indicated that the use benefits low and very low-income workers to find temporary work.

PERFORMANCE MEASUREMENT SYSTEM (OCT. 1, 2006)

OUTCOME STATEMENTS for Day Labor Site (BG 2025)

Objective for this Low/Mod Area
Benefit Activity:

Suitable Living Environment

Outcome for this Low/Mod Area
Benefit Activity:

Sustainability

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
OBJECTIVE #1 Suitable Living Environment	Accessibility for the purpose of creating Suitable Living Environments	Affordability for the purpose of creating Suitable Living Environments	Sustainability for the purpose of creating Suitable Living Environments
OBJECTIVE #2 Decent Housing	Accessibility for the purpose of providing Decent Housing	Affordability for the purpose of providing Decent Housing	Sustainability for the purpose of providing Decent Housing
OBJECTIVE #3 Economic Opportunity	Accessibility for the purpose of creating Economic Opportunity	Affordability for the purpose of creating Economic Opportunity	Sustainability for the purpose of creating Economic Opportunity

COMMON INDICATORS

1. Amount of Money Leveraged	-0-
2. # Persons Assisted	# Persons Assisted: 350
3. Income Levels of Persons Assisted	# Low-Income Persons: -0- # Very Low-Income Persons: 350
4. Race, Ethnicity and Disability Data	Estimated 99% Hispanic Ethnicity

SPECIFIC INDICATORS: LOW/MOD AREA ACTIVITIES

5. # Persons Assisted with New (or Continued) Access to a Facility or Infrastructure Benefit	-0-
6. # Persons Assisted with Improved Access to a Facility or Infrastructure Benefit	350
7. # Persons No longer having (or continuing to have) access to a Substandard Facility or Infrastructure	-0-

IDIS Project ID: 2011-06 IDIS Activity ID: 332 Local ID: BG 2022

Name: *Women's Economic Ventures*
Activity: *Micro-Enterprise Technical Assistance*

Funding Summary: PY 2010 Carry Over Funds: -0-
PY 2011 Funds Allocation: \$ 10,000
PY 2011 Draw Down: \$ 10,000
PY 2012 Carry-Over Funds: \$ -0-

Project Eligibility: 18C Micro-Enterprise Assistance

National Objective: Benefits Low/Mod Income Persons

Census Tract: Community-Wide

Low/Mod
Population: This CDBG-funded activity offers financial assistance to income-eligible persons desiring to start or expand a micro-business. A special outreach is made to lower-income Hispanic women who want to become entrepreneurs.

Description: Program provides free Business Readiness Workshops and a 14-week Self Employment Training (SET) program. Half of the workshops are conducted in English, half in Spanish.

Justification: Assists low to moderate-income women start or expand micro-businesses.

Activity
Summary: During PY 2011, Women's Economic Ventures enrolled 8 City residents, including 3 extremely low-income, 2 low-income and 3 moderate-income persons, in the Self-Employment Training program and related micro-enterprise development activities..

Project Output: Self-employment training, business counseling and micro-loans.

Project Outcome: 80 percent of enrolling students complete the WEV SET program
75 percent submit business plans for start-ups and expansion of micro-enterprises

Outcome
Measurement: On average, each new micro-business creates the equivalent of 1.5 full-time equivalent jobs. Documentation on new jobs created will be maintained by Women's Economic Ventures.

Client Profile: See following demographic information on clients served in PY 2011.

PERFORMANCE MEASUREMENT SYSTEM (OCT. 1, 2006)

OUTCOME STATEMENTS for Women's Economic Ventures (BG 2022)

Objective for this Low/Mod Area
Benefit Activity:

Economic Opportunity

Outcome for this Low/Mod Area
Benefit Activity:

Accessibility

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
OBJECTIVE #1 Suitable Living Environment	Accessibility for the purpose of creating Suitable Living Environments	Affordability for the purpose of creating Suitable Living Environments	Sustainability for the purpose of creating Suitable Living Environments
OBJECTIVE #2 Decent Housing	Accessibility for the purpose of providing Decent Housing	Affordability for the purpose of providing Decent Housing	Sustainability for the purpose of providing Decent Housing
OBJECTIVE #3 Economic Opportunity	Accessibility for the purpose of creating Economic Opportunity	Affordability for the purpose of creating Economic Opportunity	Sustainability for the purpose of creating Economic Opportunity

COMMON INDICATORS

1. Amount of Money Leveraged	\$90,000
2. # Persons Assisted	# Persons Assisted: 15
3. Income Levels of Persons Assisted	# Extremely Low-Income Persons: 3 # Very Low-Income Persons: 2 # Low-Income Persons: 3 # Middle-Income Persons: 7
4. Race, Ethnicity and Disability Data	See next page.

SPECIFIC INDICATORS: LOW/MOD AREA ACTIVITIES

5. # Persons Assisted with New (or Continued) Access to a Facility or Infrastructure Benefit	8
6. # Persons Assisted with Improved Access to a Facility or Infrastructure Benefit	-0-
7. # Persons No longer having (or continuing to have) access to a Substandard Facility or Infrastructure	-0-

FY 2011-12 Statistical Summary for Grant-Funded Social Services Activities						
QUARTER: ☐ 1st ☐ 2nd ☐ 3rd ☒ 4th (check one)						
GRANTEE NAME: Women's Economic Ventures						
PROGRAM NAME: Microenterprise Development						
CLIENTS SERVED BY HOUSEHOLD INCOME CATEGORIES					Total Client This Qtr	Total Client This Yr.
a. Extremely Low-Income (0-30% AMI):						3
b. Low-Income (31-50% AMI):						2
c. Moderate-Income (51-80% AMI):						3
d. Non-Low/Moderate-Income (<81% AMI):					1	7
Total Clients Served* (a + b + c + d):						
Total Clients Served total must equal Race totals below.					1	15
RACE & ETHNICITY CATEGORIES				ETHNICITY HISPANIC CULTURE		
				Race		
				This Qtr.	This Year	
				This Qtr.	This Year	
1.	White			1	14	
2	Black / African American				1	
3	Asian					
4	American Indian / Alaska Native					
5	Native Hawaiian / Other Pacific Islander					
6	American Indian / Alaska Native <i>and</i> White					
7	Asian <i>and</i> White					
8	Black / African American <i>and</i> White					
9	American Indian / Alaska Native <i>and</i> Black / African Amer.					
10	Other Multi-Racial					
Total Race* and Ethnicity (add rows 1 thru 10):				1	15	
Total Race totals must equal Total Clients Served totals above.				1	15	
DEMOGRAPHIC INFORMATION				Report Totals:		
Total Clients in Female-Headed Households:				1	7	
Total Disabled Clients served:				0	0	
Total Elderly served (age 62 years and older):				0	0	
				The total for 'Client Served' and the total for 'Race' must equate to the same number.		

*Statistics for Thousand Oaks based on 23 Percent of Activity Reported for Ventura County areas served by Housing Rights Center

IDIS Project ID: 2011-04 IDIS Activity ID: 328 Local ID: BG 2023

Name: *Assistance League of Conejo Valley*

Activity: *Operation School Bell*

Funding Summary: PY 2010 Carry Over Funds \$ -0-
PY 2011 Allocation: \$ 6,769
PY 2011 Draw Down: \$ 6,769
PY 2012 Carry Over Funds: \$ -0-

Project Eligibility: 05 Public Services (General) [570.201(e)]

National Objective: Benefits Low/Mod Income Persons

Census Tract: Community Wide

Low/Mod

Population: 137 elementary school children from lower-income families that qualify for the Title 1 free lunch program at their public school.

Justification: Program readies children from extremely low-income households for school by providing school-appropriate clothing and shoes.

Description: During PY 2011, this program distributed Target clothing vouchers to 137 extremely low-income elementary school children as shown below:

- Conejo Elementary School — 106 persons served
- Glenwood Elementary School — 31 persons served.

87% of children served are from Hispanic households and the schools listed above have high Hispanic enrollments.

Project Output: School-appropriate clothing for elementary school children from extremely low-income households.

Project Outcome: 137 children with higher self-esteem and motivated to attend school regularly because they have school supplies, shoes and clothing that they might otherwise lack.

Outcome

Measurement: School attendance statistics; correlation between clients served and improved attendance, homework completion and test scores.

PERFORMANCE MEASUREMENT SYSTEM (OCT. 1, 2006)

OUTCOME STATEMENTS for Assistance League of Conejo Valley

Objective for this Limited Clientele
– Public Services Activity:

Suitable Living Environment

Outcome for this Limited Clientele
– Public Services Activity:

Availability/Accessibility

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
OBJECTIVE #1 Suitable Living Environment	Accessibility for the purpose of creating Suitable Living Environments	Affordability for the purpose of creating Suitable Living Environments	Sustainability for the purpose of creating Suitable Living Environments
OBJECTIVE #2 Decent Housing	Accessibility for the purpose of providing Decent Housing	Affordability for the purpose of providing Decent Housing	Sustainability for the purpose of providing Decent Housing
OBJECTIVE #3 Economic Opportunity	Accessibility for the purpose of creating Economic Opportunity	Affordability for the purpose of creating Economic Opportunity	Sustainability for the purpose of creating Economic Opportunity

COMMON INDICATORS

1. Amount of Money Leveraged

2. # Persons Assisted

Persons Assisted: 137

3. Income Levels of Persons Assisted

Extremely Low-Income Persons: 137

4. Race, Ethnicity and Disability Data

See table on next page.

SPECIFIC INDICATORS: PUBLIC SERVICE ACTIVITIES

5. # Persons Assisted with New (or Continued) Access to a Service

137

6. # Persons Assisted with Improved Access to a Service

-0-

7. # Persons No longer having (or continuing to have) access to a substandard service

-0-

FY 2012-13 Statistical Summary* PERIOD/QUARTER JULY 1, 2011 THROUGH JUNE 30, 2012					
GRANTEE NAME: <i>Assistance League</i>					
PROGRAM NAME: <i>Operation School Bell – Clothing Program</i>				TOTAL CLIENTS	
CLIENTS SERVED BY HOUSEHOLD INCOME CATEGORIES (UNDUPLICATED):				Total Client This Qtr.	Percentage
a. Extremely Low-Income (0-30% AMI):				---	137
b. Low-Income (31-50% AMI):				---	0
c. Moderate-Income (51-80% AMI):				---	0
d. Non-Low/Moderate Income (<81% AMI):				---	0
Total Clients Served				---	137
DEMOGRAPHIC INFORMATION:					
Total Clients residing in Female-Headed Households:				---	---
Total Disabled Clients served:				---	---
Total Elderly Clients served (age 62 years and older):				---	---
RACE CATEGORIES*				ETHNICITY*	
	RACE	RACE		HISPANIC CULTURE	
		<i>This Qtr.</i>	<i>This Year</i>	<i>This Qtr.</i>	<i>This Year</i>
1	White	---	35	---	0
2	Black/African American	---	0	---	0
3	Asian	---	7	---	0
4	American Indian/Alaska Native	---	0	---	0
5	Native Hawaiian/Other Pacific Islander	---	1	---	0
6	American Indian/Alaska Native <i>and</i> White	---	0	---	0
7	Asian <i>and</i> White	---	0	---	0
8	Black/African American <i>and</i> White	---	4	---	0
9	Amer. Indian/Alaska Native <i>and</i> Black/African Amer.	---	0	---	0
10	Other Multi-Racial	---	90	---	87
	Total	---	137	---	87

*Statistics for Thousand Oaks based on 39 Percent of Activity Reported for Conejo and Glenwood Elementary Schools

◆ City of Thousand Oaks ◆ CDBG Program ◆ PY 2011 CAPER

IDIS Project ID: 2011-4 IDIS Activity ID: 327 Local ID: BG 9814

Name: *Catholic Charities*
Activity: *Public Services Grant*

Funding Summary: PY 2010 Carry Over Funds \$ -0-
PY 2011 Allocation \$ 11,526
PY 2011 Draw Down: \$ 11,526
PY 2012 Carry Over Funds: \$ -0-

Project Eligibility: 05 Public Services (General) [570.201(e)]

National Objective: Benefits Low/Mod Income Persons

Census Tract: Community Wide

Low/Mod Population: 186 lower-income persons were served from the Moorpark Services Center. The program's Thousand Oaks office at 80 E. Hillcrest Drive ("Under One Roof") was closed in 2010 as a cost-saving measure.

Description: This grant assisted with the provision of emergency food, shelter, services and referrals for Thousand Oaks individuals and families in crisis.

Justification: Assists homeless persons and those at risk for homelessness to cope with a temporary crisis situation. Provides safety net services for households in crisis that need help to become more self-sufficient.

Activity Summary: In PY 2011, Catholic Charities' Community Services Program provided a broad range of social services, including financial and in-kind assistance and practical and supportive counsel to individuals and families with emergency needs. The target clientele are low and very-low income persons in need of financial help with rent, utilities, temporary emergency lodging, food, clothing and case management services.

Project Output: Helps prevent homelessness, keeps families intact

Project Outcome: Families remaining together; fewer homeless persons; more persons assisted toward self-sufficiency

Outcome
Measurement: Fewer homeless persons; better care, nutrition for at-risk persons.

Client Profile: Ethnic and demographic information of persons served and services provided is provided in the table on the following pages.

PERFORMANCE MEASUREMENT SYSTEM (OCT. 1, 2006)

OUTCOME STATEMENTS for *Catholic Charities*

Objective for this Limited Clientele
– Public Services Activity:

Suitable Living Environment

Outcome for this Limited Clientele
– Public Services Activity:

Availability/Accessibility

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
OBJECTIVE #1 Suitable Living Environment	<i>Accessibility for the purpose of creating Suitable Living Environments</i>	Affordability for the purpose of creating Suitable Living Environments	Sustainability for the purpose of creating Suitable Living Environments
OBJECTIVE #2 Decent Housing	Accessibility for the purpose of providing Decent Housing	Affordability for the purpose of providing Decent Housing	Sustainability for the purpose of providing Decent Housing
OBJECTIVE #3 Economic Opportunity	Accessibility for the purpose of creating Economic Opportunity	Affordability for the purpose of creating Economic Opportunity	Sustainability for the purpose of creating Economic Opportunity

COMMON INDICATORS

1. Amount of Money Leveraged

2. # Persons Assisted	# Persons Assisted:	186
3. Income Levels of Persons Assisted	# Extremely Low-Income Persons:	127
	# Low-Income Persons	51
	# Moderate-Income Persons	8
4. Race, Ethnicity and Disability Data	See table on next page.	

SPECIFIC INDICATORS: PUBLIC SERVICE ACTIVITIES

5. # Persons Assisted with New (or Continued) Access to a Service	186
6. # Persons Assisted with Improved Access to a Service	-0-
7. # Persons No longer having (or continuing to have) access to a substandard service	-0-

FY 2011-12 Statistical Summary for Grant-Funded Social Services Activities				
QUARTER: ☐ 1 st ☐ 2 nd ☐ 3 rd ☒ 4 th (check one)				
GRANTEE NAME: Catholic Charities of Los Angeles, Inc., Ventura County Region				
PROGRAM NAME: THOUSAND OAKS OUTREACH FROM MOORPARK SERVICES CENTER				
CLIENTS SERVED BY HOUSEHOLD INCOME CATEGORIES			Total Client This Qtr.	Total Client This Year
a. Extremely Low-Income (0-30% AMI):			3	127
b. Low-Income (31-50% AMI):			15	51
c. Moderate-Income (51-80% AMI):				8
d. Non-Low/Moderate-Income (< 81% AMI):				0
Total Clients Served* (a + b + c + d): Total Clients Served total must equal Race totals below.			18	186
RACE & ETHNICITY CATEGORIES		Race		ETHNICITY HISPANIC CULTURE
		This Qtr.	This Year	This Qtr.
1.	White	18	179	15
2.	Black/African American	0	3	
3.	Asian			
4.	American Indian/Alaska Native			
5.	Native Hawaiian/Other Pacific Islander			
6.	American Indian/Alaska Native <i>and</i> White			
7.	Asian <i>and</i> White			
8.	Black/African American <i>and</i> White	0	4	
9.	Amer. Indian/Alaska Native <i>and</i> Black/African American			
10.	Other Multi-Racial			
Total Race* and Ethnicity (add rows 1 thru 10): Total Race totals must equal Total Clients Served totals above.		18	186	15
DEMOGRAPHIC INFORMATION		This Qtr.	This Year	Report Totals: The total for 'Client Served' and the total for 'Race' must equate to the same number.
Total Clients in Female-Headed Households:		8	86	
Total Disabled Clients served:		3	59	
Total Elderly served (age 62 years and older):		1	7	

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◆ City of Thousand Oaks ◆ CDBG Program ◆ PY 2011 CAPER

IDIS Project ID: 2011-04 IDIS Activity ID: 325 Local ID: BG 9816

Name: *Conejo Free Clinic*
Activity: *Medical Exams and Lab Tests*

Funding Summary: PY 2010 Carry-Over Funds: \$ -0-
PY 2011 Funds Allocation \$ 13,722
PY 2011 Draw Down \$ 13,722
PY 2011 Draw Down: \$ -0-

Project Eligibility: 05 Public Services (General) [570.201(e)]

National Objective: Benefits Low/Mod Income Persons

Census Tract: Community Wide

Low/Mod
Population: 1,646 primarily lower-income persons were served from the City's Human Services Center ("Under One Roof") at 80 E. Hillcrest Drive in low/mod Census Tract 70

Description: This grant provided funds for free medical exams and low-cost routine and diagnostic lab tests for low and very-low income persons without medical insurance. Without this resource, the persons served might otherwise go undiagnosed or untreated.

Justification: The Clinic serves the unemployed, uninsured, homeless and all others who have no access to medical care.

Activity Summary: In PY 2011, this program provided routine medical exams and lab tests to persons otherwise unlikely to receive medical attention. Program funding is used to cover costs for those who cannot afford to pay for care. An adult vaccine clinic is a collaboration with the Thousand Oaks Rotary Club.

Project Output: Medical exams, lab tests, medication, counseling for non-insured, lower-income persons.

Project Outcome: Helps prevent spread of communicable diseases; provides diagnosis of and treatment of conditions that would otherwise go untreated.

Outcome
Measurement: Improved public health; medical care and treatment for those who cannot afford to pay.

Client Profile: Ethnic and demographic information of persons served and services provided is shown in the table on the following pages.

PERFORMANCE MEASUREMENT SYSTEM (OCT. 1, 2006)

OUTCOME STATEMENTS for Conejo Free Clinic

Objective for this Limited Clientele
– Public Services Activity:

Suitable Living Environment

Outcome for this Limited Clientele
– Public Services Activity:

Availability/Accessibility

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
OBJECTIVE #1 Suitable Living Environment	<i>Accessibility for the purpose of creating Suitable Living Environments</i>	Affordability for the purpose of creating Suitable Living Environments	Sustainability for the purpose of creating Suitable Living Environments
OBJECTIVE #2 Decent Housing	Accessibility for the purpose of providing Decent Housing	Affordability for the purpose of providing Decent Housing	Sustainability for the purpose of providing Decent Housing
OBJECTIVE #3 Economic Opportunity	Accessibility for the purpose of creating Economic Opportunity	Affordability for the purpose of creating Economic Opportunity	Sustainability for the purpose of creating Economic Opportunity

COMMON INDICATORS

1. Amount of Money Leveraged

2. # Persons Assisted

Persons Assisted: 1,646

3. Income Levels of Persons Assisted

Extremely Low-Income Persons 564
Low-Income Persons: 810
Moderate-Income Persons: 272

4. Race, Ethnicity and Disability Data

See table on next page.

SPECIFIC INDICATORS: PUBLIC SERVICE ACTIVITIES

5. # Persons Assisted with New (or Continued) Access to a Service

1,646

6. # Persons Assisted with Improved Access to a Service

-0-

7. # Persons No longer having (or continuing to have) access to a substandard service

-0-

FY 2011-12 Statistical Summary for Grant-Funded Social Services Activities					
QUARTER: ☐ 1 st ☐ 2 nd ☐ 3 rd ☒ 4 th (check one)					
GRANTEE NAME: Conejo Free Clinic					
PROGRAM NAME: MEDICAL SERVICES PROGRAM					
CLIENTS SERVED BY HOUSEHOLD INCOME CATEGORIES				Total Client This Qtr.	Total Client This Year
a. Extremely Low-Income (0-30% AMI):				87	564
b. Low-Income (31-50% AMI):				146	810
c. Moderate-Income (51-80% AMI):				58	272
d. Non-Low/Moderate-Income (< 81% AMI):				0	0
Total Clients Served* (a + b + c + d):				291	1,646
Total Clients Served total must equal Race totals below.					
RACE & ETHNICITY CATEGORIES		Race		ETHNICITY HISPANIC CULTURE	
		This Qtr.	This Year	This Qtr.	This Year
1.	White	238	1,342	101	572
2.	Black/African American	6	55		
3.	Asian	32	154		
4.	American Indian/Alaska Native	3	21		
5.	Native Hawaiian/Other Pacific Islander				
6.	American Indian/Alaska Native <i>and</i> White				
7.	Asian <i>and</i> White				
8.	Black/African American <i>and</i> White				
9.	Amer. Indian/Alaska Native <i>and</i> Black/African American				
10.	Other Multi-Racial	12	74		
Total Race* and Ethnicity (add rows 1 thru 10):		291	1,646	101	572
Total Race totals must equal Total Clients Served totals above.					
DEMOGRAPHIC INFORMATION		This Qtr.	This Year	Report Totals:	
Total Clients in Female-Headed Households:		n/a	n/a	The total for 'Client Served' and the total for 'Race' must equate to the same number.	
Total Disabled Clients served:		n/a	n/a		
Total Elderly served (age 62 years and older):		57	249		

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IDIS Project ID: 2011-04 IDIS Activity ID: 326 Local ID: BG 9821

Name: *Long Term Care Senior Ombudsman Program*
Activity: *Public Services Grant*

Funding Summary: PY 2010 Carry Over Funds: \$ -0-
PY 2011 Funds Allocation: \$ 13,722
PY 2011 Draw Down: \$ 13,722
PY 2012 Carry Over Funds: \$ -0-

Project Eligibility: 05 Public Services (General) [570.201(e)]

National Objective: Benefits Low/Mod Income Seniors

Census Tract: Community Wide in Long Term Care or Nursing Home Facilities

Low/Mod
Population: 3,165 low-income, disabled seniors were served in PY 2011

Description: Program trains volunteers to make unannounced visits to long-term care and nursing home facilities to advocate for residents, investigate abuse complaints and help ensure quality care for vulnerable and frail seniors, as required by law.

Justification: Mandated by federal government.

Activity Summary: In PY 2011, the Program served frail and elderly clients at 61 long-term care facilities and nursing homes in Thousand Oaks.

Project Output: 270 visits (439 hours) by trained volunteers at 61 long-term care facilities.

Project Outcome: 42 abuse complaints were investigated and resolved; 29 non-compliant related problems were resolved; 2 advanced health care directives were witnessed; 8 families received pre-admission counseling for their loved ones; 38 resident councils were attended.

Outcome
Measurement: Statistics provided to California Department on Aging and U.S. Department of Aging.

Client Profile: Ethnic and demographic information of persons served and services provided is as follows.

PERFORMANCE MEASUREMENT SYSTEM (OCT. 1, 2006)

OUTCOME STATEMENTS for Long Term Care Services

Objective for this Limited Clientele
– Public Services Activity:

Suitable Living Environment

Outcome for this Limited Clientele
– Public Services Activity:

Availability/Accessibility

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
OBJECTIVE #1 Suitable Living Environment	<i>Accessibility for the purpose of creating Suitable Living Environments</i>	Affordability for the purpose of creating Suitable Living Environments	Sustainability for the purpose of creating Suitable Living Environments
OBJECTIVE #2 Decent Housing	Accessibility for the purpose of providing Decent Housing	Affordability for the purpose of providing Decent Housing	Sustainability for the purpose of providing Decent Housing
OBJECTIVE #3 Economic Opportunity	Accessibility for the purpose of creating Economic Opportunity	Affordability for the purpose of creating Economic Opportunity	Sustainability for the purpose of creating Economic Opportunity

COMMON INDICATORS

1. Amount of Money Leveraged

2. # Persons Assisted 3,165

3. Income Levels of Persons Assisted	# Extremely Low-Income Persons	792
	# Low-Income Persons	1,108
	# Moderate-Income Persons:	633
	# Middle-Income Persons	632

4. Race, Ethnicity and Disability Data See table on next page.

SPECIFIC INDICATORS: PUBLIC SERVICE ACTIVITIES

5. # Persons Assisted with New (or Continued) Access to a Service 3,165

6. # Persons Assisted with Improved Access to a Service -0-

7. # Persons No longer having (or continuing to have) access to a substandard service -0-

FY 2011-12 Statistical Summary for Grant-Funded Social Services Activities				
QUARTER: ☐ 1 st ☐ 2 nd ☐ 3 rd ☒ 4 th (check one)				
GRANTEE NAME: Long Term Care Services of Ventura County, Inc.				
PROGRAM NAME: LONG TERM CARE OMBUDSMAN PROGRAM				
CLIENTS SERVED BY HOUSEHOLD INCOME CATEGORIES			Total Client This Qtr.	Total Client This Year
a. Extremely Low-Income (0-30% AMI):			201	792
b. Low-Income (31-50% AMI):			281	1108
c. Moderate-Income (51-80% AMI):			161	633
d. Non-Low/Moderate-Income (< 81% AMI):			160	632
Total Clients Served* (a + b + c + d):			803	3165
Total Clients Served total must equal Race totals below.				
RACE & ETHNICITY CATEGORIES		Race		ETHNICITY HISPANIC CULTURE
		This Qtr.	This Year	
1.	White	739	2911	125
2.	Black/African American	2	9	
3.	Asian	60	235	
4.	American Indian/Alaska Native	2	10	
5.	Native Hawaiian/Other Pacific Islander			
6.	American Indian/Alaska Native <i>and</i> White			
7.	Asian <i>and</i> White			
8.	Black/African American <i>and</i> White			
9.	Amer. Indian/Alaska Native <i>and</i> Black/African American			
10.	Other Multi-Racial			
Total Race* and Ethnicity (add rows 1 thru 10):		803	3165	125
Total Race totals must equal Total Clients Served totals above.				495
DEMOGRAPHIC INFORMATION		This Qtr.	This Year	Report Totals: The total for 'Client Served' and the total for 'Race' must equate to the same number.
Total Clients in Female-Headed Households:		N/A	N/A	
Total Disabled Clients served:		643	2533	
Total Elderly served (age 62 years and older):		803	3165	

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IDIS Project ID: 2011-04 IDIS Activity ID: 324 Local ID: BG 9822

Name: *Lutheran Social Services Homeless Assistance Programs*
Activity: *Public Services Grant*

Funding Summary: PY 2010 Carry Over Funds: \$ -0-
PY 2011 Funds Allocation: \$ 17,056
PY 2011 Draw Down: \$ 17,056
PY 2012 Funds Balance: \$ -0-

Project Eligibility: 05 Public Services (General) [570.201]

National Objective: Benefits Low/Mod Income Persons

Census Tract: Community Wide

Low/Mod
Population: 911 homeless and/or extremely low-income persons were served in PY 2011.

Description: Grant funds partially funded a coordinator for the year-round meals program and the cold weather shelter program plus a coordinator for the Re-Employment Assistance Program (REAP) that primarily targets chronically unemployed or underemployed persons, including the homeless.

Justification: Program assists homeless, chronically unemployed and underemployed adults who are ready, willing and able to work and overcome a dependence on public services.

Activity Summary: In PY 2011, the Program provided funding for coordination of the year-round meals and winter shelter program. Activities include offering resources to meal participants, speakers and classes with the goal of helping clients obtain employment and end their homelessness. The Re-Employment Assistance Program provides job referrals as well as living resources that include laundry and shower privileges, transportation, clothing and other assistance to help clients cope.

Project Output: Coordination of year-round meals program, revolving winter shelter program for single males and employment assistance for very-low income persons.

Project Outcome: Homeless and unemployed individuals progressing toward self-sufficiency and decreasing reliance on public services.

Outcome
Measurement: Percentage of clients obtaining employment, reduction in requests for emergency assistance, number of clients working after 3, 6 and 9 months, satisfaction of employers hiring REAP clients.

Client Profile: Ethnic and demographic information of persons served and services provided is as follows.

PERFORMANCE MEASUREMENT SYSTEM (OCT. 1, 2006)

OUTCOME STATEMENTS for Lutheran Social Services

Objective for this Limited Clientele
– Public Services Activity:

Suitable Living Environment

Outcome for this Limited Clientele
– Public Services Activity:

Availability/Accessibility

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
OBJECTIVE #1 Suitable Living Environment	<i>Accessibility for the purpose of creating Suitable Living Environments</i>	Affordability for the purpose of creating Suitable Living Environments	Sustainability for the purpose of creating Suitable Living Environments
OBJECTIVE #2 Decent Housing	Accessibility for the purpose of providing Decent Housing	Affordability for the purpose of providing Decent Housing	Sustainability for the purpose of providing Decent Housing
OBJECTIVE #3 Economic Opportunity	Accessibility for the purpose of creating Economic Opportunity	Affordability for the purpose of creating Economic Opportunity	Sustainability for the purpose of creating Economic Opportunity

COMMON INDICATORS

1. Amount of Money Leveraged

2. # Persons Assisted

Persons Assisted: 911

3. Income Levels of Persons Assisted

Extremely Low-Income Persons: 869
Low-Income Persons: 42

4. Race, Ethnicity and Disability Data

See table on next page.

SPECIFIC INDICATORS: PUBLIC SERVICE ACTIVITIES

5. # Persons Assisted with New (or Continued) Access to a Service

911

6. # Persons Assisted with Improved Access to a Service

-0-

7. # Persons No longer having (or continuing to have) access to a substandard service

-0-

FY 2011-12 Statistical Summary for Grant-Funded Social Services Activities				
QUARTER: ☐ 1 st ☐ 2 nd ☐ 3 rd ☒ 4 th (check one)				
GRANTEE NAME: Lutheran Social Services				
PROGRAM NAME: EMERGENCY SERVICES PROGRAM				
CLIENTS SERVED BY HOUSEHOLD INCOME CATEGORIES			Total Client This Qtr.	Total Client This Year
a. Extremely Low-Income (0-30% AMI):			144	869
b. Low-Income (31-50% AMI):			14	42
c. Moderate-Income (51-80% AMI):			0	0
d. Non-Low/Moderate-Income (< 81% AMI):			0	0
Total Clients Served* (a + b + c + d):			158	911
Total Clients Served total must equal Race totals below.				
RACE & ETHNICITY CATEGORIES		Race		ETHNICITY HISPANIC CULTURE
		This Qtr.	This Year	This Qtr.
1.	White	91	610	77
2.	Black/African American	6	30	
3.	Asian	7	22	
4.	American Indian/Alaska Native	0	2	
5.	Native Hawaiian/Other Pacific Islander	15	25	
6.	American Indian/Alaska Native <i>and</i> White	0	1	
7.	Asian <i>and</i> White	0	0	
8.	Black/African American <i>and</i> White	0	1	
9.	Amer. Indian/Alaska Native <i>and</i> Black/African American	0	1	
10.	Other Multi-Racial	39	219	
Total Race* and Ethnicity (add rows 1 thru 10):		158	911	77
Total Race totals must equal Total Clients Served totals above.				287
DEMOGRAPHIC INFORMATION		This Qtr.	This Year	Report Totals: The total for 'Client Served' and the total for 'Race' must equate to the same number.
Total Clients in Female-Headed Households:		51	231	
Total Disabled Clients served:		34	99	
Total Elderly served (age 62 years and older):		14	60	

IDIS Project ID: 2011-04 IDIS Activity ID: 330 Local ID: BG 9828

Name: *ARC Ventura County*

Activity: *After-School Program for Developmentally Disabled Youth*

Funding Summary: PY 2010 Carry Over Funds: \$ -0-
PY 2011 Funds Allocation: \$ 3,659
PY 2011 Draw Down: \$ 3,659
PY 2011 Carry Over Funds: \$ -0-

Project Eligibility: 05 Public Services (General) [570.201 (e)]

National Objective: Benefits Low/Mod Income Persons

Census Tract: Community Wide

Low/Mod

Population: 11 low-income youth were served

Description: The after-school program provides homework assistance and other activities for youth ages 12 to 22 years old with developmental disabilities.

Justification: The program offers educational, social and therapeutic services to help youth with developmental disabilities succeed in school and improve their confidence and life skills.

Activity Summary: In PY 2011, the program provided unduplicated services for participants with developmental disabilities between the ages of 12-22. The Tri-Counties Regional Center partially subsidizes the hourly rate for services by Arc to the program participants. Arc staff observe students and work with teachers, nurses, psychologist, etc. Food Share provides nutritious food for student snacks.

Project Output: Life-enhancing activities, social interaction and practical advice and assistance for youth with developmental disabilities..

Project Outcome: Unduplicated support services for developmentally disabled youth leading to better school grades, improved social interactions, team building opportunities and assistance in coping with practical life experiences.

Outcome

Measurement: Quarterly reports are evaluated for individual goal achievement and results reported to each student's parents and to the Tri-Counties Regional Center.

Client Profile: Ethnic and demographic information of persons served and services is provided on the following pages.

PERFORMANCE MEASUREMENT SYSTEM (OCT. 1, 2006)

OUTCOME STATEMENTS for ARC Ventura County After-School Program

Objective for this Limited Clientele
– Public Services Activity:

Suitable Living Environment

Outcome for this Limited Clientele
– Public Services Activity:

Availability/Accessibility

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
OBJECTIVE #1 Suitable Living Environment	<i>Accessibility for the purpose of creating Suitable Living Environments</i>	Affordability for the purpose of creating Suitable Living Environments	Sustainability for the purpose of creating Suitable Living Environments
OBJECTIVE #2 Decent Housing	Accessibility for the purpose of providing Decent Housing	Affordability for the purpose of providing Decent Housing	Sustainability for the purpose of providing Decent Housing
OBJECTIVE #3 Economic Opportunity	Accessibility for the purpose of creating Economic Opportunity	Affordability for the purpose of creating Economic Opportunity	Sustainability for the purpose of creating Economic Opportunity

COMMON INDICATORS

1. Amount of Money Leveraged	
2. # Persons Assisted	# Persons Assisted: 11
3. Income Levels of Persons Assisted	# Extremely Low-Income Persons 4 # Low-Income Persons 4 # Moderate-Income Persons 2 # Middle-Income Persons 1
4. Race, Ethnicity and Disability Data	See table on next page.

SPECIFIC INDICATORS: PUBLIC SERVICE ACTIVITIES

5. # Persons Assisted with New (or Continued) Access to a Service	11
6. # Persons Assisted with Improved Access to a Service	-0-
7. # Persons No longer having (or continuing to have) access to a substandard service	-0-

FY 2011-12 Statistical Summary for Grant-Funded Social Services Activities					
QUARTER: ☐ 1 st ☐ 2 nd ☐ 3 rd ☒ 4 th (check one)					
GRANTEE NAME: The Arc of Ventura County					
PROGRAM NAME: THE ARC OF VENTURA COUNTY AFTER SCHOOL PROGRAM					
CLIENTS SERVED BY HOUSEHOLD INCOME CATEGORIES			Total Client This Qtr.	Total Client This Year	
a. Extremely Low-Income (0-30% AMI):			0	4	
b. Low-Income (31-50% AMI):			0	4	
c. Moderate-Income (51-80% AMI):			1	2	
d. Non-Low/Moderate-Income (< 81% AMI):			0	1	
Total Clients Served* (a + b + c + d): Total Clients Served total must equal Race totals below.			1	11	
RACE & ETHNICITY CATEGORIES		Race	ETHNICITY HISPANIC CULTURE		
		This Qtr.	This Year	This Qtr.	This Year
1.	White	1	7	1	1
2.	Black/African American	0	0	0	0
3.	Asian	0	1	0	0
4.	American Indian/Alaska Native	0	0	0	0
5.	Native Hawaiian/Other Pacific Islander	0	0	0	0
6.	American Indian/Alaska Native <i>and</i> White	0	0	0	0
7.	Asian <i>and</i> White	0	0	0	0
8.	Black/African American <i>and</i> White	0	0	0	0
9.	Amer. Indian/Alaska Native <i>and</i> Black/African American	0	0	0	0
10.	Other Multi-Racial	0	3	0	2
Total Race* and Ethnicity (add rows 1 thru 10): Total Race totals must equal Total Clients Served totals above.		1	11	1	3
DEMOGRAPHIC INFORMATION		This Qtr.	This Year	Report Totals: The total for 'Client Served' and the total for 'Race' must equate to the same number.	
Total Clients in Female-Headed Households:		0	7		
Total Disabled Clients served:		1	11		
Total Elderly served (age 62 years and older):		0	0		

IDIS Project ID: 2011-04 IDIS Activity ID: 329 Local ID: BG 2026

Name: *Westminster Free Clinic*

Activity: *Preventive Care and Teen Internship Program*

Funding Summary:

PY 2010 Carry Over Funds:	\$ -0-
PY 2011 Funds Allocation:	\$ 5,489
PY 2011 Draw Down:	\$ 5,489
PY 2012 Carry Over Funds:	\$ -0-

Project Eligibility: 05 Public Services (General) [570.201 (e)]

National Objective: Benefits Low/Mod Income Persons

Census Tract: Community Wide

Low/Mod

Population: 1,535 low-income persons were served

Description: Program offers free, direct patient care of local, low-income uninsured City residents including free doctor visits, chiropractic and physical therapy services, mental health counseling, free lab tests, generic medications and related services.

Justification: Provides access to primary health care that could otherwise increase health risks and costs for individual households and the community at large.

Activity Summary: In PY 2011, the provider partnered with Thousand Oaks Rotary to offer Hep A, Hep B, influenza and all other immunizations for children and adults. A special emphasis was also placed on the Diabetic Clinic. 127 persons (100 percent of participants) have lowered their HgA1c's since coming to the Clinic. 45 low-income high school students (60 percent) were selected as program interns

Project Output: Life-enhancing activities, social interaction and practical advice and assistance for youth with developmental disabilities.

Project Outcome: Unduplicated support services for developmentally disabled youth leading to better school grades, improved social interactions, team building opportunities and assistance in coping with practical life experiences.

Outcome

Measurement: Quarterly reports are evaluated for individual goal achievement and results reported to each student's parents and to the Tri-Counties Regional Center.

Client Profile: Ethnic and demographic information of persons served and services is provided on the following pages.

PERFORMANCE MEASUREMENT SYSTEM (OCT. 1, 2006)

OUTCOME STATEMENTS for Westminster Free Clinic

Objective for this Limited Clientele
– Public Services Activity:

Suitable Living Environment

Outcome for this Limited Clientele
– Public Services Activity:

Availability/Accessibility

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
OBJECTIVE #1 Suitable Living Environment	<i>Accessibility for the purpose of creating Suitable Living Environments</i>	Affordability for the purpose of creating Suitable Living Environments	Sustainability for the purpose of creating Suitable Living Environments
OBJECTIVE #2 Decent Housing	Accessibility for the purpose of providing Decent Housing	Affordability for the purpose of providing Decent Housing	Sustainability for the purpose of providing Decent Housing
OBJECTIVE #3 Economic Opportunity	Accessibility for the purpose of creating Economic Opportunity	Affordability for the purpose of creating Economic Opportunity	Sustainability for the purpose of creating Economic Opportunity

COMMON INDICATORS

1. Amount of Money Leveraged	
2. # Persons Assisted	# Persons Assisted: 1,535
3. Income Levels of Persons Assisted	# Extremely Low-Income Persons: 1,490 # Low-Income Persons: 45
4. Race, Ethnicity and Disability Data	See table on next page.

SPECIFIC INDICATORS: PUBLIC SERVICE ACTIVITIES

5. # Persons Assisted with New (or Continued) Access to a Service	1,535
6. # Persons Assisted with Improved Access to a Service	-0-
7. # Persons No longer having (or continuing to have) access to a substandard service	-0-

FY 2011-12 Statistical Summary for Grant-Funded Social Services Activities				
QUARTER: ☐ 1 st ☐ 2 nd ☒ 3 rd ☐ 4 th (check one)				
GRANTEE NAME: Westminster Free Clinic				
PROGRAM NAME: MEDICAL PROGRAM				
CLIENTS SERVED BY HOUSEHOLD INCOME CATEGORIES			Total Client This Qtr.	Total Client This Year
a. Extremely Low-Income (0-30% AMI):			465	1490
b. Low-Income (31-50% AMI):			34	45
c. Moderate-Income (51-80% AMI):			0	0
d. Non-Low/Moderate-Income (< 81% AMI):			0	0
Total Clients Served* (a + b + c + d):			499	1535
Total Clients Served total must equal Race totals below.				
RACE & ETHNICITY CATEGORIES		Race		ETHNICITY HISPANIC CULTURE
		This Qtr.	This Year	This Qtr.
		This Year	This Qtr.	This Year
1.	White	484	1507	422
2.	Black/African American	5	10	
3.	Asian	6	14	
4.	American Indian/Alaska Native			
5.	Native Hawaiian/Other Pacific Islander	4	4	
6.	American Indian/Alaska Native <i>and</i> White			
7.	Asian <i>and</i> White			
8.	Black/African American <i>and</i> White			
9.	Amer. Indian/Alaska Native <i>and</i> Black/African American			
10.	Other Multi-Racial			
Total Race* and Ethnicity (add rows 1 thru 10):		499	1535	422
Total Race totals must equal Total Clients Served totals above.				1330
DEMOGRAPHIC INFORMATION		This Qtr.	This Year	Report Totals: The total for 'Client Served' and the total for 'Race' must equate to the same number.
Total Clients in Female-Headed Households:		94	276	
Total Disabled Clients served:		1	10	
Total Elderly served (age 62 years and older):		26	168	

IDIS Project ID: 2011-04 IDIS Activity ID: 323 Local ID: BG 9818

Name: *Conejo Valley Senior Concerns Meals on Wheels*
Activity: *Public Services Grant*

Funding Summary: PY 2010 Carry Over Funds: \$ -0-
PY 2011 Funds Allocation: \$ 19,119
PY 2011 Draw Down: \$ 19,119
PY 2012 Carry Over Funds: \$ -0-

Project Eligibility: 05 Public Services (General) [570.201(e)]

National Objective: Benefits Low/Mod Income Persons

Census Tract: Community Wide

Low/Mod
Population: 237 low-income, homebound seniors were served.

Description: This grant provided funds for the delivery of nutritionally balanced hot lunches and light evening meals for seniors unable to cook for themselves.

Justification: Clients are homebound seniors who either cannot shop for themselves, are unable to cook for themselves or are not kitchen safe and do not have family to do this for them. The program maintains the health of these special-needs seniors and delays or prevents institutionalization.

Activity Summary: In PY 2011, the Program delivered hot noontime meals and cold evening snacks to 237 homebound low and very-low income seniors, all of whom were unable to shop or cook for themselves. Using volunteers to deliver the meals purchased from Los Robles Regional Medical Center, the program helps at-risk seniors maintain their nutritional health and helps them to remain living at home.

Project Output: Home delivery of meals to homebound seniors who do not or cannot shop or cook for themselves.

Project Outcome: Delays entry into long-term care facilities, improves health and functioning, provides opportunity for social interaction.

Outcome
Measurement: Case management, compilation of data on participants for comparison and analysis.

Client Profile: Ethnic and demographic information of persons served and services provided is as shown on the following pages.

PERFORMANCE MEASUREMENT SYSTEM (OCT. 1, 2006)

OUTCOME STATEMENTS for Conejo Valley Senior Meals on Wheels

Objective for this Limited Clientele – Public Services Activity:

Suitable Living Environment

Outcome for this Limited Clientele
– Public Services Activity:

Availability/Accessibility

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
OBJECTIVE #1 Suitable Living Environment	<i>Accessibility for the purpose of creating Suitable Living Environments</i>	Affordability for the purpose of creating Suitable Living Environments	Sustainability for the purpose of creating Suitable Living Environments
OBJECTIVE #2 Decent Housing	Accessibility for the purpose of providing Decent Housing	Affordability for the purpose of providing Decent Housing	Sustainability for the purpose of providing Decent Housing
OBJECTIVE #3 Economic Opportunity	Accessibility for the purpose of creating Economic Opportunity	Affordability for the purpose of creating Economic Opportunity	Sustainability for the purpose of creating Economic Opportunity

COMMON INDICATORS

1. Amount of Money Leveraged

2. # Persons Assisted

Persons Assisted: 237

3. Income Levels of Persons Assisted

Extremely Low-Income Persons: 115

Low-Income Persons: 15

Moderate-Income Persons 2

Middle-Income Persons 105

4. Race, Ethnicity and Disability Data

See table on next page.

SPECIFIC INDICATORS: PUBLIC SERVICE ACTIVITIES

5. # Persons Assisted with New (or Continued) Access to a Service

6. # Persons Assisted with Improved Access to a Service

-0-

7. # Persons No longer having (or continuing to have) access to a substandard service

-0-

FY 2011-12 Statistical Summary for Grant-Funded Social Services Activities					
QUARTER: ☐ 1 st ☐ 2 nd ☐ 3 rd ☒ 4 th (check one)					
GRANTEE NAME: Conejo Valley Senior Concerns					
PROGRAM NAME: MEALS ON WHEELS					
CLIENTS SERVED BY HOUSEHOLD INCOME CATEGORIES				Total Client This Qtr.	Total Client This Year
a. Extremely Low-Income (0-30% AMI):				21	115
b. Low-Income (31-50% AMI):				4	15
c. Moderate-Income (51-80% AMI):				2	2
d. Non-Low/Moderate-Income (< 81% AMI):				4	105
Total Clients Served* (a + b + c + d):				31	237
Total Clients Served total must equal Race totals below.					
RACE & ETHNICITY CATEGORIES		Race		ETHNICITY HISPANIC CULTURE	
		This Qtr.	This Year	This Qtr.	This Year
1.	White	30	235	0	14
2.	Black/African American		1		
3.	Asian	1	1		
4.	American Indian/Alaska Native				
5.	Native Hawaiian/Other Pacific Islander				
6.	American Indian/Alaska Native <i>and</i> White				
7.	Asian <i>and</i> White				
8.	Black/African American <i>and</i> White				
9.	Amer. Indian/Alaska Native <i>and</i> Black/African American				
10.	Other Multi-Racial				
Total Race* and Ethnicity (add rows 1 thru 10):		31	237	0	14
Total Race totals must equal Total Clients Served totals above.					
DEMOGRAPHIC INFORMATION		This Qtr.	This Year	Report Totals: The total for 'Client Served' and the total for 'Race' must equate to the same number.	
Total Clients in Female-Headed Households:		13	93		
Total Disabled Clients served:		30	225		
Total Elderly served (age 62 years and older):		30	217		

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IDIS Project ID: 2011-03 IDIS Activity ID: 320 Local ID: BG ADMN

Name: *County of Ventura*
 Activity: *Fair Housing Program*
(Housing Rights Center (Housing Counseling))

Funding Summary: PY 2010 Carry Over Funds: \$ -0-
 PY 2011 Funds Allocation: \$ 11,937
 PY 2011 Draw Down: \$ 11,937
 PY 2012 Carry Over Funds: \$ -0-

Project Eligibility: 21D Fair Housing Activities [570.206 (c)]

National Objective: Benefits Low/Mod Income Persons

Census Tract: Community Wide

Low/Mod
 Population: The City of Thousand Oaks collaborates with the County of Ventura and other Ventura County cities to contract with the Housing Rights Center (HRC) of Los Angeles to provide a Fair Housing counseling program for City residents, regardless of income level.

The City's updated (May 2005) "Analysis of Impediments to Fair Housing Choice in Ventura County") included a random survey of County residents. In response to that survey, 71% of those reporting housing discrimination resided in apartment complexes (50%) or public/subsidized housing (21%). Because these households are predominantly low and moderate-income, this segment of the population appears to be more likely to be subject to housing discrimination and to have an increased need for fair housing counseling.

Justification: One of the City's obligations as a HUD grantee is to affirmatively further fair housing. The City's contract with the Housing Rights Center (through a collaboration with the County of Ventura) meets the City's requirement to implement a fair housing program for residents and fair housing counseling costs are an eligible public services activity.

Activity Summary: According to HRC's PY 2012 report for Thousand Oaks, a total of 87 Thousand Oaks residents were assisted, as follows:

2011-2012 Fair Housing Activity (Thousand Oaks)	
General Housing	75
Discrimination	12
Inquiries	6
Cases	6
Total	87

- City residents were offered fair housing assistance via a toll-free phone number (800) 477-5977 and offered multilingual staff and brochures.
- The City linked its Internet website (www.toaks.org) to the Housing Rights Center's website (www.hrc-la.org) to make it easier for residents to access information about fair housing law and to access housing counselors who can respond to their questions about housing rights and landlord-tenant issues.
- During the program year, the Housing Rights Center offered a Fair Housing workshop for Thousand Oaks residents on June 21, 2012. Seven (7) residents attended this event.
- In addition, HRC held a training workshop for Ventura County and local City staffs at the Camarillo Library on May 10, 2012. Sixteen (16) agency staffers attended this event.

Project Output: Fair housing information, counseling and advocacy for City residents, particularly those living in lower-income households that are statistically more likely to be subject to housing discrimination.

Project Outcome: Housing counseling was provided to 87 Thousand Oaks residents. Another 7 residents attended an in-person educational event on June 21, 2012.

Outcome Measurement: Comparative statistical analyses to be maintained by City's consultant.

Client Profile: Ethnic and demographic information of persons served and services provided is as shown on the following page.

PERFORMANCE MEASUREMENT SYSTEM (OCT. 1, 2006)

OUTCOME STATEMENTS for Fair Housing Counseling Program

Objective for this Fair Housing Activity:

Suitable Living Environment

Outcome for this Fair Housing Activity:

Availability/Accessibility

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
OBJECTIVE #1 Suitable Living Environment	Accessibility for the purpose of creating Suitable Living Environments	Affordability for the purpose of creating Suitable Living Environments	Sustainability for the purpose of creating Suitable Living Environments
OBJECTIVE #2 Decent Housing	Accessibility for the purpose of providing Decent Housing	Affordability for the purpose of providing Decent Housing	Sustainability for the purpose of providing Decent Housing
OBJECTIVE #3 Economic Opportunity	Accessibility for the purpose of creating Economic Opportunity	Affordability for the purpose of creating Economic Opportunity	Sustainability for the purpose of creating Economic Opportunity

COMMON INDICATORS

1. Amount of Money Leveraged

2. # Persons Assisted

Persons Assisted: 87

3. Income Levels of Persons Assisted

# Moderate-Income Persons	8
# Low-Income Persons	6
# Very Low-Income Persons	12
# Extremely Low-Income Persons	61

4. Race, Ethnicity and Disability Data

See table on next page.

SPECIFIC INDICATORS: PUBLIC SERVICE ACTIVITIES

5. # Persons Assisted with New (or Continued) Access to a Service

6. # Persons Assisted with Improved Access to a Service

-0-

7. # Persons No longer having (or continuing to have) access to a substandard service

-0-

FY 2012-13 Fair Housing Counseling Statistical Summary*					
PERIOD/QUARTER JULY 1, 2011 THROUGH JUNE 30, 2012					
GRANTEE NAME: <i>City of Thousand Oaks – Housing Rights Center of Los Angeles (Sub-Recipient)</i>					
PROGRAM NAME: <i>Fair Housing Counseling 1-800 Line Activity</i>				TOTAL CLIENTS	
CLIENTS SERVED BY HOUSEHOLD INCOME CATEGORIES (UNDUPLICATED):				<i>Total Client This Qtr.</i>	<i>Percentage</i>
a. Extremely Low-Income (0-30% AMI):				---	61
b. Low-Income (31-50% AMI):				---	12
c. Moderate-Income (51-80% AMI):				---	6
d. Non-Low/Moderate Income (<81% AMI):				---	8
Total Clients Served				---	87
DEMOGRAPHIC INFORMATION:					
Total Clients residing in Female-Headed Households:				---	4
Total Disabled Clients served:				---	11
Total Elderly Clients served (age 62 years and older):				---	8
RACE CATEGORIES*				ETHNICITY*	
	RACE	RACE		HISPANIC CULTURE	
		<i>This Qtr.</i>	<i>This Year</i>	<i>This Qtr.</i>	<i>This Year</i>
1	White	---	62	---	19
2	Black/African American	---	3	---	0
3	Asian	---	3	---	0
4	American Indian/Alaska Native	---	16	---	0
5	Native Hawaiian/Other Pacific Islander	---	0	---	0
6	American Indian/Alaska Native <i>and</i> White	---	0	---	0
7	Asian <i>and</i> White	---	0	---	0
8	Black/African American <i>and</i> White	---	0	---	0
9	Amer. Indian/Alaska Native <i>and</i> Black/African Amer.	---	0	---	0
10	Other Multi-Racial	---	3	---	0
	Total	---	87	---	19

IDIS Project ID: 2011-03 IDIS Activity ID: 298-301 Local ID: BG ADMN

Name: *Program Administration*

Activity: *Administrative and Operating Expenses*

Funding Summary: PY 2010 Carry Over Funds: \$ -0-
PY 2011 Funds Allocation: \$ 109,480
PY 2011 Draw Down: \$ 109,480
PY 2012 Carry-Over Funds: \$ -0-

Project Eligibility: 21A General Program Administration [570.206]

National Objective: Benefits Low/Mod Income Persons

Census Tract: Community Wide

Low/Mod Population: According to the California Department of Finance, as of January 1, 2012, Thousand Oaks's population was estimated at **128,031**, an increase of .006 percent from the January 1, 2011 population of 127,264.

- According to Census 2010, the number of occupied City households is 45,836, and the average household size is 2.73 persons.
- The PY 2012 Median Family Income (MFI) for the Oxnard-Thousand Oaks-Ventura Metropolitan Statistical Area (MSA) is **\$89,300**, an increase of .013 percent from the PY 2011 MSA of \$88,100.
- Per Census 2000, twenty-three percent (23%) of City households were estimated to have annual incomes of less than 50% of the Median Family Income (MFI).
- Per Census 2000, twelve percent (12%) were estimated to earn less than 30% of MFI.
- Per Census 2000, 8.7% of City households were estimated to earn less than 25% of MFI. [Summary File 3, Table QT-P32 ("Income Distribution in 1999 of Households and Families"),] Based on Census 2000 Income Distribution data, and City of Thousand Oaks Housing Element data:

Activity

Description: The City's CDBG Administrative allowance (20 percent of the total CDBG grant) helps the City to recover its costs to administer the Community Development Block Grant (CDBG) program including project coordination and management and administration of social services grants. Includes staff salaries/benefits and outreach expenses, including advertising, meeting support and federal wage compliance.

Justification: Facilitates the provision of essential public services to low/mod income individuals and households and implements activities that increase the quality of life for this population and the community at large.

Activity Summary: Following is a summary of the City's PY 2011 CDBG accomplishments:

Neighborhood Improvements Program CI 4298

After several years of preparation, in April 2012, the City Council approved a contract with C. A. Rasmussen for construction of street and drainage improvements in the Old Town West neighborhood on Los Robles Road and Fairview Drive, in Census Tract/Block Group 71.2. These improvements are expected to be completed in PY 2012. For more information, see pages 18 – 20.

Richmond Terrace Apartments Improvements

Following a transfer of \$230,400 from the Old Town West project (Substantial Amendment to PY 2011 Action Plan), the City supported priority rehabilitation and repairs at this 27-unit, low-income rental apartment complex. For details, see pages 26 - 27.

Glenn Oaks Senior Apartments

Following a transfer of \$77,600 from the Old Town West project (Substantial Amendment to PY 2011 Action Plan), the City supported the installation of 110 double-pane, energy-efficient windows at this 39-unit, low-income senior rental apartment complex. For details, see pages 28 – 29.

Future Year-Round Emergency Shelter

During PY 2011, the City continued to collaborate with the non-profit Conejo Workforce Housing Group to identify and locate a suitable location for the City's first year-round emergency shelter for homeless persons and families. The shelter is a critical component of the local Continuum of Care to transition homeless persons to transitional and/or permanent housing. For more information, see pages 24 – 25.

Day Labor Site Code Enforcement - \$ 94,180

The City used \$94,180 in CDBG funds for supplemental coordination and code enforcement at a public greenbelt designated as the local site for casual laborers to meet with potential employers. For more information, see pages 30 - 31.

Public and Social Services Grants

The City used \$91,062 in CDBG funds and \$105,737 from the local Social Services Endowment Fund (SSEF) – total budget of \$196,799 – to finance 30 grants to local public and social services providers, as follows. In the chart below, “C” indicates CDBG funds and “S” indicates Social Services Endowment Funds (SSEF).

- Senior Services – \$56,057

- \$ 19,119 to Senior Concerns for Meals on Wheels program (C)
 - \$ 13,722 to Long Term Care for Senior Ombudsman program (C)
 - \$ 8,690 to Senior Concerns for Adult Day Care Scholarships (S)
 - \$ 4,848 to Livingston Memorial VNA for Subsidized Care (S)
 - \$ 3,833 to Hospice Conejo for Hospice Support Services (S)
 - \$ 2,918 to Grey Law for Senior Legal Services (S)
 - \$ 2,927 to Senior Concerns – Senior Nutrition Program (S)

- Family Services – \$ 66,320

- \$ 13,722 to Conejo Free Clinic for Medical Services (C)
 - \$ 11,526 to Catholic Charities for Moorpark Services Center (C)
 - \$ 5,489 to Westminster Free Clinic for Medical Services (C)
 - \$ 7,318 to St. Vincent de Paul for Poor/Homeless program (S)
 - \$ 6,769 to County of Ventura for the RAIN program (S)
 - \$ 5,763 to Food Share for Regional Food Bank (S)
 - \$ 5,763 to Manna for Community Food Bank (S)
 - \$ 4,299 to Rebuilding Together for Rebuild Days (S)
 - \$ 2,927 to Villa Esperanza for Employment Services (S)
 - \$ 2,744 to Rotary Club for Immunization Clinic (S)

- Homeless Services – \$ 22,868

- \$ 18,294 to Lutheran Social Serv. for Homeless Programs (C, S)
 - \$ 4,574 to Turning Point Foundation for Appleton House (S)

- Youth Services -- \$ 39,946

- \$ 6,769 to Assistance League for Operation School Bell (C)
 - \$ 3,659 to ARC Ventura County for After-School for Disabled (C)
 - \$ 6,769 to Conejo Rec./Park District for Conejo Creek prog. (S)
 - \$ 4,848 to United Cerebral Palsy for Disabled Transportation (S)
 - \$ 4,839 to Kids and Families Together for Kinship Support (S)
 - \$ 3,833 to Big Brothers, Big Sisters for Youth Mentoring (S)
 - \$ 3,385 to City Impact for At-Risk Youth Services (S)
 - \$ 2,926 to Girls Empowerment Center (S)
 - \$ 2,918 to Conejo Valley YMCA for Scholarships program (S)

Micro-Enterprise Assistance - \$ 10,000

A \$10,050 grant was awarded to Women's Economic Ventures to support the Self-Employment Training (SET) program that seeks to assist low and moderate-income women to start or expand their own micro-businesses. The organization also has a micro-loan fund.

CDBG Program Administration - \$ 109,480

As part of the overall management of PY 2011 CDBG program activities, the City's staff and consultants performed the following tasks, for which CDBG funds were expended:

✓ CDBG-Program Management	✓ Records Management
✓ Labor and Wage Compliance	✓ Public Hearings & Document Review
✓ Environmental Reviews	✓ Contract Administration
✓ Grants Administration	✓ Residents Roundtable
✓ IDIS Administration	✓ CDBG Program Compliance

Fair Housing Program — \$ 11,937

\$11,937 to the County of Ventura for Fair Housing Counseling services through the Housing Rights Center of Los Angeles.

Nature and Reasons for Program Objectives and Changes

In PY 2011, the City implemented the Action Plan amendments described below.

Minor Amendment # 1 to PY 2011 Action Plan -- \$5,000

In October 2011, the City Manager administratively approved the transfer of \$5,000 from the Old Town West Street and Drainage Improvements (CI 4298) project to the Bella Vista 2011 Improvements (HS 9936) activity. As described in **Exhibit E – 1** to this Action Plan, these funds were required for supplemental payroll compliance by the City's contractor Comprehensive Housing Services (CHS) after the primary contractor failed to document the payment of prevailing wages to all of its project labor. (In accordance with the City's Citizen Participation Plan (Resolution 2010-085) – see **Exhibit F** to this Action Plan, the City Manager has the authority to approve fund transfers totaling up to 10 percent of the City's annual CDBG entitlement grant.

Substantial Amendment # 1 to PY 2011 Action Plan -- \$308,000

In February 2012, the City Council approved (substantial) Amendment # 1 to the PY 2011 Action Plan to transfer \$308,000 from the Old Town West Master Plan Street and Drainage Improvements project (CI 4298) to the following new activities,

- \$230,400 to non-profit housing corporation Many Mansions for exterior and interior repairs and improvements at the 27-unit affordable rental complex Richmond Terrace Apartments. Thirteen units with supportive services are set aside for disabled and homeless persons; and
- \$77,600 to local public housing authority the Area Housing Authority of the County of Ventura (AHA) for the installation of double-paned, energy-efficient windows at the 39-unit affordable rental complex, Glenn Oaks Senior Apartments.

This amendment was enacted to enable the City to satisfy its PY 2011 HUD Timeliness requirement and all the above funds were expended by May 1, 2011.

End of Section 1 -- B

Section 2 - A — Housing Issues: Fostering and Maintaining Affordable Housing

A. Removal of Barriers to Affordable Housing

Ventura County is one of the most expensive areas in the country to buy or rent a home. Although the recent housing downturn has resulted in housing price reductions, credit availability and home loan qualifications continue to create constrain lower income homebuyers. Because Thousand Oaks has a high living costs and land for new construction is diminishing, it is much more lucrative for developers to construct market-rate housing rather than affordable units.

Until February 1, 2012, the City's primary resource for acquisition, construction or rehabilitation of affordable housing units was the 20 percent Housing Set-Aside funding totaling \$4.6 million annually from the redevelopment tax revenue accruing to the Thousand Oaks Redevelopment Agency. With the cessation of Redevelopment Agency activity throughout the State of California, the City lacks the ability to continue to invest in affordable housing projects for the foreseeable future.

Notwithstanding the elimination of the State redevelopment, new affordable housing units and housing assistance programs continue to be pursued, particularly with the State of California through the federally funded HOME program and existing Tax Credit programs. The City's PY 2011 accomplishments to make housing more affordable to lower-income persons are summarized in this section of the CAPER report.

Public Policies and Other Efforts to Foster and Maintain Affordable Housing

Consolidated Plan Housing Goals

Housing Priorities 2010-2015

The 2005-2010 Consolidated Plan included the following five-year strategic goals and objectives. Thousand Oaks identified the following to achieve the goals of expanding, maintaining, and providing equal access to the City's affordable housing stock.

1. Increase and improve the supply of affordable housing through the acquisition and rehabilitation of both renters and owner-occupied units.
2. Promote homeownership opportunities inside and outside of low-income concentration areas by providing financial assistance to first-time homebuyers.
3. Provide rental assistance to Very Low-Income renters to alleviate cost burdens.

4. Construct new rental and for-sale affordable housing for Families and Seniors.
5. Encourage the preservation of existing affordable units for Very Low, Low and Moderate-Income households.
6. Prevent Very Low- and Low-Income individuals and families with children from becoming homeless and assist persons with special needs.
7. As appropriate, adopt replacement and relocation plans providing for the construction of affordable housing within Redevelopment project areas.
8. Identify potential site opportunities for development of affordable housing.

2006-2014 Housing Element Goals

The City's 2006-2014 (July 1, 2006 through June 30, 2014) Housing Element to the General Plan was approved by the State of California, Department of Housing and Community Development in May 2010. The Housing Element includes the following Housing Action Plan goals:

1. Provide a wide range of housing opportunities for persons of all income levels.
2. Provide housing opportunities for persons with special needs
3. Maintain and improve the existing housing stock of the City by reducing housing deterioration.
4. Preserve existing affordable housing opportunities in the City.
5. Provide equal access to housing regardless of race, color, religion, sex, marital status, age, or disability.
6. Promote energy conservation in housing.

Exhibit I shows Thousand Oaks city and former Redevelopment Agency investments in affordable housing from 1973 through June 2012.

Cumulative Low and Moderate-Income Housing Production in Thousand Oaks

Table 2.1 on the next page provides information on affordable housing production in the City from 2007 through 2011.

**Table 2.1: Cumulative Low and Moderate-Income Housing Production
In Thousand Oaks -- PY 2007-2011**

Programs / Projects	Category	Income Level	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	Totals
Category - Programs								
Housing Rehabilitation Program (HRP)	Single Family & Mobile Home Rehabilitation	VL L M	- 1 0	1 1 0	9 8 0	5 - -	- - -	15 9 0
Mortgage Credit Certificate (MCC)	First-Time Homebuyer	VL L M	- - -	- - -	0 1 0	- - -	- - 1	0 1 1
Tenant Based Rental Assistance (TBRA)	Rental Assistance	VL L M	28 - -	27 - -	15 - -	29 - -	27 - -	126 - -
Housing Assistance Program for Seniors (HAPS)	Utility Assistance	VL L M	601 56 -	570 42 -	553 49 -	512 50 -	515 44 -	2,751 241 -
Totals - Programs			685	641	635	596	587	3,144
Category - Projects								
Oak Grove Villas	New Construction Ownership	VL L M	- - 1	- - -	- - -	- - -	- - -	- - 1
Habitat (200 Houston)	New Construction Ownership	VL L M	- - -	- - -	- - -	1 - -	- - -	1 - -
Totals - Projects			1	0	0	1	0	2
TOTAL UNITS			686	641	635	597	587	3,146

Section 2-A Continued on Next Page

B. PY 2011 Implementation of Housing Goals

In PY 2011, the City completed the following affordable housing accomplishments. These projects, based on the California Code of Regulations, Part 25, Section 6932, benefit households with median incomes as follows: Extremely-Low Income households earning up to 30 percent of the Area Median Income (AMI); Very Low-Income households earning up to 50 percent AMI, and Lower-Income households earning up to 80 percent AMI, and Moderate-Income households earning up to 120 percent AMI.

1. Allocate Funding to Assist Development of Affordable Units

Goal:	To allocate funds to assist with development of additional affordable housing opportunities for extremely low, low, moderate and middle-income households, including the elderly and single-parent families.
Objective:	Allocate funds for affordable housing
Benefit:	Very low and low-income residents
Source:	Former RDA, CDGB Funds & City's In-Lieu Housing Fund
Performance	
Measurement:	Affordability for the purpose of creating a Suitable Living Environment

Program A: New Construction of Multi-Family Rental Units: Operating Engineers Project

In PY 2003, the City entered into a Land Dedication and Implementation Agreement to grant land to this developer for the future construction of 140 new rental apartments. All of the units will be affordable to a mix of very low, low and moderate-income households with affordability to be maintained for at least 55 years.

PY 2011 Accomplishments:

Project is in negotiations with City and Developer.

Program B: Land Assembly

In PY 2005, the City Council directed staff to examine potential land banking sites in order to secure property for the future development of additional affordable housing units.

PY 2011 Accomplishments:

Currently, there are 2 projects in the early stages of affordable rental development for low, and very low-income households. Projects will be conditioned to remain affordable for 55 years.

- Hillcrest Project: Non-profit CHDO Many Mansions broke ground in October 2011 on 60 new permanent, rental family units including 30 new permanent supportive units. The Former RDA has invested \$7 million toward the \$26.5 million project. Occupancy is expected to occur in March 2013.
- Los Feliz Project: The Area Housing Authority of the County of Ventura (AHA) is in the pre-construction stage for an additional 60 permanent, affordable family units. The Former RDA has invested \$6.5 million toward the \$28 million project and the city has awarded \$608,050 in CDBG funds for pre-construction costs. AHA seeks to apply for Tax Credit financing.

Program C: Affordable Housing Program

In PY 2005, the City Council directed staff to assess the feasibility of establishing a Housing Programs. In October 2008, the Affordable Housing Ordinance went into effect to establish an affordable housing trust fund to be financed through fees collected through an Inclusionary Housing Program and a Nonresidential Development Linkage Fee Program that will assess fees on certain types of new residential and non-residential projects. Future revenues from the Affordable Housing Trust Fund can be used to finance the construction, acquisition or rehabilitation of affordable housing. In PY 2010 the City adopted amendments to the City's Density Bonus program. Additionally in PY 2010 the City was awarded \$1 million in State funds for the Housing Trust Fund.

PY 2011 Accomplishments:

Two City developers are in re-negotiation to afford an opportunity to contribute in-lieu funds to the City for the construction of future affordable units, rather than constructing the units themselves, an option that may be financially infeasible for the developer.

- Former Thousand Oaks Racquet Club
- Aldersgate Investment, LLC, previously Centex Homes and Oak Terrace.

2. Facilitate Apartment Improvements

Goal: To facilitate the construction of priority improvements at local affordable rental housing projects:

Objective: 400 Units

Benefit: Low and moderate-income renters

Source: CDGB Funds

Performance

Measurement: Affordability and Sustainability for the purpose of providing Decent Housing

PY 2011 Accomplishments:

In February 2012, the City approved CDBG Funds at two affordable apartment complexes in Thousand Oaks. Many Mansions' Richmond Terrace Apartments was approved for the amount of \$230,400 for roof repair, replacement of wood shingles siding, installing lighting, and replace water heaters. The Area Housing Authority of the County of Ventura's Glen Oaks Apartments was approved in the amount of \$77,600 for purchasing and installing 110 double-pane energy-efficient windows. Both projects improved the health, safety and welfare of the low-income residents.

3. Preserve Existing Units as Affordable to Low and Moderate-Income Households

Goal: Preservation of low-income rental units through working with property owners, non-profit groups and/or other interested parties to prevent conversion of existing low-income rental units.

Objective: Prevent conversion of low-income rental units

Benefit: Very low and low-income owners

Source: Former RDA, CDGB Funds & City's In-Lieu Housing Fund

Performance Measurement: Affordability and Sustainability for the purpose of providing Decent Housing

Program A: Park Lane Townhomes

In 2005 and 2006, the Former RDA used Housing Set-Aside funds to purchase two (2) affordable housing units at this privately owned complex. These units will remain affordable for at least 30 years. The Former RDA used its option to purchase an affordable unit at this complex for \$340,000.

PY 2011 Accomplishment:

The City is reviewing options for their resale and anticipates selling these units to eligible buyers in PY 2012.

4. Provide Financial Assistance to Non-Profit Groups

Goal: Provide financial assistance to private developers and non-profit groups to build affordable housing.

Objective: 10 - 40 Units

Benefit: Low and Moderate-Income Owners

Source: Former RDA, & City's In-Lieu Housing Fund

Performance

Measurement: Affordability – Suitable Living Environment

Program A: Revenue Sharing with Many Mansions

PY 2011 Accomplishments:

In 2006 the Former RDA purchased the 29-unit Schillo Gardens affordable family rental complex, managed by Many Mansions. On October 13, 2009, the Former RDA approved a new management and revenue-sharing agreement that grants Many Mansions a 50% share of net cash flow from the project, currently approximating \$84,000 annually, up to a maximum of \$95,000 annually. Many Mansions uses this revenue for its supportive services programs in Thousand Oaks (1,000 adults and 200 children). With the dissolution of the Former RDA, the land and buildings were considered Housing Assets and transferred to the City.

5. HOME – Tenant-Based Rental Assistance

Goal: To assist 15 very low-income families. This gives families access to housing opportunities, which are otherwise not affordable. Program is administered through the Area Housing Authority of the County of Ventura.

Objective: 15 Tenants
Benefit: Very Low and Lower-Income Residents
Source: State of California HOME Funds

Performance
Measurement: Affordability and Sustainability for the purpose of providing Decent Housing

PY 2011 Accomplishments:

The City has received State of California HOME funds for the City's Tenant-Based Assistance Program (TBRA). In March 2010, the City of Thousand Oaks received \$800,000 in HOME funds to continue the program and assist beneficiaries for an additional two years. In PY 2011 the TBRA program served 27 tenants and received from the State an amendment to the contract for a one year extension. Funding for the program will expire May 2013.

6. First-Time Home Buyer Programs

Goal: Provides assistance to income-eligible applicants to cover gap needed for down-payment as required by first mortgage lender.

Objective: Assist lower income household purchase first home

Benefit: Low and moderate-income households

Source: Former RDA

Performance Measurement: Affordability and Sustainability for the purpose of providing Decent Housing

Program A: Ownership Assistance Program

The Program offered low-interest soft Second Trust Deed Loans (STDL) to low and moderate-income households as gap financing to meet down-payment requirements as required by the first mortgage lender. This program was funded with the Former RDA Housing Set-Aside Funds. No CDBG funds were used for this project.

PY 2011 Accomplishments:

No new loans were provided in PY 2011; however, the City continues to monitor 15 loans from prior years with the Former RDA.

Program B: Mortgage Credit Certificates

The program provides first-time homebuyers with a Federal tax credit equal to 20 percent of the mortgage interest paid. Tax savings are calculated as income to help buyers qualify to purchase a home. The City provides a nominal administration fee to the County of Ventura for program administration by Affordable Housing Associates, and participates in the joint regional partnership with other local jurisdictions.

PY 2011 Accomplishments:

In Thousand Oaks, 1 moderate income homebuyer qualified for the mortgage credit certificate program in PY 2011.

7. Housing Rehabilitation Program

Goal: Implement housing rehabilitation program to assist property owners with repair and maintenance of their housing units.

Objective: Assist lower income household improve quality of home.

Benefit: Low and Moderate-Income Residents

Source: Former RDA

Performance

Measurement: Affordability and Sustainability for the purpose of providing Decent Housing

PY 2011 Accomplishments:

Since the early 1980's, the Thousand Oaks Redevelopment Agency (RDA) has administered a Housing Rehabilitation program. No new loans were provided in PY 2011; however, the City continues to monitor over 100 loans from prior years with the Former RDA.

8. Provide Housing Inspections

Goal: Provide housing inspections for resale housing to encourage maintenance of the existing housing stock.

Objective: 1,000 - 1,500 inspections/annum

Benefit: Low and Moderate-Income Owners

Source: No Public Financing

Performance

Measurement: Sustainability for the purpose of providing Decent Housing

The City of Thousand Oaks no longer requires purchasers of residential property to schedule a building inspection. Instead, since August 1997, the City requires a Records Search for each housing re-sale to determine if the property being sold has received the appropriate City permits. These searches provide important information for buyers and have lessened the need for the City to personally inspect homes for re-sale.

PY 2011 Accomplishments:

The City performed 1,726 record searches, 1 physical home inspection and 189 inspections for open, not final, permits under the City's Residential Resale Program.

9. Mobile Home Parks Rent Stabilization Ordinance

Goal: Regulate restricted rents on mobile home pads.

Objectives: All Mobile Home pads within the City of Thousand Oaks

Benefit: Mobile Home Owners

Source: No Public Financing

Performance

Measurement: Affordability for the purpose of providing Decent Housing

PY 2011 Accomplishments:

The City continued to enforce the City's Mobile Home Rent Stabilization Ordinance to ensure restricted rents on these units. Spring of 2011 the City Council appointed the Mayor to facilitate discussions between mobile home park owners and tenants to explore ways to update the City's Mobile Home Rent Stabilization Program. In the July 2011 the ordinance was revised with a new definition for decontrol recontrol and a new base rent methodology calculation.

10. Supplemental Rent/Utilities Payments

Program A: Housing Assistance Program (HAP)

Goal: Provide utility payment assistance to very low and lower income senior and persons with disabilities.

Objective: 680 – 690 Households

Benefit: Very Low and Lower-Income seniors and persons with disabilities

Source: Former RDA

Performance

Measurement: Affordability and Accessibility for the purpose of providing Decent Housing

Funded through the Former RDA, this program provides quarterly supplemental rent and/or utilities payments to lower-income seniors and qualifying persons of any age meeting disability requirements. Annual household income limitations are adjusted annually and are currently under \$32,500. [is City still offering this program? If not, place in past tense.]

PY 2011 Accomplishments:

With the dissolution of the former RDA, the City did not accept new applications in PY 2011. The program is currently under review. During the past year, the HAPS program disbursed \$126,813 in benefits to 559 lower-income households who were under contract with the City prior to February 1, 2012, as follows:

Table 2.2: PY 2011 Housing Assistance Program

Total Very Low and Low: Income:		559
<i>Selected Demographics</i>		
<i>Household:</i>	1 Person	475
	2 Persons	80
	3 Persons	4
<i>Owner/Tenant:</i>	Owner	303
	Tenant	256
<i>Disabled:</i>	Mental	43
	Physical	177
<i>Female Head Of Household:</i>		397
<i>Senior:</i>		463

11. Public Housing

Fostering Public Housing Improvements and Resident Initiatives

To help meet Consolidated Plan and Housing Element goals for Affordable Housing, the City of Thousand Oaks partners with the Area Housing Authority (AHA) to develop new affordable housing units and improve the quality of life for public housing residents.

Creation of New Public Housing Units

As shown below, the former Thousand Oaks Redevelopment Agency (RDA) provided funding for the development of 163 local public housing units including Leggett Court, Fiore Gardens and Florence Janss Apartments. In addition, the City/RDA provided financing for 155 locally owned Area Housing Authority (AHA) units including Glenn Oaks, Royal Oaks, Los Arboles Apartments, Sunset Villas and Oak Creek Senior Villas. The City and former RDA have also worked with Many Mansions, and other developers, to create an additional 670 affordable rental units.

Table 2.3: RDA and City Investments in Public Housing (1973-2012)

Project Name	Rental Units	Yr Complete	Affordable Units	City& RDA Investment
Los Arboles	43	1973	43	\$1 million
Florence Janss	64	1988	64	**See below
Leggett Court	49	1989	49	\$405,000
Glenn Oaks	39	1990	39	\$250,000
Fiore Gardens	50	1996	50	\$3.3 million
Royal Oaks	5	1998	5	**See below
Sunset Villas	11	2001	11	\$700,000
Oak Creek Senior Villas	57	2004	57	\$3.75 Million
TOTALS	318		318	\$ 9,255,000

**A density bonus or development agreement was negotiated for these units.

Section 8 Certificates

Managed by the Area Housing Authority (AHA) of the County of Ventura, a total of 555 Section 8 vouchers were used by Thousand Oaks residents from July 1, 2011 through May 24, 2012. These vouchers subsidize rental costs for lower-income Thousand Oaks households and are a critical component of the area's 10-Year Plan to End Homelessness in Ventura County. The demographics of Section 8 families assisted in Thousand Oaks are shown in the following table.

Table 2.4: Area Housing Authority May 24, 2012

Thousand Oaks					
Population: 120,000 Number of dwelling units: 47,400					
Total units receiving assistance from the AHA: 883					
AHA Owned Housing	Families	Elderly	Disabled	Total	Acquired For
Fiore Gardens	44	0	6	50	\$5,752,500
Florence Janss	0	32	32	64	\$4,847,150
Leggett Court	41	1	7	49	\$4,837,150
Glen Oaks	0	33	6	39	\$2,500,000
Los Arboles	43	0	0	43	\$2,800,000
Oak Creek Sr. Villas	0	57	0	57	\$11,875,324
Royal Oaks	5	0	0	5	\$625,000
Sunset Villas	11	0	0	11	\$2,215,000
Total AHA Owned	144	123	51	318	\$35,452,124
Section 8 Assistance					Annual Housing Payments
	207	119	239	565	\$6,176,040
Total AHA Assisted	351	242	290	883	

Percentage of household assisted by the AHA in Thousand Oaks: Families 40%, Elderly 27%, and 33% Disabled. Several affordable housing projects also benefit from project-based rental subsidies.

Board of Commissioners

The Area Housing Authority is governed by a 15-member Board of Commissioners. Each jurisdiction (Camarillo, Fillmore, Moorpark, Ojai, Simi Valley, Thousand Oaks and unincorporated Ventura County) appoints two Commissioners to serve a one-year term. In addition, one Resident Commissioner is appointed "at large". As of June 8, 2011, Chuck Lech and Mark Lunn were the representatives for the City of Thousand Oaks.

Community Service and Self-Sufficiency

The Area Housing Authority (AHA) of Ventura County provides the following services and amenities for Public Housing-assisted families.

- Adult residents contribute 8 hours per month of community service or can participate in the economic self-sufficient program.
- After-school programs for youth are held at several sites.
- Nutrition classes are held to educate seniors of the importance of a healthy, balanced diet.
- Free screening clinics are offered for early diagnosis of potential health problems.
- Local service providers make presentations to residents.
- During the summer months, the Lunch Program serves lunches to resident children.
- Transportation is available to local agencies and doctors' appointments.
- Local agencies offer informative presentations on senior issues.
- Referrals to supportive agencies are offered to seniors through the Case Management Program.

Resident Advisory Board

In conjunction with the development of its 5-Year and Annual Public Housing Authority (PHA) plans, the AHA established this 8-member Board comprised of both public housing residents and Section 8 program participants to adequately reflect and represent the residents assisted by the AHA. The Board collaborates with the AHA and makes recommendations regarding development of the Annual Plan.

Regional Resident Council

Since the AHA serves 6 cities and the unincorporated areas of Ventura County, a regional-wide resident council was established and is supported by the AHA. The Council members are residents from various public housing developments and are elected and serve 2-year terms. The Council assists Housing Site Technicians and Resident Services with program information and evaluation. The group is also involved with community projects, provides comments on proposed policy changes and supports Resident Services' grant activities.

Resident Services Program

In collaboration with social services providers throughout Ventura County, and the community at large, the AHA's Resident Services staff has established partnerships to provide supportive and enrichment programs for AHA residents.

12. Evaluate and Reduce Lead-Based Paint Hazards

Goal: Provide Lead-Based Paint/Hazard Assessment and Referrals

Objective: Implement City's Residential Lead Hazard Reduction Plan for structures build prior to 1978 and housing children seven years or younger and/or pregnant mothers.

Benefit: Children and adults

Source: CDBG Funds

Program A: **Residential Lead Hazard Reduction Program**

There is no lead paint in any of the City's public housing units (HUD-owned units) or those owned by the Area Housing Authority (AHA); all such housing was constructed after 1978. However, the City and the AHA collaborated on a training program for City housing staff, building inspectors and AHA Housing Quality Standards (HQS) inspectors to recognize potential lead paint and related lead hazards in the privately owned housing units participating in the City's Section 8 rent subsidy program.

In May 2001, 8 members of the City and AHA staff, including 4 housing inspectors, 2 code compliance officers and 1 building department staffers, attended a 3-day lead worker training course from Allstate Services Environmental. This training prepared the participants to advise and inform the owners of Section 8 housing regarding available resources for performing lead paint containment and abatement.

The City completed its Residential Lead Hazard Reduction and Implementation Plan in December 2000 and implemented the Plan effective March 2001.

City and AHA inspectors now provide information and referrals to renters and landlords regarding options to assess and encapsulate or abate potential sources of lead contamination.

PY 2011 Accomplishments:

Area Housing Authority (AHA) Housing Quality Assurance (HQA) inspectors certified that publicly-assisted housing units participating in the Section 8 program in Thousand Oaks do not contain any lead-based paint.

The Conejo Free Clinic referred children under age 7 to the Ventura County Public Health Department for blood lead level testing.

13. Provide Fair Housing Activities

Goal: Provide Fair Housing counseling, information and referrals for Thousand Oaks Residents.

Objective: 5,000 residents (2005-2010)

Benefit: All residents benefit but the program is particularly beneficial to renters, many of whom are Very-low and Low-Income Residents

Source: CDGB Funds

PY 2011 Accomplishments:

The City participates in a Fair Housing Program collaboration with the County of Ventura and several other area cities. Through an agreement with the County, the Housing Rights Center of Los Angeles includes the City of Thousand Oaks in its regional Fair Housing program for Ventura County.

During PY 2011, the Housing Rights Center served a total of 381 residents Countywide, including 87 in Thousand Oaks. Of the Thousand Oaks callers, 75 had general housing-related questions and 12 callers reported potential discrimination.

END SECTION 2-A

Section 2 - B — Housing Issues: Affirmatively Furthering Fair Housing

Since 2004, the City of Thousand Oaks has collaborated with the County of Ventura and the cities of Camarillo, Fillmore, Moorpark, Ojai, Port Hueneme, Santa Paula, Simi Valley, and San Buenaventura (Ventura) to:

- Comprehensively review participating jurisdictions' law, regulations and administrative policies, procedures and practices;
- Assess how those laws, regulations and administrative policies, procedures and practices affect the location, availability and accessibility of housing; and
- Determine how these factors, both public and private, affect fair housing choice.

VENTURA COUNTY ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

2011 UPDATE TO THE ANALYSIS OF IMPEDIMENTS (AI) TO FAIR HOUSING CHOICE IN VENTURA COUNTY

In conjunction with the preparation of the City's 2010 – 2015 Consolidated Plan, the City of Thousand Oaks collaborated with the County of Ventura and 9 other Ventura County cities to update the regional Analysis of Impediments to Fair Housing Choice. This activity included an analysis and report assessing the extent of fair housing issues among specific groups throughout the County and an evaluation of the conditions in the private market and public sector that may limit the range of housing choices or impede a person's access to housing.

The 2010 Analysis of Impediments (AI), adopted by the City Council in April 2010, contains a number of recommended actions for the City to implement during the Consolidated Plan period. These recommendations and the City's PY 2011 responses are provided below.

Fair Housing Services

As part of its ongoing commitment to affirmatively further Fair Housing, the City of Thousand Oaks collaborates with the County of Ventura, and other local cities, on a Housing Counseling program managed by the Housing Rights Center (HRC) of Los Angeles. HRC's services include the investigation and resolution of housing discrimination complaints, discrimination auditing and testing, and education/outreach, including the dissemination of fair housing information such as written material, workshops and seminars.

Housing Rights Center (HRC) (Services Provider)

HRC is a non-profit agency whose mission is to actively support and promote fair housing through education and advocacy. The following services are provided:

- Counseling on fair housing rights and responsibilities through their toll-free fair housing hotline: 1-800-477-5977.
- Investigations of housing discrimination complaints filed by renters, homebuyers and home seekers, including lending and advertising complaints.
- Enforcement of fair housing laws through conciliation, litigation, or administrative referrals.
- Landlord/tenant counseling.
- Hosts an Annual Housing Rights Summit, that brings interested parties together to discuss fair housing and raises public awareness of fair housing issues and services.
- Fair Housing Certification Training Seminars for landlords and property managers in English, Spanish and Korean.
- Multilingual outreach and education to tenants, home seekers, social service and community groups, city departments, and the public at large, which may be conducted in English, Spanish, Armenian, Korean, Mandarin, or Russian (depending on the audience) and all offices are accessible to disabled persons.
- Fair housing literature (available in English, Spanish, Korean, Russian, Mandarin and Armenian.)
- Legal services and advocacy.
- Education and training for housing professionals.

Housing Rights Center (HRC) – Public Outreach

Education is one of the most important components of providing fair housing services. It is also believed to be one of the most important tools in ensuring that fair housing opportunities are provided. HRC gives City residents the knowledge to understand their rights and responsibilities, the ability to recognize discrimination, knowledge of the resources they need to file a complaint and many other kinds of assistance.

In PY 2011, the Housing Rights Center provided the following Fair Housing services to Thousand Oaks residents. Please see **Exhibit J** for a copy of HRC's Thousand Oaks report.

- In PY 2011, HRC assisted 87 residents via the 1-800 call line including 75 general housing concerns and 12 callers with potential discrimination issues. Six (6) of these calls resulted in follow-up investigation (cases).

- A housing rights workshop for Thousand Oaks residents was held at the Brimhall Library on June 21, 2012. Topics included an overview of Federal and State fair housing laws and general landlord-tenant rights and responsibilities.
- A workshop for local government and non-profit organization staffs was held at Ventura County Government Center on May 10, 2012.

2011 AI IMPEDIMENTS, RECOMMENDATIONS & CITY'S RESPONSES

1. Demographics

Impediment B-1 (Linguistic Isolation:

According to Census 2000, the racial/ethnic composition of Ventura County's population was 57 percent White (non-Hispanic); 33 percent Hispanic; 5 percent Asian and Pacific Islander; 2 percent Black; 2 percent indicating two or more races; and less than 1 percent other ethnic groups.

Linguistic isolation can be an issue in the County's Hispanic and Asian populations. In 2000, approximately 28 percent of all Ventura County residents speak languages other than English at home, and only 15 percent speak English "less than very well." Linguistic isolation is slightly more prevalent among the Hispanic population. Approximately 27 percent of County residents speak Spanish at home and approximately 14 percent of these persons speak English "less than very well."

In comparison, 4 percent of Ventura County residents speak Asian languages at home and less than 2 percent of these persons speak English "less than very well." Language barrier can be an impediment to accessing housing of choice. Participants of the fair housing workshops indicated that the Mixteco population has a problem accessing services and information due to language barriers.

Recommendation B-1:

Currently, all jurisdictions have bilingual capabilities to serve Spanish-speaking residents. All jurisdictions should continue bilingual efforts and consider expanding the number of languages offered.

PY 2011 Response B-1:

In addition to English, the City of Thousand Oaks serves residents in the following languages: Chinese, Persian/Farsi, Spanish, Tagalog.

Impediment B-2 (Residential Segregation):

Residential segregation refers to the degree to which groups live separately from one another. The term "segregation" historically has been linked to the forceful separation of racial groups. However, as more minorities move into suburban areas and outside of traditional urban enclaves, segregation is becoming increasingly self-imposed. The dissimilarity index represents the percentage of one group that would have to move into a new neighborhood to achieve perfect integration with another group. An index score can range in value from zero, indicating complete integration, to 100, indicating complete segregation. In Ventura County, the dissimilarity indices reveal that the region is a moderately segregated community on which people of different races and ethnic backgrounds tend to live in relative isolation to one another. The highest level of segregation exists between Hispanics and Whites (58.1 percent) and the lowest between Asians and Whites (34 percent).

Recommendation B-2:

Jurisdictions should continue to offer a range of housing options to allow the greatest residential mobility among its residents.

PY 2011 Response B-2:

The City's Housing Element provides for a wide variety of housing types. The City has long-term collaborations with the Area Housing Authority of the County of Ventura and with non-profit housing provider Many Mansions, to increase the supply of affordable rental housing units for lower-income residents. The City's assisted-housing supply serves persons of all races and ethnicities.

Impediment B-3 (Housing Affordability):

Ventura County has one of the highest Median Incomes in the State and the nation. The majority of households in Ventura County earned middle and upper incomes in 1999. However, 21 percent of the households are considered lower and moderate income, earning less than 80 percent of the County Area Median Income (AMI). Among the household types, elderly and other households had the highest proportion of extremely low-income households, at 18 percent and 12 percent, respectively.

At least 35 percent of renter households in every jurisdiction in Ventura County had a housing cost burden. Rates of renter cost burden were highest in the cities of Fillmore, Moorpark and Santa Paula. While housing affordability per se is not a fair housing issue, the lack of affordable housing can create a market condition that offers financial incentives for housing discrimination, and makes discrimination more likely to occur because of the large applicant pool.

Also, housing affordability tends to disproportionately affect minority populations. In Ventura County, Hispanic (56 percent), and Black (42 percent) households had a considerably higher percentage of low and moderate-income households than the County as a whole (36 percent). Whites (30 percent) had the lowest proportion of households in the low and moderate-income categories. In this regard, housing affordability is a fair housing concern.

Recommendation B-3:

Jurisdictions should continue to expand the housing stock to accommodate a range of housing options and income levels.

PY 2011 Response B-3:

The City's Housing Element provides for a wide variety of housing types. The City has long-term collaborations with the Area Housing Authority of the County of Ventura and with non-profit housing provider Many Mansions, to increase the supply of affordable rental housing units for lower-income residents. The City's assisted-housing supply serves persons of all races and ethnicities.

2. Housing Market Conditions

Impediment B-4 (Need for Housing Rehabilitation):

Nearly 68 percent of Ventura County's housing stock was over 30 years of age in 2000. The cities of Ojai, Santa Paula, and the City of Ventura have the largest proportions of housing units potentially in need of rehabilitation. Home rehabilitation can be an obstacle for senior homeowners with fixed incomes and mobility issues.

Recommendation B-4:

All jurisdictions should continue operating their housing rehabilitation programs. The cities of Ojai, Santa Paula and Ventura should increase their efforts to promote their housing rehabilitation programs.

Jurisdictions should also consider modifying their housing rehabilitation programs to make financial assistance for accessibility improvements available for renters, as well as homeowners.

PY 2011 Response B-4:

The City was obliged to discontinue its housing rehabilitation program for the foreseeable future as, with the elimination of the Thousand Oaks Redevelopment Agency and the cessation of redevelopment tax increment revenues, the City no longer has resources to fund the program. Formerly, it was estimated that the program would serve 45 households per year including 15 income-qualifying homeowners and 30 renters.

3. Public Policies

Impediment B-5 (City's Housing Element):

A Housing Element found by the California Department of Housing and Community Development (HCD) to be in compliance with State law is presumed to have adequately addressed its policy constraints. According to HCD, of the 11 participating jurisdictions (including the County of Ventura), only two jurisdictions (Camarillo and Port Hueneme) have current Housing Elements that comply with State law at the writing of this AI.

Recommendation B-5:

The remaining jurisdictions should pursue State certification of the Housing Element.

PY 2011 Response B-5:

The City's 2006-2014 Housing Element update was adopted by the City Council on April 13, 2010 and was certified by the California Department of Housing and Community Development.

Impediment B-6 (Zoning Ordinance):

Currently, Zoning Ordinances for Camarillo, Port Hueneme and Thousand Oaks include definitions of "family" that constitutes a potential impediment to fair housing choice.

Recommendation B-6:

The cities of Camarillo, Port Hueneme and Thousand Oaks should consider amending the definition of "family" in their Zoning Ordinances.

PY 2011 Response B-6:

Pursuant to a requirement of the City's 2006-2014 Housing Element Update, Housing Action Plan, Program # 17, the City amended the Municipal Code to revise the definition of the term "family" to remove the limit on the number of unrelated persons living together (Municipal Code Amendment MCA 2010-70282). This amendment became effective on May 13, 2011.

Impediment B-7 (Density Bonus Policy):

California Government Code Section 65915 provides that a local government shall grant a density bonus of at least 20 percent (five percent for condominiums) and an additional incentive, or financially equivalent incentive(s), to a developer of affordable housing. The statute includes a sliding scale of bonuses, depending on the amount of affordable units developed. As of August 2009, only Zoning Ordinances for Santa Paula and Thousand Oaks specified density bonus provisions in accordance with State law.

Recommendation B-7:

The jurisdictions of Camarillo, Fillmore, Moorpark, Ojai, Oxnard, Port Hueneme, Simi Valley, Ventura and the County of Ventura, should consider amending their density bonus provisions to comply with State law.

PY 2011 Response B-7:

This recommendation does not apply to the City of Thousand Oaks.

Impediment B-8 (Parking Space Requirements):

Communities that require an especially high number of parking spaces per dwelling unit can negatively impact the feasibility of producing affordable housing by reducing the achievable number of dwelling units per acre, increasing development costs, and thus restrict the range of housing types constructed in a community. Moorpark, Port Hueneme and Simi Valley have parking standards for multiple-family uses that make little or no distinction between parking required for smaller units (1 or 2 bedrooms) and larger units (3 or more bedrooms). Because smaller, multiple-family units are often the most suitable type of housing for seniors and persons with disabilities, requiring the same number parking spaces as larger multiple-family units can be a constraint on the construction of units intended to serve these populations.

Recommendation B-8:

The jurisdictions of Moorpark, Port Hueneme and Simi Valley should consider amending their multi-family parking requirements to differentiate between smaller units of 1 or 2 bedrooms, and larger units of 3 or more bedrooms.

PY 2011 Response B-8:

This recommendation does not apply to the City of Thousand Oaks.

Impediment B-9 (Pyramid or Cumulative Zoning):

Zoning Ordinances should also avoid “pyramid or cumulative” zoning (e.g. permitting lower-density single-family uses in zones intended for higher density multi-family uses). Pyramid or cumulative zoning schemes could limit the amount of lower-cost, multi-family residential uses in a community and be a potential impediment to fair housing choice. Most jurisdictions in Ventura County have some form of pyramid zoning and permitting single-family residential uses in multi-family zones, is the most prevalent example. Fillmore and Simi Valley are the only jurisdictions that do not have a form of pyramid zoning.

Recommendation B-9:

Other jurisdictions, including Thousand Oaks, should consider amending their Zoning Ordinances to avoid "pyramid or cumulative" zoning.

PY 2011 Response B-9:

As part of the 2006-2014 Housing Element update, the City agreed to re-zone at least 2.1 acres to allow a maximum allowable density of 30 units per acre to accommodate a shortfall of 63 units in the City's Residential Housing Needs Assessment (RHNA) requirement for the development of future low-income affordable rental units.

Impediment B-10 (Second Residential Unit):

California law requires local jurisdictions to adopt ordinances that establish the conditions under which second units are permitted. Second units cannot be prohibited in residential zones unless a local jurisdiction establishes that such action may limit housing opportunities in the region and finds that second units would adversely affect the public health, safety and welfare in residential zones. The State's second unit law was amended in September 2002 to require use of a ministerial, rather than discretionary, process for reviewing and approving second units.

Most jurisdictions in the County have amended their Zoning Ordinances and currently permit second unit development via a variety of review processes such as a zoning clearance or an administrative permit. However, Fillmore and Moorpark require approval of a discretionary permit and Oxnard does not provide for second dwelling units within the coastal zone. Because second dwelling units can be an important source of suitable and affordable type of housing for seniors and persons with disabilities, overly restrictive or conflicting provisions for these units can be considered an impediment to fair housing choice.

Recommendation B-10:

Fillmore and Moorpark should remove the discretionary permit approvals required for second units and the City of Oxnard should consider allowing second units within its coastal zone.

PY 2011 Response B-10:

This recommendation does not apply to the City of Thousand Oaks.

Impediment B-11 (Manufactured & Mobile Homes):

State law requires local governments to permit manufactured or mobile homes meeting Federal safety and construction standards on a permanent foundation in all single-family residential zoning districts (Section 65852.3 of the California Government Code). Currently, the Thousand Oaks Zoning Ordinance does not

explicitly accommodate manufactured or mobile homes in single-family residential zoning districts consistent with State law. Because these units can be a source of affordable housing for lower-income individuals, including seniors and the disabled, overly restrictive regulation of these uses can indirectly impede fair housing choice.

Recommendation B-11:

The City of Thousand Oaks should consider making explicit provisions in its Zoning Ordinance for manufactured homes within single-family residential zoning districts.

PY 2011 Response B-11:

The City of Thousand Oaks will consider making explicit provisions in its Zoning Ordinance for manufactured homes within single-family residential zoning districts.

Impediment B-12 (Residential Care Facilities):

A number of jurisdictions are not compliant with the Lanterman Act or do not include provisions for residential care facilities serving more than 7 persons. Camarillo and Thousand Oaks do not have provisions for residential care facilities in their Zoning Ordinances. Ojai and Santa Paula do not explicitly permit licensed residential care facilities serving 6 or fewer persons by right in family residential zones. Oxnard limits the number of individuals that can occupy larger residential care facilities. Furthermore, most Zoning Ordinances do not address the non-licensed residential care facilities.

Recommendation B-12:

Jurisdictions including Thousand Oaks should consider amending their Zoning Ordinances to comply with the Lanterman Act. All jurisdictions should make provisions for non-licensed residential care facilities.

PY 2011 Response B-12:

The City 2006-2014 Housing Element Update, Housing Action Plan, Program # 16, requires the City during 2010 to amend the Municipal Code to define residential care facilities for 7 or more persons and adopt regulations for their establishment. This action was completed as follows: Municipal Code Amendment, Ordinance 1547-NS, adopted by the City Council on December 14, 2010.

Impediment B-13 (Emergency Shelters):

Pursuant to recent changes in State law (SB 2), requires that local jurisdictions make provisions in the zoning code to permit emergency shelters by right in at least one zoning district where adequate capacity is available to accommodate at least one year-round shelter. Local jurisdictions may, however, establish standards to regulate the development of emergency shelters. Failure to explicitly permit or conditionally permit emergency shelters is prevalent among jurisdictions in Ventura County. None of the 10 jurisdictions in the County permits emergency shelters by right in at least one zone in accordance with State law.

Recommendation B-13:

All jurisdictions should amend their Zoning Ordinances to permit emergency shelters by right in at least one zone to comply with State law.

PY 2011 Response B-13:

The City's 2006-2014 Housing Element Update, Housing Action Plan, Program # 14, requires the City during 2010 to amend the Municipal Code to identify at least one zone, such as M-1, M-2 and P-L, that can accommodate at least one, year-round emergency shelter for homeless persons without a discretionary permit, and consider other zones, such as the C-2 zone, where emergency shelters may be permitted with a special use permit. This action was completed as follows: Municipal Code Amendment, Ordinance 1547-NS, adopted by the City Council on December 14, 2010.

Impediment B-14 (Transitional & Supportive Housing):

State law (AB 2634 and SB 2) requires local jurisdictions to address the provisions for transitional and supportive housing. Pursuant to SB 2, transitional and supportive housing constitutes a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g. requiring a use permit when other residential uses of similar function do not require a use permit). As of August 2009, no jurisdiction in Ventura County included provisions for supportive housing in their Zoning Ordinances. Transitional housing is conditionally permitted in some districts in Camarillo, Ojai, Santa Paula and Simi Valley.

Recommendation B-14:

All jurisdictions should amend their Zoning Ordinances to include explicit provisions for supportive housing. Jurisdictions, including Thousand Oaks, should consider amending their Zoning Ordinances to include provisions for transitional housing.

PY 2011 Response B-14:

Pursuant to the City's 2006-2014 Housing Element update, Housing Action Plan Program # 15, in 2010 the City will amend the Municipal Code to define transitional housing and supportive housing such that they are permitted subject to the same standards as conventional residential uses of the same type in the same zone. This action was completed as follows: Municipal Code Amendment, Ordinance 1547-NS, adopted by the City Council on December 14, 2010.

Impediment B-15 (Single Room Occupancy Housing):

AB 2634 also mandates that local jurisdictions address the provision of housing options for extremely low-income households, including Single Room Occupancy units (SRO). Currently, only the City of Santa Paula provides for SRO units. SRO units are one of the most traditional forms of affordable private housing for lower-income individuals, including seniors and persons with disabilities. These protected classes are required to have suitable housing options, which SROs provide.

Recommendation B-15:

All jurisdictions, except Santa Paula, should consider amending their Zoning Ordinances to include provisions for SROs.

PY 2011 Response B-15:

The City's 2006-2014 Housing Element Update, Action Plan Program # 3 provides for the City to amend its Municipal Code in 2010 to explicitly allow Single Room Occupancy Housing in the R-3 zone and in RPD zones that allow multiple family housing. This action was completed as follows: Municipal Code Amendment, Ordinance 1547-NS, adopted by the City Council on December 14, 2010.

**END OF CITY'S RESPONSES TO THE
2011 ANALYSIS OF IMPEDIMENTS**

Section 3 — Homeless and Other Special Needs Activities

A. Housing and Services for Special Needs Populations

1. PROVIDE HOUSING OPPORTUNITIES FOR DISABLED PERSONS

Goal: Provide Housing Opportunities for the Physically, Mentally or Developmentally Disabled, including Persons Living with HIV/AIDS

Objectives: Assist in the provision of supportive housing for persons with disabilities and those with HIV/AIDS and programs and supportive services for the homeless and “at risk” households

Benefit: Disabled persons and their families

Source: Community Development Block Grant (CDBG) and Social Services Endowment Fund (SSEF)

Programs: Many Mansions, Turning Point Foundation, Lutheran Social Services

PY 2011 Accomplishments:

Many Mansions’ Richmond Terrace Apartments facility continues to provide 13 units of housing with supportive services for persons with disabilities.

Many Mansions’ Esseff Village 50-unit studio apartment conversion for very low-income persons continues to rent 23 units to formerly homeless persons with disabilities.

Lutheran Social Services (LSS) continues to coordinate a rotating Winter Shelter program for the homeless serving approximately 30 persons nightly between December 1 and March 31. A year-round Meals Program is also offered at revolving church sites. During PY 2011, 911 very low-income persons, including homeless persons, received services at LSS’s drop-in center at 80 East Hillcrest Drive including job search/training assistance, shower and laundry rooms, mail drop, and other services.

Turning Point Foundation provided transitional supportive housing for 6 mentally ill, homeless individuals at Appleton House in Simi Valley, north of Thousand Oaks.

2. Housing Assistance Program (for Disabled and Elderly)

Goal: Assist Elderly and Disabled Households with Rent and/or Utility Pay Assistance

Objective: Assist 600 Households Annually

Benefit: Low-Income Elderly and Disabled

Source: RDA Housing Set-Aside Funds

PY 2011 Accomplishments:

During the past year, the HAP program disbursed \$126,813 in benefits to 559 lower-income households, as follows:

Table 3.1: PY 2011 Housing Assistance

Total Very Low and Low: Income: 559		
Selected Demographics		
Household:	1 Person	475
	2 Persons	80
	3 Persons	4
Owner/Tenant:	Owner	303
	Tenant	256
Disabled:	Mental	43
	Physical	117
Female Head Of Household:		397
Senior:		463

3. Provide Special Needs Housing

Goal: Provide Supportive and Transitional Housing Opportunities for the Homeless and those At-Risk, those Recovering from Substance Addiction, Single-Parent Families and other Special Needs Groups

Benefit: Special-needs individuals and families

Source: CDBG

Programs: Stoll House, RAIN, Many Mansions, Homeless Prevention Assistance Program, Housing Counseling Services,

PY 2011 Accomplishments:

Many Mansions' 27-unit Richmond Terrace Apartments continues to provide 27 units of permanent housing for very-low income persons, including 13 units of supportive housing for the chronically mentally ill.

Stoll House, also operated by Many Mansions, continues to provide transitional housing with supportive services for 11 homeless, single-parent families.

Esseff Village continues to provide 50 studio apartment units for very low-income persons, approximately half of which are occupied by persons with mental disabilities. Supportive services are provided on-site to this population.

The County of Ventura's R.A.I.N. transitional housing facility at Lewis Road in Camarillo continues to provide 30 family units, two 10-bed dorms and 6 respite care beds.

Turning Point Foundation's Appleton House offers 6 transitional housing beds for mentally ill homeless persons in Simi Valley which serves the Thousand Oaks population as well.

4. Provide Supportive Services for Special Needs Persons

Goal: Provide Supportive Services for the Homeless and those At-Risk, those Recovering from Substance Addiction, Single-Parent Families and other Special Needs Groups

Benefit: Special-needs individuals and families

Source: CDBG

Programs: Area Housing Authority, Many Mansions, Catholic Charities, Community Action Network, Lutheran Social Services, St. Vincent de Paul

PY 2011 Accomplishments:

In PY 2011, the City allocated \$193,881 for public and social services grants including numerous programs designed to provide a safety net of supportive services for very low-income persons, including the homeless, the disabled, and those at risk of losing their shelter or ability to sustain their families due to poverty.

The providers listed below are key providers in the City's social services safety net and provide ongoing, basic services including rental and lease assistance, food, emergency shelter, gas vouchers, personal grooming items and many other services to those in need. Resources included \$91,062 in CDBG funds and matching funds of \$102,819 from the General Fund (Social Services Endowment Fund).

Catholic Charities, the Community Action Network and St. Vincent de Paul offer lease and rental assistance, based on funding availability, to help renters or owners through a one-time financial crisis situation that threatens their ability to keep their shelter.

Many Mansions offered supportive services to 396 low-income families residing at public and locally-owned housing units including lease assistance, job training, recreational activities and homework assistance for youth.

The **Conejo Creek Homeowners Association** collaborates with the City of Thousand Oaks, the Conejo Recreation and Park District, Manzanita Elementary School, Sequoia Middle School and other non-profit organizations, to offer an array of supportive services to approximately 614 lower-income, predominately Hispanic families living in a complex of four-plex condominium units (many of which are rented, not owner-occupied.)

The City's PY 2011 CDBG-funded public services grant accomplishments are summarized in the table on page 15. In PY 2011, 7,828 lower-income persons received services from 8 providers whose programs were supported with CDBG funds. These programs addressed long-term goals from the City's 2005-2010 Consolidated Plan and were supplemented by \$102,819 in additional services funded by the City's own Social Services Endowment Fund. **Exhibit D** to this CAPER includes a complete list of PY 2011-2012 public/social services grants funded with up to 15 percent of the City's CDBG grant (\$91,062) plus \$102,819 from the City's Social Services Endowment Fund (SSEF).

4-A. Supportive Services for Seniors

Goal: Provide support services through non-profit groups for seniors at least 62 years of age.

Elderly persons, especially those on fixed incomes, are vulnerable members of society and become at-risk of losing their shelter when housing and living costs rise or when medical conditions threaten their independence.

The City supports seniors through various funding sources including CDBG and Social Services Endowment Fund grants.

Objective: Provide financial support to non-profit agencies that offer social and/or public services to the elderly, particularly low and very low-income persons living on fixed incomes

Benefit: Persons age 62 and over

Source: CDBG and General Fund (Social Services Endowment Fund)

PY 2011 Accomplishments:

The following grants provided by the City of Thousand Oaks helped to address the needs of the City's senior population. Services marked (C) were funded with federal CDBG funds. Services marked (S) were funded through the City's Social Services Endowment Fund.

Table 3.2 PY 2011 Public/Social Services Grants for Seniors

\$ 8,690	Senior Concerns Adult Day Care (S)
19,119	Meals on Wheels (C)
13,722	Long Term Care Ombudsman (C)
5,763	Food Share – Brown Bag Groceries (S)
3,833	Hospice of the Conejo (S)
2,918	Grey Law (S)
2,927	Senior Nutrition (S)
<u>\$ 56,972</u>	

Services provided include the following:

- **Senior Concerns Adult Day Care** **\$ 8,690**
Conejo Valley Senior Concerns offers a day care program with supportive services for frail, ambulatory seniors needing full-time care, and a separate program for persons with Alzheimer's disease or dementia. Respite Care funds support temporary day care for seniors giving their full-time adult caregivers an opportunity for valuable respite time off.
- **Meals on Wheels** **\$ 19,119**
Conejo Valley Senior Concerns' volunteers deliver a daily hot meal plus cold snack to homebound low-income seniors unable to shop or cook for themselves.

- **Long Term Care Ombudsman Program** **\$ 13,722**

This program funds the training and activities of certified senior advocates and reporters of neglect and abuse complaints on behalf of elderly persons living in long-term care settings. This is the only program performing federally mandated, unannounced inspections of nursing and board-and-care homes.

- **Food Share – Community Hunger Services** **\$ 5,763**

Funding was provided from the City's Social Services Endowment Fund to pay for truck fuel for the Food Share vehicle that picks up and delivers donated food from various sites community-wide to the Brown Bag program site at the Florence Janss Apartments.

- **Hospice of the Conejo** **\$ 3,833**

Provides terminally ill persons and their families with in-home emotional, social, spiritual and physical support, including respite care, friendly visits, transportation and practical help. Also assists survivors through the grief process.

- **Grey Law – Legal Services for Seniors** **\$ 2,918**

Funding was provided from the City's Social Services Endowment Fund for a monthly legal clinic at the Goebel Senior Adult Center. The program provides legal services dedicated solely to the needs of the low-income senior population. The program fills a basic need, as lower-income persons are less apt to seek assistance from the private bar due to the high cost of such services that averages \$225/hour in Ventura County. Advocacy, counseling and education are offered to seniors and their caregivers in areas such as social security, MediCare, MediCal, nursing home rules/regulations, health care issues and consumer matters.

- **Senior Nutrition** **\$ 2,927**

Conejo Valley Senior Concerns manages this program at the Goebel Senior Adult Center that provides a hot noon time meal in the congregate dining room.

4-B. Supportive Services for Children and Youth

Goal: Provide support services through non-profit groups for children and youth, particularly at-risk youth.

Objective: Provide educational, recreational and social activities for children and youth, including leadership and character development and job-seeking skills

Benefit: Children and Youth

Source: CDBG and SSEF

Program: Public Services Grants

PY 2011 Accomplishments:

The following grants provided by the City of Thousand Oaks helped to address the needs of the City's at-risk youth. Services marked (C) were funded with federal CDBG funds. Services marked (S) were funded through the City's Social Services Endowment Fund.

Table 3.3 PY 2011 Public/Social Services Grants for Children and Youth

\$ 6,769	Assistance League Operation School Bell (C)
3,659	ARC Ventura County (C)
6,769	CRPD – Conejo Creek Program (S)
4,839	Kids and Families Together (S)
3,833	Big Brothers, Big Sisters (S)
3,385	City Impact (S)
2,926	Girls' Empowerment (S)
<u>2,918</u>	Conejo Valley YMCA (S)
\$ 35,098	

Services provided include the following:

- **Assistance League – Operation School Bell** **\$ 6,769**
Provides low-income elementary school children, eligible for the Title One free lunch program, with new clothing, backpacks filled with school supplies, shoes and socks. Children properly outfitted for school are more prepared to learn.

- **Assn. for Retarded Citizens (ARC) – After-School Program** **\$ 3,659**

Serves developmentally disabled youth ages 12-22 with a safe, supportive and enriching environment focusing on community involvement, social skills and recreational activities.

- **Conejo Recreation & Park District – Conejo Creek Programs** **\$ 6,769**

Park District staffers coordinate an after-school homework activity at Manzanita Elementary School and provide year-round recreational activities for youth at the Conejo Creek neighborhood.

- **Kids and Families Together** **\$ 4,839**

The Kinship Navigation Services program provides support, education, resources and counseling for the preservation and wellness of families that have come together through adoption, foster care or kinship care.

- **Big Brothers, Big Sisters – Youth Mentoring** **\$ 3,833**

Program matches children ages 6-18 with a carefully screened mentor who will provide a minimum of one year of mentoring including academics, social skills, recreational activities, life skills, career counseling and other support.

- **City Impact – At-Risk Youth Services** **\$ 3,385**

A youth counselor interacts with at-risk teen and pre-teen boys to help them resist gang ties, encourage them to stay in school and offer them wholesome leisure activities.

- **Girls' Empowerment** **\$ 2,926**

The Girls' Groups program provides experientially based group counseling for girls aged 11 to 18 that are experiencing peer pressures and personal insecurities.

- **Conejo Valley YMCA** **\$ 2,918**

Program offers a group of middle school and/or high school students the opportunity to learn and practice leadership and public speaking skills while improving communication and collaboration.

4-C: California Department of Education Child Care Grants

Goal: Support development of quality pre-school services for children ages 0 to 5 years.

Objective: Provide quality pre-school and child care to children including at least 51 percent from low and very low-income households

Benefit: Children, 0 to 5 years

Source: California Department of Education grants to the City of Thousand Oaks

Program: Thousand Oaks Child Care Center, Conejo Valley Neighborhood for Learning

PY 2011 Accomplishments:

Since 1996, the City has received Child Care grants from the California Department of Education for the subsidized provision of pre-school and child care services for income-qualifying children at the Thousand Oaks Child Care Center (Conejo School Road) and currently also at other locations operated by the Conejo Valley Neighborhood for Learning (Conejo Valley Unified School District). PY 2011 grants totaled \$529,039 and provided subsidized daily pre-school and child care for approximately 150 low and very-low income families.

4-D. Supportive Services for Individuals and Families in Crisis

Goal: Provide supportive services through non-profit groups for individuals and families in crisis

Objective: Assist adults and children in crisis situations; including victims of domestic violence, spousal abuse, alcohol or drug addictions, behavioral problems or low-income persons and families at-risk of becoming homeless.

Benefit: Adults, children and families

Source: CDBG, SSEF

PY 2011 Accomplishments:

The following grants provided by the City of Thousand Oaks helped to address the needs of families and at-risk persons. Services marked (C) were funded with federal CDBG funds. Services marked (S) were funded through the City's Social Services Endowment Fund.

Table 3.4 PY 2011 Public/Social Services Grants for Crisis Programs

\$ 11,526	Catholic Charities (C)
8,690	Community Action Network (S)
18,294	Lutheran Social Services (C) (S)
13,722	Conejo Free Clinic (C)
4,574	Turning Point Foundation (S)
5,489	Westminster Free Clinic (C)
7,318	St. Vincent de Paul (S)
\$ 69,613	

Services include the following:

- **Catholic Charities – Community Services Center** **\$ 11,526**

Provides services to at-risk families to prevent homelessness through eviction prevention and/or move-in/deposit and utilities payment assistance. Also offers money management counseling, referrals for food/clothing and other support.
- **Community Action of Ventura County -- Lease Assistance** **\$ 8,690**

Helps prevent homelessness by avoiding eviction of low-income families. Funds provide gap financing due to loss of job or sudden illness and no savings to meet emergencies. Clients are persons with good prospects to regain the ability to be self-sufficient and \$8,690 in SSEF funds were expended for this program.
- **Lutheran Social Services -- Homeless Services** **\$ 18,294**

Coordinates the community's year-round meals program and the rotating winter (December 1 through March 31) shelter for homeless persons. Also offers a daily drop-in center for homeless persons including laundry and shower facilities, mail drop, computer room, job leads and other services.
- **Conejo Free Clinic – Medical Exams & Lab Tests** **\$ 13,722**

Programs treats uninsured persons with no other access to medical care through weekly clinics for general care, women, teens, pediatric, immunization, nutrition counseling and other services. Funds purchase lab tests and supplies and medical exams are donated by area physicians.
- **Turning Point Foundation – Appleton House** **\$ 4,574**

Provides 6 or 7 transitional residential beds at this Simi Valley facility for persons who are homeless and mentally ill. Funds are used to cover costs of supportive services.

- **Westminster Free Clinic – Preventive Care & Teen Internships** **\$ 5,489**

Program offered free, direct patient care to local, low-income, uninsured City residents including free doctor visits, chiropractic and physical therapy services, mental health counseling, free lab tests, generic medications and related services.

- **St. Vincent de Paul – Charity Program** **\$ 7,318**

Assistance provided includes food, rental assistance to avoid eviction, utilities payments, prescription medications, gas and food vouchers and motel nights for homeless families.

4-E. Supportive Services for Other Special Needs Persons

Goal: **Provide support services through non-profit groups for special needs persons**

Objective: Provide therapeutic and supportive services for persons with special needs

Benefit: Special needs persons

Source: CDBG and SSEF

Program: Public Services

PY 2011 Accomplishments:

The following grants provided by the City of Thousand Oaks helped to assist low-income persons with special needs. Services marked (C) were funded with federal CDBG funds. Services marked (S) were funded through the City's Social Services Endowment Fund.

**Table 3.5 PY 2011 Public/Social Services Grants
for Special Needs Persons**

\$ 6,769	County of Ventura RAIN Transitional Housing (S)
4,848	Livingston Memorial VNA In-Home Care (S)
4,848	United Cerebral Palsy Disabled Transportation (S)
<u>2,927</u>	Villa Esperanza Employment for Developmentally Disabled (S)
\$ 19,392	

Services provided include the following:

- **County of Ventura, RAIN Transitional Living Center** **\$ 6,769**

This activity supports transitional housing and services to approximately 70 persons at any given time, including assistance with meals, transportation, parenting, self-sufficiency workshops, employment, financial skills development and permanent housing.

- **Livingston Memorial VNA** **\$ 4,848**

Grant funds the difference between what patients can afford to pay and actual costs to deliver critical home health care including physical therapy and hospice care.

- **United Cerebral Palsy – Transportation Services** **\$ 4,848**

Provides transportation options to special event(s) for disabled residents of local United Cerebral Palsy homes. Funds are used for fuel and other vehicle-related costs of the organization's handicap-accessible vans.

- **Villa Esperanza** **\$ 2,927**

The program provides occupational skills and local employment opportunities for persons with developmental disabilities.

5. **Programs for Homeless & At-Risk Persons**

Continuum of Care

- A. **Ventura County Homeless and Housing Coalition** **\$10,000**

The City supports the Ventura County Homeless and Housing Coalition's (VCHHC) annual activities to advocate for the homeless population and those at-risk. This non-profit group is the lead organization in planning and coordinating Ventura County's response to the problem of homelessness, in formulating a unified plan to end chronic homelessness and in preparing the region's annual

grant application for HUD Continuum of Care funds. VCHHC brings together homeless advocacy groups, task forces, coalitions, service provider groups, mainstream government service agencies and planning entities to network, coordinate and plan for meeting community homeless needs.

VCHHC is a countywide, non-profit organization with a diverse membership representing a broad cross-section of service providers, homeless advocates, concerned citizens, elected officials, local government staff and community groups from throughout Ventura County. VCHHC functions to prevent and alleviate homelessness, educate the community about homeless and housing issues, work cooperatively to share scarce resources and advocate for adequate housing for all residents. VCHHC works in partnership with the County of Ventura and in collaboration with the City of Thousand Oaks, other local cities and other public and private organizations.

VCHHC prepares an annual Continuum of Care application for federal Super NOFA funds from the U.S. Department of HUD. This application, representing local governmental and privately funded services providers, includes activities to address the highest priority needs in Ventura County for transitional and supportive housing. Besides serving as part of the application, the planning process for the Continuum serves an important function countywide in that it forces the community to state in writing:

- Current housing inventories for targeted groups
- Unmet community needs for housing and services for the targeted populations
- Plans for filling the unmet needs; and
- Plans for ending homelessness in the area served by the Continuum.

VCHHC is the vehicle for central, year-round coordinated community planning for the Homeless Continuum of Care in Ventura County. Since 1991, VCHHC has convened representatives of various public, private and non-profit groups and agencies within the County concerned with issues of homelessness for the purpose of developing an integrated, countywide approach and system of care.

In 1996, VCHHC, with support from the County of Ventura, completed a five-year Regional Plan on Homelessness for Ventura County to provide a clear framework for the development of the local Continuum of Care. The plan established cohesive strategies for addressing homelessness within the County, including a centralized information system and ongoing data collection to determine homeless needs, outreach and prevention, case management, accessible health care and mental health services, emergency and transitional housing, affordable and supportive housing opportunities, employment and job training and civil rights. The regional plan continues to serve as a blueprint for countywide community planning work for the Continuum of Care and is updated through VCHHC's annual strategic planning processes.

Annual Survey of Homeless Population

As required by the U.S. Department of Housing and Urban Development (HUD) as a prerequisite for receiving federal Continuum of Care (CofC) funds, since 1996 VCHHC has conducted a countywide enumeration of persons living in shelters and transitional facilities on one night in the year. In 2007, the count was extended to include persons living in vehicles, in open space and on the streets, and this more comprehensive enumeration of the homeless will be repeated every few years.

PY 2011 Update

The most recent count of homeless persons housed in shelters and transitional housing occurred on January 24, 2012, and resulted in the following data on homeless persons sheltered in Thousand Oaks:

- 90 homeless persons were counted including 77 adults and 13 children.
- 41 persons (45%) were counted on the streets and another 49 persons (55%) were counted in facilities (Conejo Valley Winter Shelter and Stoll House).
- 61 (68%) of the homeless were adult men and 16 (18%) were adult women.
- 7 families were counted, consisting of 8 adults and 13 children (14%)..

2011 Continuum of Care Grant

In response to its PY 2011 Continuum of Care grant application, HUD awarded Ventura County regional homeless advocacy consortium VCHHC \$1,287,913 for the requests shown below. (The projects shown in bold type are located in Thousand Oaks.)

Table 3.6 – 2011 Continuum of Care Funding for Ventura County (Thousand Oaks Facilities in Boldface Type)			
2011	Stephenson Place (Turning Point)	\$ 26,075	
	Esseff Village (Many Mansions)	39,998	
	Richmond Terrace (Many Mansions)	61,600	
	Our Place (Safe Haven)	249,999	
	Salvation Army (Transitional Living Center)	204,637	
	Stoll House (Many Mansions)	59,911	
	RAIN Transitional Living Center	217,276	
	Homeless Outreach Program (HSA)	49,085	
	Shelter + Care Renewal	127,140	
	Casa de Paz (Many Mansions)	60,952	
	HMIS (United Way of Ventura County)	44,541	
	Shelter + Care (Santa Paula Hsg Authority)	146,700	
			\$1,287,914

B. Public Services for Homeless and At-Risk Persons

PY 2011 Update

In PY 2011, the City supported a variety of grants to providers of services to homeless persons and those at-risk of losing their housing.

- **Catholic Charities** **\$ 11,526**

The City expended \$11,526 in CDBG funds to Catholic Charities for services delivered to Thousand Oaks residents from the Moorpark Services Center. (The Thousand Oaks location was closed last year as a cost-savings measure.) The program addresses the basic needs of people at need for safety-net services due to homelessness, marginal employment, unemployment, mental disability or frail health.

The Community Services program assists with food, clothing, rental assistance to prevent eviction or for first month's rent and casework planning to break a cycle of homelessness, temporary emergency lodging, utility assistance to avoid shut-off, tokens for transportation and work-related and medication-related assistance. Caseworkers address the immediate crisis faced by clients and work with clients to address underlying issues that are the root of the problems.

- **Community Action Network** **\$ 8,690**

The City allocated \$8,690 in matching SSEF funds for loans and grants to prevent eviction or assist with security deposits and/or first month's rent to low-income families who are at-risk of becoming homeless or those families who are homeless. Also assisted are families who are risk of losing their home through foreclosure. The Lease Assistance and Grant Program provides a one-time grant of up to \$1,500 to an eligible family to prevent homelessness. A secondary program provides legal assistance to very low-income persons.

- **St. Vincent de Paul – Charity Assistance** **\$ 7,318**

Funding was provided from the City's Social Services Endowment Fund to the St. Vincent de Paul society. The group assists the poor and homeless in Thousand Oaks with food, clothing, gas and bus vouchers, utility payments and rent. The program also puts families in motels on a temporary basis, especially single mothers with children. Assistance is also given for emergency car repair, prescriptions, diapers, toiletries and other items.

C. Emergency Shelter and Transitional Housing

PY 2011 Update

- **Lutheran Social Services – Homeless Services** **\$ 18,294**

The City provided a combination of CDBG (\$17,056) and SSEF (\$1,238) funding to Lutheran Social Services for coordination of its homeless outreach including year-round meals, cold weather shelter and the Re-Employment Assistance Program (REAP) that seeks to help underemployed or unemployed persons learn skills and find jobs.

- **Ventura County Homeless & Housing Coalition (VCHHC)** **\$ 10,000**

A CDBG grant of \$10,000 supported VCHHC's PY 2011 activities including coordinating a "10-Year Plan to End Homelessness in Ventura County" (2008-2017), the annual Continuum of Care funding application, coordinating the annual homeless count and surveying the needs of persons in overnight shelters and transitional housing, and updating the regional homeless services inventory and gaps analysis.

The Amgen Foundation awarded VCHHC \$20,000 for the 10-Year Strategy update.

D. Supportive Housing

PY 2011 Update

- **Housing and Services**

The City's two, soon to be 3, permanent supportive housing projects are operated by local non-profit housing agency Many Mansions:

Esseff Village, provides 50 studio apartments for low and very low-income persons including 15 supportive housing units for disabled persons, including formerly homeless persons.

Richmond Terrace (formerly Warwick Apartments) provides an additional 15 supportive housing units for chronically mentally ill persons.

Hillcrest Apartments. Currently under development, this new 60-unit, permanent, affordable housing project will include 30 units of supportive housing, 15 set aside for formerly homeless persons and 15 units for persons with disabilities. In June 2011, the State of California awarded the project \$11.4 million in Federal Tax Credits. Construction is underway and occupancy is anticipated in March 2013.

RAIN Transitional Living Center

Owned and managed by the County of Ventura, the Camarillo-based RAIN facility serves homeless persons from throughout the County and can accommodate approximately 70 persons at any given time. The facility includes 6 respite-care beds for homeless persons recovering from a hospital stay.

- **Emergency Housing Assistance Program (EHAP)**
VCHHC sponsored the Designated Local Board to oversee the distribution of State of California Emergency Housing Assistance Program (EHAP) funds. \$1 million was awarded in capital development funds; however Community Action recently returned this money after determining they could not break ground in the time parameters called for by the state contract.

An additional \$88,000 in EHAP funds was awarded as follows:

- \$30,000 to the Winter Warming Shelter (Ventura & Oxnard)
- \$30,000 to Turning Point's Our Place Safe Haven
- \$28,000 to RAIN Transitional Living Center.

- **Regional Housing Production**
VCHHC helped create the Housing Leadership Council, a coalition of business, non-profit, environmental and education community leaders that seeks to stimulate regional housing production in the 11 County jurisdictions through education and advocacy efforts.

E. Homeless Prevention

- **Emergency Rental and Mortgage Payment Assistance**
The City supports efforts to help persons and families in temporary financial crises make their rental and mortgage payments to keep their shelter and avoid descending into homelessness. In PY 2011, the City supported the following services providers with CDBG and City Social Services Endowment Fund (SSEF) grants:

Table 3.7 – Emergency Rent and Mortgage Payment Assistance

Catholic Charities	\$ 11,526
Community Action Network	8,690
Total	\$ 20,216

END OF CAPER SECTION 3

Section 4 — Addressing Other HUD Priorities (Other Actions)

A. Overcoming Obstacles to Meeting Underserved Needs

Several examples illustrate how the City of Thousand Oaks endeavors to overcome obstacles to addressing the underserved needs of lower-income populations. Many are related to the City's efforts to provide additional affordable housing units and others relate to the City's collaboration with neighborhood groups and local social services providers.

▪ Affordable Housing

Overcoming Obstacles – Collaborations with the Area Housing Authority of the County of Ventura (AHA) and Many Mansions (CHDO)

The greatest underserved need in Thousand Oaks is the availability of affordable housing units and the City, in collaboration with the former Thousand Oaks Redevelopment Agency (dissolved on February 1, 2012) have partnered with local CHDO Many Mansions and public housing authority the Area Housing Authority of the County of Ventura (AHA) on numerous housing projects.

Recent examples include the City's 2004 collaboration with AHA to help finance the 57-unit Oak Creek Senior Villas project and the PY 2005 partnership with Many Mansions to acquire the 72-unit affordable rental project Bella Vista Apartments.

Two pending projects will create an additional 120 new affordable family rental units. The Thousand Oaks Redevelopment Agency (RDA) has invested \$6.6 million in AHA's Los Feliz Drive project (60 new units) and has invested an additional \$7 million in Many Mansions' Hillcrest Apartments project (60 new units including 30 supportive housing units.) The Hillcrest units will be available for occupancy in 2013 and the Los Feliz units will be available in 2015.

All of the above projects required extensive financing assistance from the Thousand Oaks Redevelopment Agency to remain viable and to ensure units would remain affordable to lower-income renters for at least 55 years.

▪ Suitable Living Environment

Overcoming Obstacles – Example: Conejo Creek Condominiums Neighborhood
Several years ago, the Conejo Creek Condominiums neighborhood had the highest rate of calls for police service in the City. There was a pattern of street gang activity, graffiti, public drinking, domestic violence and other disturbances.

To respond to the requests of the Conejo Creek Condominiums Association for assistance in overcoming these problems, in PY 1998, the City used \$67,000 in CDBG funds to purchase a former condominium unit for conversion to the Conejo Creek Neighborhood Center. A full-time deputy from the Thousand Oaks Police Department was headquartered at the site for 14 months to implement the Community-Oriented Police and Problem-Solving (COPPS) program a community-policing program. The deputy went door-to-door in the community with a condominium association representative and asked for the cooperation of residents in improving the quality of life for residents.

Several local public and social service providers including the Thousand Oaks Library, Conejo Recreation and Park District, Conejo Unified School District, Conejo Youth Employment, Conejo Valley YMCA, County of Ventura, City Impact and Coalition for Domestic and Sexual Violence began offering classes and activities at the Center. Examples include English-language skills, parenting classes, Mommy and Me, Story Time, Teen Club, recreational activities, games, field trips, adult mentors for teens from single-parent families and many other activities.

These efforts have resulted in a more stable and peaceful community. The test scores of predominately Hispanic Conejo Creek elementary school children have increased significantly and the Conejo Recreation and Park District's After-School Homework Club continues its work with these Conejo Creek youth.

- **Community Development**

- Overcoming Obstacles – Financing Public Improvements

- The City's FY 2005-2010 and 2010-2015 Consolidated Plans identify several long-term goals for community development in low and moderate-income Census Tracts 70 and 71. Because of the multi-million dollar cost of these improvements the City seeks to leverage the use of CDBG funds with state and federal transportation funds. These projects include the Old Town West Street and Drainage Improvements project starting construction in August 2012.

- **Economic Development**

- Problem: Aging commercial structures not compliant with updated Building Codes and not competitive with newer development**

- Program: Commercial Revitalization Grants**

- From 1989 to 2009, the City provided grants to assist owners of aging commercial properties on Thousand Oaks Boulevard for building rehabilitation and remodeling. The grants helped owners bring older structures into compliance with current building codes and requirements, assisted on-site businesses to remain competitive with newer development and helped to preserve local clerical, retail and service jobs for low and moderate-income residents.

In PY 2007, the City transferred this project from federal CDBG funds to local Thousand Oaks Redevelopment Agency funds. All CDBG-funded Commercial Revitalization projects approved between 1998 and 2006, were completed as have an additional 11 projects, funded with Thousand Oaks Redevelopment Agency funds between 2007 and 2010.

Exhibit H to this CAPER provides a list of all Commercial Revitalization projects funded to date. The program was terminated in February 2012 due to the elimination of the Thousand Oaks Redevelopment Agency and the redevelopment funds that previously funded the activity.

B. Overcoming Gaps in the Institutional Structure

The City has collaborated with local non-profit and governmental organizations to overcome deficiencies in the institutional structure that result in unmet community needs. These efforts include joint ventures with local affordable housing providers, and with several community service providers, as well as a City project to facilitate the use of public transportation.

▪ **Supportive Housing for Disabled Persons**

Due to the scarcity of units affordable and available to persons with disabilities, the City collaborated with non-profit housing provider Many Mansions to convert a former motel to 50 studio apartments for persons and couples with disabilities. Occupancy began in 2000, and 53 persons, primarily disabled or formerly homeless, now have permanent housing and supportive services including job referrals, a health clinic, supplemental food and other services.

In PY 2003, a second City collaboration with Many Mansions resulted in the rehabilitation of Warwick Apartments providing 27 units of permanent, supportive housing for very-low income persons including 13 units for persons with chronic mental illness. The City provided a \$420,000 loan to Many Mansions to assist with this project.

In PY 2004, the City provided a \$20,000 CDBG grant to Villa Esperanza Services for the rehabilitation of a group home for 6, developmentally disabled adults on Warwick Avenue in Thousand Oaks. The project had previously been awarded a \$540,000 HUD grant.

For the past several years, the City and Redevelopment Agency have been working with Many Mansions on the construction of 60 new affordable family units on Hillcrest Drive (Hillcrest Project). 30 of these units will have supportive services including 15 for disabled persons and 15 for formerly homeless persons. Occupancy at the new Hillcrest Apartments is expected to occur in early 2013.

▪ **Conejo Valley Senior Concerns**

Conejo Valley Senior Concerns operates four (4) programs for seniors in Thousand Oaks, including Meals on Wheels, an Adult Day Care program for disabled seniors and their caregivers, a Senior Advocates advisory and referral service and a congregate lunch program for the local senior center called Senior Nutrition. In PY 2011, the City assisted Meals on Wheels with a CDBG grant totaling \$19,119 and local Social Services Endowment Fund (SSEF) grants totaling \$8,690 for Adult Day Care Scholarships and \$2,927 for a congregate dining program at the Thousand Oaks Senior Center (Senior Nutrition program).

In addition to this operational funding, in PY 2002, the City provided matching funds totaling \$1 million to double the size of the Fitzgerald Center, the organization's headquarters and location of two senior day care programs – one for frail seniors and the other for those living with dementia.

▪ **Conejo Valley YMCA – Newbury Park Child Care Center**

In 2002, the City received a special HUD Economic Development/Investment (EDI) grant (no CDBG funds) of \$49,890 to assist the YMCA of Southeast Ventura County with interior construction of a preschool facility located in the Dos Vientos area of Newbury Park. The project was completed in PY 2006. The YMCA facility serves children from low and moderate-income families and, through its connections with other non-profit organizations, achieves a high rate of participation from these households. (The City of Thousand Oaks committed up to \$1 million in matching funds for the YMCA's Newbury Park facility.)

▪ **Transportation Center**

Lower-income persons are the primary users of public transportation. In Thousand Oaks, a city with hills, winding roads and residential neighborhoods with cul-de-sac streets, City officials had repeatedly heard from transit users of the need for a single public transit hub where all bus lines would meet. In addition, there were requests for more bus shelters and bus stop benches, changes in routes and the establishment of a cross-town bus.

In PY 2000, the City's first transportation Center was completed and in PY 2001 a new cross-town bus route was inaugurated together with the installation of bus shelters, benches and other amenities for transit users and pedestrians, including street trees, bicycle racks, trash receptacles and potted plants.

C. Leveraging Resources

The City's annual CDBG entitlement is relatively modest and the City recognizes the need to maximize HUD's investment in the local community by leveraging these funds whenever possible.

Leveraging Housing Resources

The City collaborates with local non-profit affordable housing provider Many Mansions, and with local public housing authority the Area Housing Authority of the County of Ventura, to fund the acquisition and conversion, and/or development of new affordable housing projects.

For example, the City and the Thousand Oaks Redevelopment Agency expended \$3.6 million in HOME and RDA Housing Set-Aside funds to structure financing for the Oak Creek Senior Villas affordable housing project at 367 Thousand Oaks Boulevard. The project, the result of a collaboration with the Area Housing Authority of the County of Ventura, opened in December 2004 and provides 57 units of new affordable senior housing.

In PY 2004, the City's CDBG grant of \$200,000 to Many Mansions was part of a complex financing plan totaling \$16 million in public and private funds for the acquisition and rehabilitation of a 72-unit affordable rental apartment complex (Bella Vista Apartments).

For the past several years, the City and Redevelopment Agency have been partnering with Area Housing Authority (\$7.2 million in public funds) on the construction of 60 new affordable family rental units on Los Feliz Drive (Los Feliz Project) and Many Mansions (\$7 million in public funds) on the construction of 60 additional affordable family rental units, half with supportive services, on Hillcrest Drive (Hillcrest Drive).

Since 2004, the City has implemented a Tenant-Based Rental Assistance (TBRA) grant funded with HOME funds from the State of California.

Leveraging Public Improvements Funding

In PY 2006, the City has used approximately \$200,000 in CDBG funds to prepare a Master Plan for the income-eligible Old Town West neighborhood. The Plan will serve as a blueprint for the installation of public infrastructure upgrades including street and sidewalk, lighting, drainage and circulation improvements in the Old Town neighborhood. As of PY 2011, the project budget totaled \$1.2 million and the project is beginning construction in August 2012 on Los Robles Road and Fairview Drive.

Leveraging Economic Development Resources

For the Commercial Revitalization Program, which provides grants of CDBG funds to eligible commercial property owners, in nearly every instance, property owners have leveraged CDBG dollars with private funding to increase the scope-of-work to be performed.

In PY 2007, grants for commercial revitalization improvements (Title 24/ADA improvements, façade improvements, other eligible repairs) began to be funded with Thousand Oaks Redevelopment Agency (RDA) funds. CDBG-funds totaling \$1.08 million for Commercial Revitalization in 1998-2006 was leveraged with approximately \$400,000 to date in RDA funds since 2007.

Leveraging Public Services Funding

For Public and Social Services expenditures, the City matches the 15 percent of each year's CDBG entitlement for grants to non-profit organizations with at least \$100,000 from the Social Services Endowment Fund. (The **Exhibit D** table at the end of this CAPER report lists the public and social services funded in FY 2010 with \$109,399 in CDBG funds and \$105,740 from the Social Services Endowment Fund (SSEF).

The City also partners with local non-profit organizations and encourages private philanthropy on behalf of neighborhood programs for children and seniors. For example, the City Council has approved matching capital improvement funds of up to \$250,000 per annum over 4 years (total \$1 million) to:

- Ventura County Discovery Center for future development of a children's science center at the Thousand Oaks Civic Arts Plaza;
- Conejo Valley Senior Concerns for expansion of *Fitzgerald Center*, site of day care programs for frail and disabled seniors;
- Conejo Valley YMCA for construction of youth, recreation and child care facilities in Newbury Park, and
- Boys and Girls Clubs of Ventura County for development of after-school activity clubhouses at the City's four middle school campuses.

D. Reducing the Number of Poverty Level Families

The City uses CDBG funding, local Social Services Endowment Fund (SSEF) dollars and other resources to support and provide housing and services for the low-income, very low-income and extremely low income City households. The 2000 census 23% or 9,612 households earn less than 50% of MFI (less than \$41,950 annually) and may be considered "Low-Income" households. These households represent an estimated low-income population of 26,433 persons.

As of January 1, 2011, the California Department of Finance reported Thousand Oaks's population as 127,557 and the City's 2006-2014 Housing Element Update identifies the number of city households (occupied units) as 41,793. The PY 2011 MFI for the Oxnard-Thousand Oaks-Ventura Metropolitan Statistical Area (MSA) is \$86,700.

According to Census 2010, the median household size in Thousand Oaks is 2.73 persons. According to Census 2000, 23% of City households have annual incomes of less than 50% of the Median Family Income (MFI), 12% earn less than 30% of MFI and 8.7%. Of City households earn less than 25% of MFI. [Summary File 3, Table QT-P32 ("Income Distribution in 1999 of Households and Families"),] These populations are shown below:

Based on Census 2000 Income Distribution data:

- 23% or 9,612 households earn less than 50% of MFI (less than \$41,950 annually) and may be considered "Low-Income" households. These households represent an estimated low-income population of 26,433 persons.
- As part of the "Low-Income" population, 12% or 5,015 households earn less than 30% of MFI (less than \$25,170 annually) and may be considered "Very Low-Income" households. These households contain an estimated very low-income population of 13,791 persons.
- As part of the "Very Low-Income" population, 8.7% or 3,636 households earn less than 25% (less than \$20,975 annually) and may be considered "Poverty" households. These households contain an estimated poverty population of 9,999 persons.
- The City's household poverty rate of 8.7% is 5% lower than the Census 2000 national poverty percentage of 9.2%.
- The City's individual poverty rate of 8% is 35% lower than the Census's 2006 national poverty rate of 12.3%.

As estimated in Census 2000, the City's low-income population of 5,015 households or 13,791 persons, with sub-sets of very low-income and poverty households, is the target population the City seeks to assist with its annual Community Development Block Grant (CDBG) funds.

Programs and Activities to Reduce the Number of Poverty-Level Families

1. Mobile Home Park Rent Stabilization Ordinance

The City enforces a Mobile Home Rent Stabilization Ordinance to help ensure the continued affordability of the units in the City's 9 mobile home parks.

2. Mobile Home Park Resident Protection Ordinance

On July 8, 2008, the Thousand Oaks City Council approved a new ordinance designed to protect the rights of mobile home park residents. Subsequently, the City initiated litigation concerning the closure ordinance requirement for payment of relocation assistance. In January 2010 a State court found that the City cannot require mobile home park owners to pay displaced tenants all of the "reasonable costs of relocation", as defined in the City's ordinance. Instead, approval of a park closure requires the park owner to provide payments to displaced tenants that are consistent with the Court's decision and its interpretation of the City's ordinance.

3. Social Services Providers

Since the inception of the Community Development Block Grant (CDBG) program in 1974, the City of Thousand Oaks has supported local non-profit housing and social services providers with federal, local and redevelopment agency funds to assist low and very low-income persons to obtain food, emergency shelter, job training, employment, transportation, health care, child care, counseling and other services for the elderly, youth and families. In PY 2011, the City allocated \$196,799 to social services providers, including \$91,062 in Community Development Block Grant (CDBG) funds and \$105,737 from the City's Social Services Endowment Fund. **Exhibit D** to this report includes a chart listing each of these grantees, the amount of funds granted and the programs benefiting from these funds.

4. Housing Partnerships

A. Improving Coordination With Public and Private Housing Providers

Since 1973, the City of Thousand Oaks and the Thousand Oaks Redevelopment Agency have provided financial support to help public and private housing providers create new affordable housing units (see **Exhibit I** to this CAPER.)

As shown in the tables below, partnerships with the City's local public housing authority, the Housing Authority of the County of Ventura (AHA), with private, non-profit housing developer Many Mansions, and with other private affordable and/or subsidized housing providers has resulted in the acquisition and/or construction of 2,542 units, all affordable to low and moderate-income households. The total City/Agency investment in providing these affordable housing units is approximately \$57 million.

B. Housing Collaborations with the Area Housing Authority

The following table lists housing partnerships between the City and its former Redevelopment Agency with the Area Housing Authority of the County of Ventura (AHA) since 1973.

Table 4.1: City / Former Agency Housing Partnerships with the Area Housing Authority

Project Name	Total Units	Year Completed	Affordable Units	City & Agency Investment
Los Arboles Apartments	43 Rent	1973	43 Family	\$1,025,000
Royal Oaks	5 Rent	1987	5 Family	Developer Agreement
Florence Janss Apartments	64 Rent	1988	64 Senior/Disable	Developer Agreement
Leggett Court	49 Rent	1989	49 Family	405,000
Glenoaks Senior Apts	39 Rent	1990	39 Senior	347,600
Fiore Gardens	50 Rent	1996	50 Family	3,300,000
Sunset Villas	11 Rent	2003	11 Family	750,000
Oak Creek Senior Villas	57 Rent	2004	57 Senior	3,750,000
Los Feliz Parcels	60 Rent		60 Family	7,208,060
TOTALS			378 Units	\$16,785,660

Organizational Relationship of City and PHA and Appointing Authority for Housing Agency Board Commissioners

The City's Public Housing Authority (PHA) is the Area Housing Authority of the County of Ventura (AHA), an independent, non-profit agency serving the residents of Camarillo, Fillmore, Moorpark, Ojai, Simi Valley, Thousand Oaks and the unincorporated areas of Ventura County.

The Area Housing Authority is governed by a 15-member Board of Commissioners. Each jurisdiction appoints two Commissioners to serve four-year terms. In addition, one Resident Commissioner is appointed "at large". Currently representing the City of Thousand Oaks are residents on the AHA's governing board are Chuck Lech and Mark Lunn.

PY 2011 Area Housing Authority Assistance to Thousand Oaks Households

The following table describes the households benefitting from AHA housing and Section 8 assistance in fiscal year 2011-2012.

Table 4.2: Area Housing Authority Statistics -- May 24, 2012

<u>Thousand Oaks</u>	Population: 127,112		Number of dwelling units: 46,022		
	Total units receiving assistance from the AHA:		876		
	Families	Elderly	Disabled	Total	
AHA-Owned Housing	144	123	51	318	Acquired For \$35,452,124
Section 8 Assistance	207	119	239	565	Annual Housing Payments \$6,176,040
Total AHA Assisted	351	242	290	883	

C. Housing Partnerships with Non-Profit Housing Developer Many Mansions

As described below, in addition to its collaborations with AHA, the City and its former Redevelopment Agency have successfully collaborated with local, non-profit affordable housing corporation Many Mansions.

Table 4.3: City / Former Agency Housing Partnerships with the Many Mansions

Project Name	Total Units	Year Completed	Affordable Units	City & Agency Investment
Schillo Gardens	29 Rent	1988	29 Family	4,900,000
Shadow Hills	100 Rent	1993	100 Family	5,476,100
Stoll House	11 Rent	1998	11 Transitional	187,000
Villa Garcia	80 Rent	2000	80 Family	2,700,000
Esseff Village	50 Rent	2001	50 SRO	1,554,600
Richmond Terrace	27 Rent	2004	27 Family*	650,400
Hacienda de Feliz	25 Rent	2004	25 Family	600,000
Bella Vista	72 Rent	2005	72 Family	6,124,592
Hillcrest Parcels	60 Rent		60 Family**	6,276,500
TOTALS			454 Units	\$28,469,192
* Includes 13 units with supportive services for persons with disabilities.				
**Includes 30 units with supportive services for persons with disabilities.				

D. Housing Partnerships with Other Affordable Housing Developers

In addition, the City and its former Redevelopment Agency have successfully collaborated with other affordable housing developers. These additional collaborations are described in the table below.

Table 4.4: City / Former Agency Housing Partnerships with Other Affordable Housing Providers

Project Name	Total Units	Year Completed	Affordable Units	City & Agency Investment
Mountclef Apartments	18 Rent	1973	18	Developer Agreement
Conejo Future Village	90 Rent	1978	90	600,000
Scrub Oaks	5 Own	1982	5	44,250
Camelot	180 Own	1985	180	600,000
Monterey Woods	40 Own	1986	40	9,000
Casa de Oaks	185 Own	1986	185	342,900
Twin Oaks	15 Own	1987	15	35,000
Northoaks	112 Own	1987	112	77,150

Project Name	Total Units	Year Completed	Affordable Units	City & Agency Investment
Hidden Canyon	648 Own	1987	648	156,044
Hillcrest Royale	54 Rent	1990	54	500,000
United Cerebral Palsy	30 Rent	1993	30	\$200,000
The Groves	91 Own	1995	91	1,116,082
Habitat (720 Beall St)	1 Own	1995	1	40,000
Corta Bella	26 Own	1996	26	150,750
Arroyo Villas	40 Rent	1996	40	Developer Agreement
Habitat (193 Flittner Cir)	1 Own	1998	1	49,995
Habitat (199 Flittner Cir)	1 Own	1998	1	137,445
Westlake Vista	6 Own	2001	6	Developer Agreement
Premier Apartments	5 Rent	2003	5	Developer Agreement
Park Lane Townhomes	12 Own	2003	12	1,047,306
Oak Grove Villas	2 Own	2007	2	100,000
Shadows Apartments	148 Rent	2007	147	6,900,000
Habitat (200 Houston Drive)	1 Own	2010	1	50,000
TOTALS			1710 Units	\$12,155,922

End of Section 4

Section 5 — Program Evaluation, Administration, and Monitoring

A. Assessment of Strategic Plan Goals and Objectives

Exhibit G to this CAPER provides a summary of PY 2010-2015 Consolidated Plan goals and objectives and how PY 2011 CDBG-funded, and other funded, activities were implemented to address the City's identified needs.

B. Program Evaluation

Self-Evaluation

During the PY 2011 program year, the City amended the Action Plan to include a new activity, rehabilitation at the affordable housing complexes Richmond Terrace and Glenn Oaks Senior Apartments. The inclusion of these fast-moving activities enabled the City to meet its PY 2011 CDBG timeliness requirement by May 1, 2012.

Meeting Program and Consolidated Plan Requirements

The City's PY 2011 program activities were implemented following public review and comment and reviewed by staff for compliance with HUD requirements prior to City Council approval.

A Senior Analyst position in the Community Development Department is dedicated to overall management of CDBG program activities, including compliance with all applicable federal regulations and requirements. An Assistant Analyst provides support for the oversight of Commercial Revitalization activities and the coordination of housing-related information for Action Plan and CAPER documents. A Senior Planner provides environmental review for all CDBG-funded activities. A Senior Accountant is responsible for approving draw downs in IDIS and maintaining required reports for the CDBG program.

IDIS Financial Summary Report

The IDIS Financial Summary Report (C04PR26) (**Exhibit K-1**) shows PY 2011 expenditures totaling \$712,558.87 (\$712,559) including \$91,062 (15 %) for Public Services and \$121,417 (20%) for Program Administration. Two adjustments were entered into the report as follows:

- On Line 10, "Adjustment to Compute Total Amount Subject to Low/Mod Benefit", (\$22,189.37) was entered to adjust for two draws made on August 26, 2011 that had already been reported as spent in the PY 2010 CAPER and which should have been coded "Y" when entered into IDIS. These PY 2010 draws were:

\$ 104.57, IDIS Activity # 258. Neighborhood Improvements
\$ 22,084.80, IDIS Activity # 313, Bella Vista Improvements.

- On Line 34, "Adjustment to Compute Total Subject to Public Services Cap", (\$2,355) was entered to reflect that in PY 2011, this amount was transferred from Public Services to Capital Improvements (Neighborhood Improvements, Activity # 297) and so was no longer subject to the Public Services cap.

Program Timeliness

In PY 2011, the City maintained an acceptable Line of Credit by drawing down sufficient funds to achieve a balance of no more than 1.5 program years as of May 1, 2012. The City began PY 2011 with a balance of \$963,492 carried forward from PY 2010. With the addition of the City's PY 2011 CDBG entitlement totaling \$607,098, the total CDBG funds balance was \$1,570,590 or 2.58 program years. To reduce this balance to more than 1.5 program years, the City needed to draw down at least \$659,943 by May 1, 2012. The City exceeded this requirement by drawing down \$674,551 by April 30, 2012 and drew down an additional \$18,843 (total \$693,394) by June 30, 2012.

C. Program Administration

▪ Community Development Projects (Capital Improvement Projects)

The City's Community Development Department (CDD) manages CDBG program activities. The City's CDBG management team includes Community Development Director John Prescott, Deputy Community Development Director and City Planner Mark Towne, Senior Analyst Caroline Milton and Community Development Technician Lynn Oshita. Under the direction of the City Manager, and with approval of the City Council, the Community Development Department staff has primary responsibility for CDBG program administration and management and implementation of CDBG-funded projects.

CDD staff work closely with other City departments/divisions including the Finance and Public Works departments to manage federally funded projects and to prepare the 5-year Consolidated Plan, the annual Action Plan update and the annual Consolidated Annual Performance and Evaluation Report (CAPER). An informal outcome measurement group identifies project resources, outcome measures and indicators, data collection methods and measurement systems to provide a framework for analyzing and reporting project accomplishments to HUD. The City allocates up to 20 percent of its annual CDBG entitlement grant for program administration and project management.

City staff collaborates to implement the City's Community Development Block Grant (CDBG) funded projects including a needs assessment public hearing, identification of eligible projects, environmental review, strategic planning and citizen participation. With public participation, staff works to assure that CDBG-funded programs comply with federal regulations as they fulfill Consolidated Plan goals. The Citizen Participation Plan is an important tool in ensuring that CDBG-funded programs and projects have community support and oversight.

- Public Services

The Ad Hoc Social Services Funding Committee meets biennially (every other year) to review requests for public and social services grants to be funded by up to 15 percent of the City's CDBG entitlement and at least \$100,000 from the City's Social Services Endowment Fund (matching funds).

The Ad Hoc Committee is comprised of 9 residents appointed by the City Council. The membership reviews requests for grant funds, interviews providers concerning their programs to be funded, and prepares funding recommendations for City Council review and approval.

- Commercial Revitalization

From 1999 through 2005, the City Council used CDBG funds to support a commercial rehabilitation for owners of aging commercial properties in income-eligible block groups. The City Council's Business Roundtable reviews grant applications and individual grants will be up to \$100,000 per project. By PY 2009, all CDBG-funded Commercial Revitalization projects had been completed.

Beginning in July 2007, Commercial Revitalization projects were funded with Thousand Oaks Redevelopment Agency funds for economic development on and adjacent to Thousand Oaks Boulevard. **Exhibit H** to this CAPER report is a table showing all the City's investments in the Commercial Revitalization program since 1998. However, with the elimination of Redevelopment Agency revenues as of February 1, 2012, the Commercial Revitalization program has been discontinued.

- Public Review of Consolidated Plan, Annual Action Plan and Annual Performance Report

Public review of the City's Community Development Block Grant (CDBG) strategic plan (five-year Consolidated Plan), annual implementation plan (Action Plan), and annual performance report (Consolidated Annual Performance and Evaluation Report) provide oversight and scrutiny of the City's federally funded projects and invites commentary, pro or con, to help the City determine the level of public support for CDBG expenditures. The City's Citizen Participation Plan (Resolution 2010-085) was revised in September 2010 to include improvements and enhancements that were

requested by HUD following an administrative monitoring review of the City held in July 2010.

- Compliance with Davis-Bacon Act and Section 3 Requirements

Following a competitive and public Request for Proposals in 2006 (and more recently in 2011), the City hired Comprehensive Housing Services to provide federal wage compliance oversight and related services for the City's CDBG-funded construction projects. This firm, which represents a number of local governments in Southern California provides the City with professional cost estimates for its commercial rehabilitation grant program, coordinates pre-construction meetings with contractors and sub-contractors ensures and ensures the submission of required certified payrolls.

- Integrated Disbursement and Information System (IDIS)

The City uses IDIS on a frequent basis to ensure timely communication and data transfers to HUD's computer. Successful use of the IDIS interface helps ensure that the City's CDBG-funded projects and activities are eligible and accurately categorized. The City participates in IDIS data cleanup activity and responds to correct any anomalous data identified by HUD.

- Grant Agreements

Each non-profit organization or public agency that partners with the City for the use of federal funds must sign a contract which references the applicable federal requirements for administration of the grant. Each City sub-grantee is notified of its responsibilities for compliance and for maintaining documentation to demonstrate that compliance.

D. Program Monitoring

The Community Development Department closely monitors the progress of CDBG-funded projects as well as their compliance with Federal (and State of California) requirements.

- Monitoring of Construction Projects

To confirm compliance by contractors and sub-contractors with these federal mandates, the City contracts with Comprehensive Housing Services (CHS) located in Fountain Valley. The firm monitors the issuance of new federal wage guidelines by the U.S. Department of Labor and conducts pre-construction meetings with the contractors and sub-contractors selected via a competitive bidding process for City contracts.

CHS also determines the wages (federal or State prevailing wages) to be used in each project and makes unscheduled visits to the construction site to interview laborers. CHS also collects and reviews certified payroll documents to ensure their accuracy and completeness.

▪ Monitoring of Sub-Grantees

The City conducts desk audits and in-person visits with CDBG sub-grantees to verify the appropriate use of CDBG funding and to review federal requirements for grant management (OMB Circular A-110), eligibility of program recipients, collaboration with other non-profits and efforts to avoid duplication of services, fund-raising efforts to leverage federal funds and related issues. The City requires remedial action by any grantee should their programs not be consistent with federal requirements.

In addition to reviewing the quarterly and annual reports received from CDBG sub-recipients, the City conducted desktop monitoring on five of the City's PY 2011 CDBG public and social services agencies. After reviewing these reports, no compliance issues were identified. The monitor reviewed program performance, administrative procedures and financial capacity. The following PY 2011 social service non-profit agencies received a desktop monitoring:

Agency	CDBG Funded Program
ARC Ventura County	After School Program – Developmentally Disabled Youth
Assistance League	School Clothing Program
Long Term Care	Senior Ombudsman Program
Westminster Free Clinic	Medical Clinics Program
Women's Economic Ventures	Microenterprise Development Program

The following CDBG-funded sub-recipient agencies are scheduled for on-site monitoring visits in September 2012:

Agency	CDBG Funded Program
Conejo Free Clinic	Medical Clinics
Lutheran Social Services	Homeless Services Program
Senior Concerns	Meals on Wheels

Details about these monitoring visits will be included in the City's PY 2012 CAPER report.

E. Environmental Review of CDBG Projects

To comply with federal requirements to identify the environmental impacts of CDBG-funded activities, the City made the following findings regarding environmental review of the following PY 2011 CDBG-funded projects:

Table 5.1: PY 2012 CDBG-Funded Activity Environmental Review

Activity	Environmental Finding
Capital Improvements	
Bella Vista Apartments 2011 Improvements (HS 9936)	Categorical Exclusion
Old Town West Street and Drainage Improvements (CI 4298)	Categorical Exclusion
Rehabilitation at Richmond Terrace Apartments and Glenn Oaks Senior Apartments (HS 9938)	Categorical Exclusion
Day Labor Site (Code Enforcement) 3120 Royal Oaks Drive Thousand Oaks, CA 91362 (BG 2025)	Categorical Exclusion
Emergency Shelter Development (HS 9937)	Categorical Exclusion
Micro-Enterprise Assistance	
Women's Economic Ventures 400 E. Esplanade Drive, Suite 300 Oxnard, CA 93036	Exempt Activity
Public Services	
Grants to 9 Social Services Providers from several locations in CDBG-eligible block groups	Exempt Activity
Program Administration	
Project Management, Program Compliance City of Thousand Oaks 2100 Thousand Oaks Boulevard Thousand Oaks, CA 91362	Exempt Activity

F. Managing Changes In Program Objectives

▪ Re-Programming in Response to Slow-Moving Activities

In PY 2011, the City implemented the Action Plan amendment described below.

(Substantial) Amendment # 1 to PY 2011 Action Plan -- \$230,400 to Many Mansions (Richmond Terrace Apartments Improvements) and \$77,600 to Area Housing Authority of the County of Ventura (Glenn Oaks Senior Apartments Improvements, HS 9938)

On February 21, 2012, the City Council approved (substantial) Amendment # 1 to the PY 2011 Action Plan to transfer \$230,400 from the Old Town West Master Plan Street and Drainage Improvements project (CI 4298) to a new activity, Richmond Terrace Apartments Improvements and \$77,600 to the Area Housing Authority for Glenn Oaks Senior Apartments Improvements. This substantial

amendment ensures that \$308,000 in CDBG funds will be expended by May 1, 2012 to help satisfy the City's HUD timeliness requirement while assisting the completion of priority rehabilitation at two multi-family complexes for low-income persons. Improvements are described on pages 26 to 29.

G. Citizen Participation Process

▪ Citizen Participation Plan

The City's updated Citizen Participation Plan (Resolution 2010-085 – see **Exhibit F** to this CAPER) describes the procedures to be followed each year to ensure that members of the public, particularly low- and moderate-income persons, have opportunities to help identify community needs, comment on proposed CDBG-funded activities and on the City's performance, and to participate fully in the City's Consolidated Plan activities.

In response to HUD's On-Site Monitoring on July 20-22, 2010, the City revised its Citizen Participation Plan to include the definitions of persons residing in Low- and Moderate-Income neighborhoods, to add language that encourages participation in the Consolidated Plan process by lower-income persons, including residents of slum and blight areas, and to provide a summary of the City's Anti-Displacement and Relocation Plan. The revised Citizen Participation Plan was approved by the City Council on September 27, 2010.

Public Hearings

As described below, in PY 2011, the City held 3 Action Plan-related public hearings between September 2011 and April 2012, and will hold a fourth public hearing on September 11, 2012 for review/approval of this CAPER document. The City's PY 2011 hearings are summarized in the table below.

**Table 5.2: PY 2012 CDBG Needs Assessment / Action Plan
Public Hearing & Review Schedule**

Jan. 17, 2012	Community Needs Assessment Public Hearing
Mar. 12 – April 10, 2012	Public Review of Draft PY 2012 Action Plan
April 10, 2012	City Council Review of Draft PY 2012 Action Plan
Aug. 1- 31, 2012	Public Review of Draft PY 2011 CAPER Report
Sept. 11, 2012	PY 2011 CAPER Report Public Hearing

The City provided public notice of these hearings in accordance with the City's Citizen Participation Plan. Copies of the City's public notices are included in **Exhibit L** to this report. The City used newspaper display advertising, legal classified pages, City's Internet web page and the electronic bulletin board on TOTV-10, the City's 24-hour cable access government channel, to advertise the availability of CDBG-related documents for public review and public hearings.

Citizen Participation and Public Comments

Public Hearing Comments

The following speakers and/or correspondents participated in the City's PY 2011 Action Plan-related public hearings.

Public Hearing # 1 – PY 2012 Needs Assessment

There were no public comments at this hearing.

Written Comments Received During the Needs Assessment Process

The following persons submitted comments for consideration by the City in advance of drafting the PY 2012 CDBG Action Plan.

Table 5.3: Written Comments Received by City

1.	Cathy Brudnicki, Executive Director Ventura County Homeless & Housing Coalition 1317 Del Norte Road Camarillo, CA 93010	City should use CDBG funds to focus primarily on the basic needs of low-income households: food, shelter/housing assistance and access to medical care.
2.	Rick Schroeder, President Many Mansions 1459 E. Thousand Oaks Boulevard, #D Thousand Oaks, CA 91362	Requested \$300,000 in CDBG funds for rehabilitation at low-income, affordable housing rental projects, Schillo Gardens and Richmond Terrace.
3.	George McGehee, Property Manager Area Housing Authority 1400 W. Hillcrest Drive Newbury Park, CA 91320	Requested \$75,000 in CDBG funds for windows replacement at the low-income senior apartment complex Glenn Oaks Apartments.
4.	Marsha Bailey, Executive Director Women's Economic Ventures 333 S. Salinas Street Santa Barbara, CA 93103	Requested \$10,000 in CDBG funds for support of the Self-Employment Training (SET) Program to serve up to 15 Thousand Oaks residents.
5.	Jessica Nimoy, Consultant to Conejo Valley Neighborhood for Learning (CVNfL) and Adopt-A-Future 2522 Pleasant Way Thousand Oaks, CA 91362	Requested \$66,000 in CDBG funds for support of an additional classroom for infant / toddler care by Conejo Valley Neighborhood for Learning pre-school.
6.	Mary Harris, Thousand Oaks Resident	Requested City use CDBG funds for repairs at low-income housing sites in the City.

Responses to Written Comments for the 2012 Needs Assessment

Table 5.4: City's Responses to Written Comments

1.	Cathy Brudnicki, Executive Director Ventura County Homeless and Housing Coalition	The VCHHC's position was shared with the City's 2012 Social Services Ad Hoc Committee.
2.	Rick Schroeder, President Many Mansions	City amended its PY 2011 Action Plan to provide funding, as requested, for this activity.
3.	George McGehee, Property Manager Area Housing Authority	City amended its PY 2011 Action Plan to provide funding, as requested, for this activity.

- | | | |
|----|---|---|
| 4. | Marsha Bailey, Executive Director
Women's Economic Ventures | City's PY 2012 Action Plan provides funding, as requested, for this activity. |
| 5. | Jessica Nimoy, Consultant to Conejo Valley
Neighborhood for Learning (CVNfL) | City lacks the resources to fund this activity. Please see written response to Ms. Nimoy. |
| 6. | Mary Harris, Thousand Oaks Resident | City advised resident that during FY 2011 Action Plan year, City used \$308,000 for repairs at (1) Richmond Terrace and (2) Glenn Oaks Senior Apartments. |

Public Comments at Public Hearing # 2 (April 10, 2012)

Table 5.5: Public Hearing # 2 Comments (April 10, 2012)

- | | | |
|----|--|---|
| 1. | Lea Gonzalez, Program Manager
Women's Economic Ventures (WEV) | Requested that Council support staff's recommended CDBG grant of \$10,000 for the Self-Employment Program (SET), business counseling and business loans. |
| 2. | Eric Sternad, Executive Director
Interface Children & Family Services | Requested that Council support staff's recommended City's Social Services Endowment Fund (SSEF) grant of \$3,000 for the 2-1-1 Ventura County telephone referral service. |
| 3. | Rick Schroeder, President
Many Mansions | Requested Council override the recommendation of the City's Social Services Ad Hoc Committee and provide a \$5,000 grant for the Hillcrest Apartments' Children's Services Program. |
| 4. | Nick Quidwai, Executive Director
Concerned Citizens of Thousand Oaks | Requested Council reorganize the existing Social Services grant process from biennial (every other year) to annual. |

Responses to Public Comments (Public Hearing # 2, April 10, 2012)

Table 5.6: City's Responses to Public Hearing # 2 Comments (April 10, 2012)

- | | | |
|----|--|---|
| 1. | Lea Gonzalez, Program Manager
Women's Economic Ventures (WEV) | The City Council approved a \$10,000 CDBG grant to support the Self-Employment Program (SET), and related services, that primarily assist lower-income persons (from July 1, 2012 through June 30, 2013.) |
| 2. | Eric Sternad, Executive Director
Interface Children & Family Services | The City Council approved a \$3,000 grant from the City's Social Services Endowment Fund (SSEF) for the 2-1-1 Ventura County telephone referral service from July 1, 2012 through June 30, 2013. |
| 3. | Rick Schroeder, President
Many Mansions | Staff commented that the Committee found that Many Mansions had other options, apart from the requested social services grant, to fund the proposed program beginning in 2013. The City Council agreed and did not revise the Committee's recommendation. |
| 4. | Nick Quidwai, Executive Director
Concerned Citizens of Thousand Oaks | Staff commented that, in prior years, an annual social services grant review process generated complaints from non-profits that the yearly process was administratively burdensome to these organizations. Staff recommended that the current biennial process be retained and Council agreed (no change at this time.) |

G. Other CDBG Submittal Requirements

Float-Funded Activities

Thousand Oaks did not conduct any float-funded activities in PY 2011.

Contingency

As shown on the table on page 17 of this CAPER report, the City allocated 100 percent of its PY 2011 CDBG entitlement grant totaling \$607,098.

Urgent Needs

The City did not complete any "Urgent Need" activities in PY 2011.

Certification of Consistency

As requested by HUD applicants, the City provided/will provide a Certification of Consistency with the City's Consolidated Plan.

Consolidated Plan and/or Action Plan Implementation

The City complied with applicable HUD requirements and did not hinder, by action or willful inaction, the implementation of either its PY 2010-2015 Consolidated Plan or the PY 2011 Action Plan.

Locations of PY 2011 CDBG-Funded Projects

In PY 2011, the City implemented CDBG-funded activities at the following locations and to benefit the specific service areas and/or clienteles listed in the table below.

Table 5.7: PY 2011 CDBG-Funded Activity Locations and Services Areas/Clientele

Capital Projects and Grants	Location	Service Area
Bella Vista Apartments 2011 Improvements (HS 9936)	2911-2025 Los Feliz Drive Thousand Oaks, CA 91362	CT 71.1
Richmond Terrace Apartments (HS 9938)	760 Warwick Avenue Thousand Oaks, CA 91369	CT 69.1
Glenn Oaks Senior Apartments (HS 9938)	145 E. Wilbur Road Thousand Oaks, CA 91360	CT 68.0
Neighborhood Improvements – Old Town West Engineering Master Plan	North of U.S. Highway 101 East of Live Oak Street South of Thousand Oaks Boulevard West of Hampshire Road	CT 71.2

◆ City of Thousand Oaks ◆ CDBG Program ◆ PY 2011 CAPER ◆

Code Enforcement

Day Labor Site	3120 Royal Oaks Drive Thousand Oaks, CA 91362	CT 71.2
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Micro-Enterprise Assistance

Women's Economic Ventures	374 Poli Street, # 207, Ventura	Community-Wide
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Public Services

Arc of Ventura County	801 Knollwood Drive Newbury Park, CA 91320	CT 59.1
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Assistance League	Conejo Elementary School, 280 N. Conejo School Road, Thousand Oaks, CA 91362	CT 71.0
	Glenwood Elementary School, 1135 Windsor Drive, Thousand Oaks, CA 91360	CT 68.2

Catholic Charities	Moorpark Community Services Center 609 Fitch Avenue Moorpark, CA 93021	Community Wide
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Conejo Free Clinic	Human Services Center, 80 East Hillcrest Drive, Thousand Oaks, CA 91360	Community Wide
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Long Term Care	At 61 long-term care sites In Thousand Oaks	Community Wide
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Lutheran Social Services	Human Services Center, 80 East Hillcrest Drive, Thousand Oaks, CA 91360	Community Wide
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Senior Concerns Meals on Wheels	401 Hodencamp Road Thousand Oaks, CA 91360	Community Wide
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Westminster Free Clinic	United Methodist Church, 1000 E. Janss Road, Thousand Oaks, CA 91360	Community Wide
	Westminster Presbyterian Church, 32111 Watergate Road, Westlake Village, CA 91361	Community Wide

Program Administration

General Administration	2100 Thousand Oaks Boulevard Thousand Oaks, CA 91362	Community Wide
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Fair Housing Counseling	Housing Rights Center 1-800-477-5977	Community Wide
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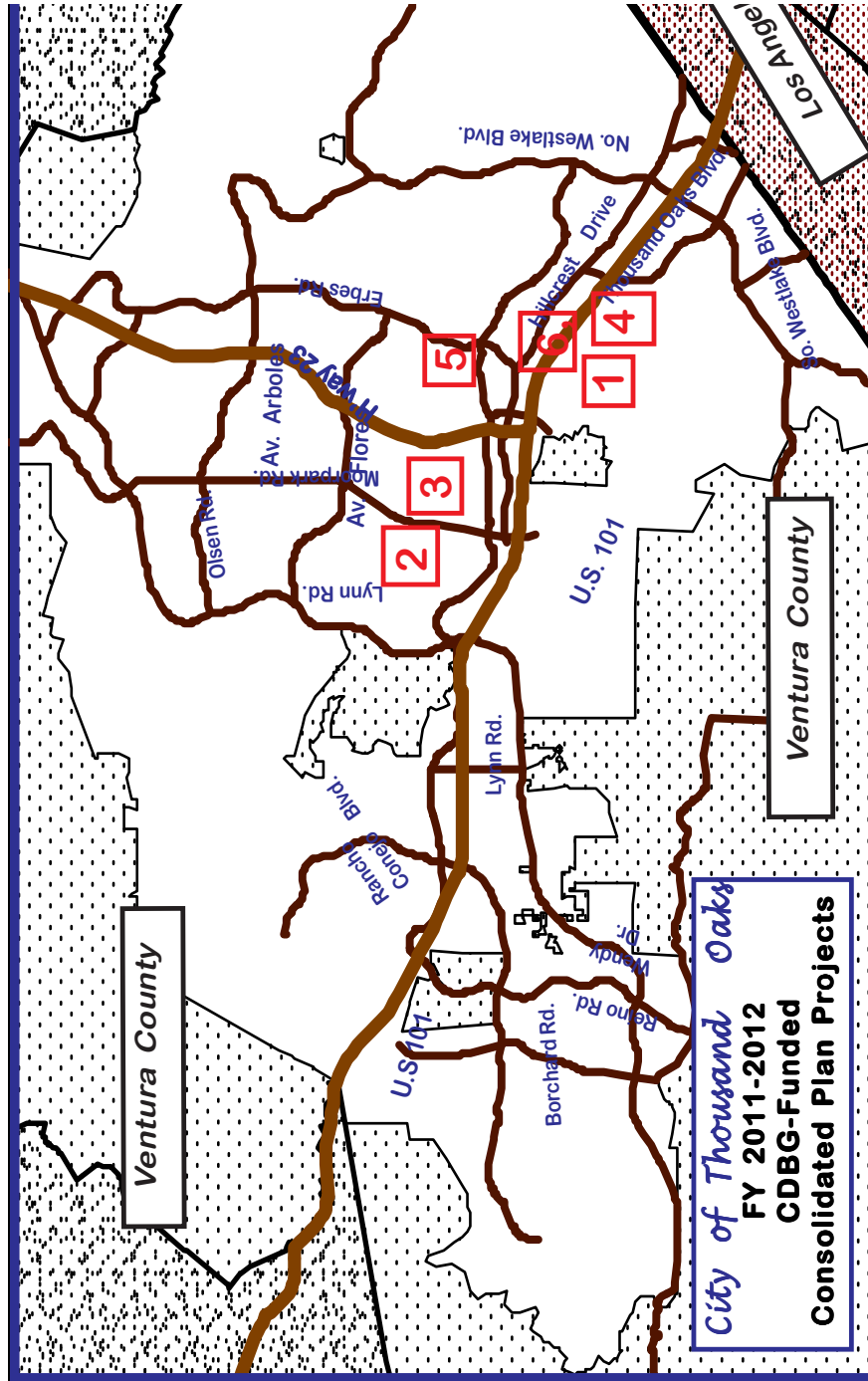
End of PY 2011 CAPER Report Narrative

◆ City of Thousand Oaks ◆ CDBG Program ◆ PY 2011 CAPER ◆

FY 2011 – 2012 (PY 2011) CDBG PROGRAM EXPENDITURES						
This table summarizes City's CDBG-funded expenditures from 7/1/11 through 6/30/12 and includes unspent CDBG funds from prior years						
Balance 6/30/11	Project	PY 2011 Allocations	Amendments	Total Budget	PY 2011 Expenses	Balance 6/30/12
\$ 961,137	Capital Projects (50%)	\$ 290,439	+ 2,355	\$ 1,253,931	\$ 395,900	\$ 858,031
938,943	Old Town West Street Improvements CI 4298	275,013	2,355 (a) (5,000) (b) (230,400) (c) (77,600) (d) (310,645)	903,311	54,083	849,228
22,194	Bella Vista 2011 Improvements HS 9936	-0-	(b) + 5,000	27,194	26,179	1,015
-0-	Emergency Shelter Development HS 9937	15,426	-0-	15,426	7,638	7,788
-0-	Richmond Terrace Improvements HS 9938	-0-	(c) 230,400	230,400	230,400	-0-
-0-	Glenn Oaks Senior Apartments HS 9938	-0-	(d) 77,600	77,600	77,600	-0-
-0-	Code Enforcement (14%)	94,180	-0-	94,180	94,180	-0-
-0-	Day Labor Site Code Enforcement BG 2025	94,180	-0-	94,180	94,180	-0-
-0-	Micro-Enterprise Assist (1%)	10,000	-0-	10,000	10,000	-0-
-0-	Women's Economic Ventures BG 2022	10,000	-0-	10,000	10,000	-0-
2,355	Public Services (15%)	91,062	(2,355)	91,062	91,062	-0-
-0-	ARC Ventura County BG 2027	3,659	-0-	3,659	3,659	-0-
-0-	Assistance League BG 2023	6,769	-0-	6,769	6,769	-0-
-0-	Catholic Charities BG 9814	11,526	-0-	11,526	11,526	-0-
2,355	Community Action BG 2011	-0-	(a) (2,355)	-0-	-0-	-0-
-0-	Conejo Free Clinic BG 9816	13,722	-0-	13,722	13,722	-0-
-0-	Long Term Care BG 9821	13,722	-0-	13,722	13,722	-0-
-0-	Luth Soc Services BG 9822	17,056	-0-	17,056	17,056	-0-
-0-	Meals on Wheels BG 9818	19,119	-0-	19,119	19,119	-0-
-0-	West. Free Clinic BG 2026	5,489	-0-	5,489	5,489	-0-
-0-	Administration (20%)	121,417	-0-	121,417	121,417	-0-
-0-	Administration BGADMN	99,480	-0-	99,480	99,480	-0-
-0-	Fair Housing BGADMN	11,937	-0-	11,937	11,937	-0-
-0-	Ventura County Homeless & Housing Coalition BG ADMN	10,000	-0-	10,000	10,000	-0-
\$ 963,492	CDBG Program (100%)	607,098	-0-	1,570,590	712,559	858,031

- (a) Transfer of \$2,355 in unspent funds to CI 4298 from BG 2011.
- (b) Transfer of \$5,000 (Minor Amendment # 1) from CI 4298 to HS 9936 to fund supplemental wage compliance at Bella Vista Apartments project (low-income units.)
- (c) Transfer of \$230,400 (Substantial Amendment # 1) from CI 4298 to HS 9938 to fund priority improvements at Richmond Terrace Apartments (low-income units.)
- (d) Transfer of \$77,600 (Substantial Amendment # 1) from CI 4298 to HS 9938 to fund priority improvements at Glenn Oaks Senior Apartments (low-income units.)

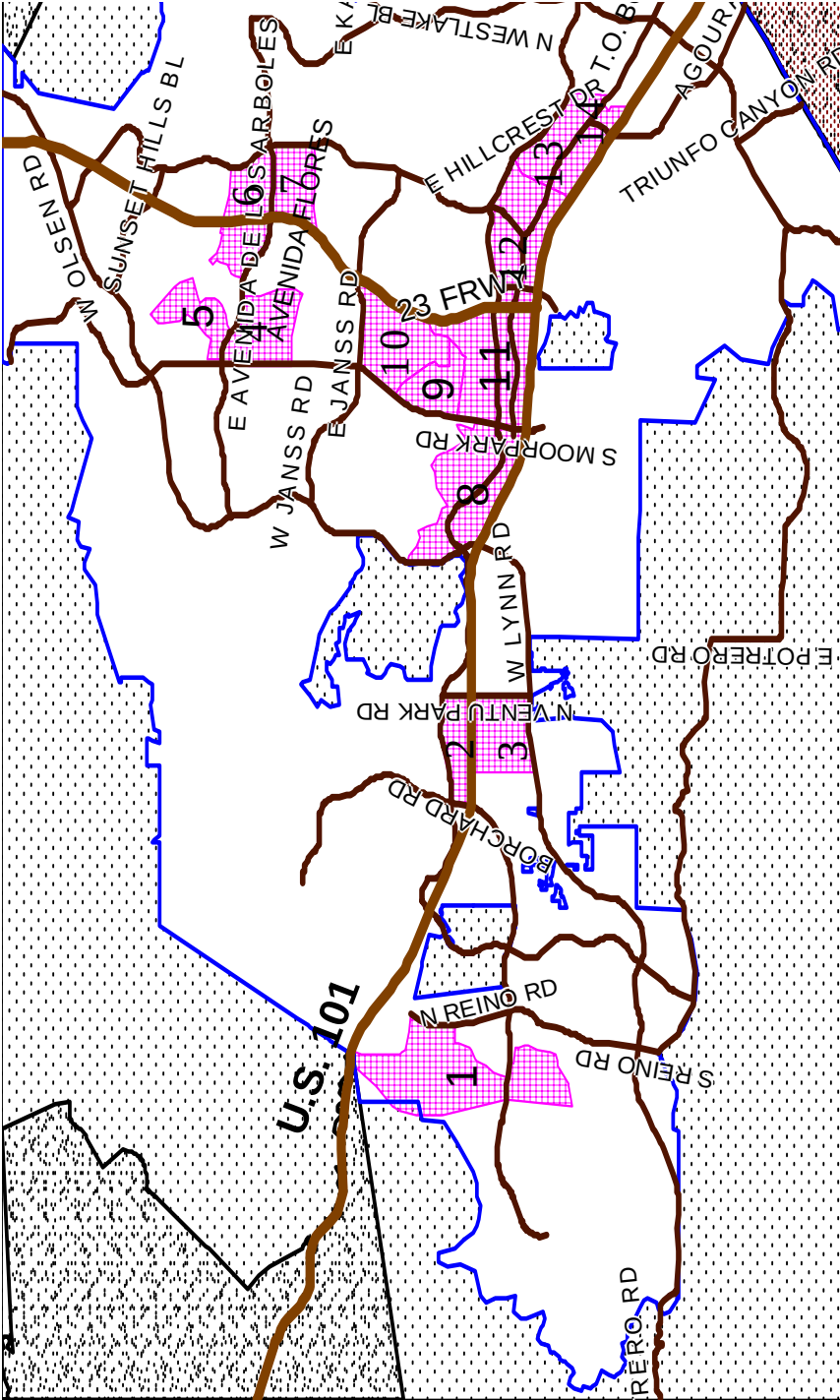
B



1. Neighborhood Improvements Program
2. Richmond Terrace Apartments Improvements
3. Glenn Oaks Senior Apartments Improvements
4. Public Social Services (Human Services Center)
5. Day Labor Site Coordination
6. WEV Self-Employment Training Program

C

City of Thousand Oaks Census 2000 Low and Moderate-Income Census Tract Block Groups for CDBG Program



City's Census 2000 Block Groups with at Least 29.4% Low/Mod Househ

	Census Tract	Block Group	Low/Mod %		Census Tract	Block Group	Low/Mod %
1	58.00	1	30.0	8	75.08	2	35
2	58.00	3	32.8	9	69.00	3	57
3	61.00	2	65.0	10	68.00	3	49
4	59.09	1	40.7	11	68.00	2	30
5	65.00	2	48.7	12	70.00	1	49
6	64.00	4	34.5	13	71.00	1	67
7	64.00	6	53.6	14	71.00	2	63

D

Final 2011 – 2012 Federal CDBG & City SSEF Social Services Grants

City of Thousand Oaks FY 2011-12 Social Services Grants

Federal HUD / Community Development Block Grant (CDBG) & City Social Services Endowment Funds (SSEF)

Community Development Block Grant (CDBG)				Social Services Endowment Fund (SSEF)			
		Grant				Grant	
1.	Senior Concerns (Meals on Wheels)	\$ 19,119		9.	Community Action (Lease Assistance)	\$ 8,690	
2a.	Lutheran Social Serv. (Emergency Services)	17,056 ⁱ		10.	Senior Concerns (Adult Day Care Scholarships)	8,690	
3.	Conejo Free Clinic (Medical Services)	13,722		11.	St. Vincent de Paul (Poor/Homeless Program)	7,318	
4.	Long Term Care (Senior Ombudsman)	13,722		12.	Conejo Rec. & Park District (Conejo Creek Programs)	6,769	
5.	Catholic Charities (Comty. Service Center)	11,526		13.	County of Ventura HSA (RAIN Program)	6,769	
6.	Assistance League (Operation School Bell)	6,769		14.	Food Share (Comty. Hunger Services)	5,763	
7.	Westminster Free Clinic (Medical Program)	5,489		15.	Manna (Operations Program)	5,763	
8.	ARC Ventura County (After School-Disabled)	3,659		16.	Livingston Memorial VNA (Subsidized Care)	4,848	
	CDBG Grants Total	\$ 91,062		17.	United Cerebral Palsy (Disabled Transportation)	4,848	
				18.	Kids and Families Together (Kinship Navigation Service)	4,839	
				19.	Turning Point Foundation (Appleton House)	4,574	
				20.	Rebuilding Together (Rebuild Days)	4,299	
				21.	Big Brothers, Big Sisters (Youth Mentoring)	3,833	
				22.	Hospice Conejo (Hospice Support Services)	3,833	
				23.	City Impact (At-Risk Youth Services)	3,385	
				24.	Senior Concerns (Senior Nutrition-Goebel)	2,927	
				25.	Villa Esperanza (Employment Services)	2,927	
				26.	Girls Empowerment Center (Girls Groups)	2,926	
				27.	Community Action (Legal Assistance)	2,918	
				28.	Grey Law (Senior Legal Services)	2,918	
				29.	YMCA Conejo Valley (Scholarships Program)	2,918	
				30.	Rotary Club (Immunization Clinic)	2,744	
				2b.	Lutheran Social Services (Homeless Programs)	1,238 ⁱ	
					SSEF Grants Total	\$105,737ⁱⁱ	
Total Annual Social Services Budget: 2011-2012 \$196,799							

ⁱ Total of 2a and 2b is \$18,294.

ⁱⁱ The SSEF budget includes \$100,000 in FY 2011 funds and \$5,737 in unspent prior year funds.



M E M O R A N D U M

City of Thousand Oaks • Thousand Oaks, California
Community Development Department

TO: Scott Mitnick, City Manager

FROM: John Prescott, Community Development Director

DATE: October 6, 2011

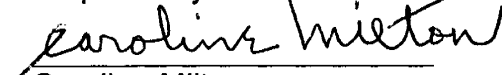
SUBJECT: **Minor Amendment # 1 to Program Year 2011 CDBG Action Plan
(Fiscal Year 2011-2012); Transfer of \$5,000 from CI 4298 to HS 9936
(No Additional Funding Requested)**

This Minor Amendment complies with Resolution 2010-085, Section 6, (c), paragraph (1) in that transfers of CDBG funds between activities that total less than 10 percent of the City's annual entitlement may be approved by the City Manager. Specifically, the request is to transfer \$5,000 from Old Town West Street and Drainage Improvements (CI 4298) to Bella Vista 2011 Improvements (HS 9936) for supplemental prevailing wage compliance services by a City contractor (Comprehensive Housing Services) due to unresolved compliance issues with Western States Roofing Systems:

- **\$5,000 from** the PY 2011 (FY 2011-2012) CDBG Old Town West Street and Drainage Improvements (CI 4298) budget totaling \$1,213,956. (The City engineer's preliminary estimate of project costs is \$910,000
- **\$5,000 to** the Bella Vista 2011 Improvements (HS 9936) budget. Total project costs would increase from \$295,000 to \$300,000 and accommodate supplemental prevailing wage compliance services.

Staff will include a description of this minor amendment (\$5,000 in PY 2011 CDBG funds) in the City's PY 2011 CAPER report (to be approved by the City Council in September 2012 and submitted to HUD). A copy of this memorandum will be included as a CAPER exhibit.

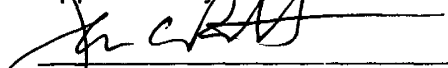
Prepared by:

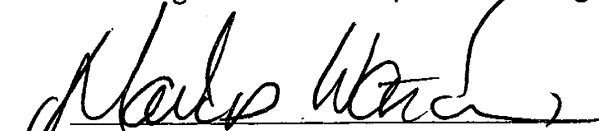

Caroline Milton
Senior Analyst

Submitted by:


Russ Watson
Housing and Redevelopment Manager

Approved by:


John Prescott
Community Development Director


Scott Mitnick
City Manager

c: Finance Department



M E M O R A N D U M

City of Thousand Oaks • Thousand Oaks, California
Community Development Department

TO: Scott Mitnick, City Manager

FROM: John C. Prescott, Community Development Director

DATE: February 21, 2012

SUBJECT: Amendments to 2011-2012 Community Development Block Grant (CDBG) Action Plan

RECOMMENDATION:

1. Approve transfer of \$308,000 in Federal Community Development Block Grant (CDBG) funds from A/C # 120-1010-642-8300 (Old Town West Street Improvements, CI 4298) to A/C # 120-1010-644-5920 (2012 Affordable Housing Improvements, HS 9938).
 - a. Approve agreement with Many Mansions for 2012 Housing Improvements (HS 9938); not-to-exceed \$230,400 for Richmond Terrace Apartments; and
 - b. Approve agreement with Area Housing Authority of the County of Ventura for 2012 Housing Improvements (HS 9938), not-to-exceed \$77,600 for Glenn Oaks Senior Apartments.
2. Approve completing the conversion of \$254,600 in prior year CDBG funds for Esseff Village (Many Mansions) from grants to loans.
 - a. Approve second amendment to agreement with Many Mansions dba Esseff Village Associates, L.P, (Contract 4708-2000; not-to-exceed \$54,600 loan of CDBG funds); and
 - b. Approve first amendment to agreement with Many Mansions dba Esseff Village Associates, L.P. (Contract 5363-2002; not-to-exceed \$200,000 loan of CDBG funds).

FINANCIAL IMPACT:

No Additional Funding Requested. \$308,000 in CDBG funds for new Housing Improvements activity (HS 9938) would be transferred out of the Old Town West budget (CI 4298) and replaced, as needed, after July 1, 2012 from future CDBG funds. The re-classification or conversion from "grants" to "loans" of \$254,600 in prior year CDBG funding for Esseff Village completes a process begun in 2000. No payments of interest or repayment of principal from the two loans will occur until 2040.

BACKGROUND:

1. Transfer of \$308,000 from CI 4298 to HS 9938

The City receives an annual CDBG entitlement grant from the U.S. Department of Housing and Urban Development (HUD). Each year the City must spend a certain percentage of its Federal cash on hand by April 30 or risk losing the funds. This year, 77 percent of the City's CDBG funds are committed to the Old Town West street and drainage improvements project (CI 4298). The competitive bid process to select a contractor to construct the improvements is underway; however, the timing of construction activity, anticipated to begin in April 2012, will not result in sufficient expenditures by April 30, 2012, as are needed to satisfy HUD's requirements for the CDBG program. However, the proposed transfer of \$308,000 from the Old Town West (CI 4298) budget to a new, faster-moving Housing Improvements (HS 9938) activity will enable the City to meet its 2012 CDBG spending requirement. As needed, the full \$308,000, or a portion thereof, will be restored to the CI 4298 budget after July 1, 2012 using future CDBG funds.

2. Conversion of \$254,600 in Prior Year Funding for Esseff Village

In July 2000, the City Council approved Contract 4708-2000 to provide \$54,600 in CDBG funds to Many Mansions (dba Esseff Village Associates, L.P.) to establish a public facility (public safety resource center) at an affordable housing project for senior, disabled and formerly homeless persons. In September 2000, the Contract was amended to afford the City discretion to provide the funds as a grant or a loan. Thereafter, the City accepted Many Mansions' Promissory Note, backed by a Deed of Trust, thereby structuring the \$54,600 transaction as a 40-year loan, with repayment of principal and interest in 2040.

In January 2002, the City Council approved Contract 5363-2002 to provide an additional \$200,000 to Many Mansions (dba Esseff Village Associates, L.P.) to assist with the property acquisition of the former Village Inn Motel, prior to its conversion to 50 studio apartments for very low-income persons with disabilities. The contract provided the City with the discretion to structure the transaction as a grant or a loan. In December 2000, the City accepted Many Mansions' Promissory Note, backed by a Deed of Trust, thereby structuring the \$200,000 transaction as a 40-year loan, with repayment of principal and interest in 2040.

DISCUSSION/ANALYSIS:

1. Transfer of \$308,000 from CI 4298 to HS 9938

In order to accelerate the current rate of CDBG spending to satisfy HUD's April 30 expenditure requirement, as well as to facilitate the construction of priority improvements at local affordable rental housing projects, the City proposes to fund the following three CDBG-funded activities:

Proposed 2012 Housing Improvements (HS 9938) = \$308,000 (CDBG Funds)

Proposed Grant to Many Mansions for Richmond Terrace Apts. = \$ 230,400

(a)	Replace Wood Shingle Siding on 3 Exterior Walls	\$ 60,000
(b)	Repair/Replace/Re-Stripe Asphalt Driveways (Front and Rear)	35,700
(c)	Repair Roofs and Replace Gutters	8,900
(d)	Install interior Emergency Lights; Replace Other Light Fixtures	33,680
(e)	Replace Wall Heater Units	35,100
(f)	Architectural and Permits (soft cost)	5,000
(g)	Contingency – 10 Percent (hard cost)	17,338
(h)	Administrative Fee – 10 Percent	17,344
(i)	Prevailing Wage Monitoring – 10 Percent	17,338
Sub -Total		\$ 230,400

Proposed Grant to Area Housing Authority for Glenn Oaks Apts. = \$ 77,600

(a)	Purchase and Install 110, double-pane, energy-efficient windows	\$ 70,400
(b)	Administrative Fee – 10 Percent	7,200
Sub-Total		\$ 77,600

The proposed replacement windows meet the requirements of the American Architectural Manufacturers Association (AAMA), the American Society for Testing and Materials International (ASTM) and the National Fenestration Rating Council (NFRC). The U-value is 0.28 and the Solar Heat Gain Coefficient is 0.23, both exceeding the minimum requirements.

To facilitate the transfer of \$308,000 in CDBG funds to be expended by April 30, staff is recommending that the City Council approve the CDBG contract agreements provided as Attachments # 1 and # 2 to this staff report.

2. Conversion of \$254,600 in Prior Year CDBG Funds for Esseff Village

The attached contract amendments (Attachments # 3 and # 4) have been prepared to document that \$254,600 in prior year CDBG funding for Many Mansions' subsidiary Esseff Village Associates, L.P., was provided as two loans of \$54,600 and \$200,000, respectively, in order to facilitate the project's eligibility for low-income tax credits to project investors.

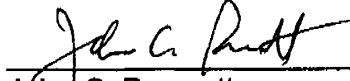
The original contracts provided the City with discretion to structure the funding as grants or loans. The proposed contract amendments confirm that the City's funding was provided as loans, with principal and interest payable to the City in 2040. The approval of these contract amendments clarifies the status of these loans for City and Many Mansions' auditors, the public and HUD officials. HUD and Many Mansions are aware of these proposed transactions and have concurred with staff's recommendation # 2.

COUNCIL GOAL COMPLIANCE:

Meets Council Goal B:

"Operate City government in a fiscally and managerially responsive and prudent manner to ensure that the City of Thousand Oaks remains one of California's most desirable places to live, work, visit, recreate, and raise a family."

Submitted by:



John C. Prescott
Community Development Director

Prepared by:



Caroline R. Milton
Senior Analyst

Attachments:

- # 1 – Agreement with Many Mansions for \$230,400 Grant of CDBG Funds
- # 2 – Agreement with The Area Housing Authority of the County of Ventura for \$77,600 Grant of CDBG Funds
- # 3 – Amendment # 2 to Agreement with Many Mansions dba Esseff Village Associates, L.P., (Contract 4708-2000); \$54,600 Loan of CDBG Funds
- # 4 - Amendment # 1 to Agreement with Many Mansions dba Esseff Village Associates, L.P., (Contract 5363-2002); \$200,000 Loan of CDBG Funds

RESOLUTION NO. 2010-085

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
THOUSAND OAKS ADOPTING A REVISED CITIZEN
PARTICIPATION PLAN FOR LOCAL IMPLEMENTATION OF THE
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HUD) CONSOLIDATED PLAN PROCESS AND RESCINDING
RESOLUTION NO. 2010-031**

WHEREAS, the CITY of Thousand Oaks (CITY), a Community Development Block Grant (CDBG) entitlement community, is required by law to have a Citizen Participation Plan (PLAN) containing policies and procedures for public involvement in the U.S. Department of Housing and Urban Development (HUD) Consolidated Plan process for use of CDBG and/or other HUD funds; and

WHEREAS, preparation of CITY's 2010-2015 Consolidated Plan (5-year Strategic Plan) for expenditure of CDBG funds between July 1, 2010 and June 30, 2015 provides an opportunity for revising and/or updating the CITY's existing PLAN, and, pursuant to a HUD on-site monitoring review occurring in July 2010, revisions to the CITY's current plan are necessary to bring the document into full compliance with Federal regulations;

NOW, THEREFORE, the Thousand Oaks City Council rescinds Resolution No. 2010-031 and, in accordance with 24 CFR 91.105 (a) (1), adopts the following revised procedures for public participation during CITY's 2010-2015 Consolidated Plan process.

1. Applicability and Purpose of the Citizen Participation Plan (PLAN)
 - a. The CITY is required by HUD regulations (24 CFR § 91.105) to adopt a Citizen Participation Plan (PLAN) that sets forth the jurisdiction's policies and procedures for citizen participation in the Consolidated Plan process.
 - b. The PLAN's purpose is to provide for and encourage citizens to participate in development of the Consolidated Plan, any substantial amendments to the Consolidated Plan, and the annual Consolidated Annual Performance and Evaluation Report (CAPER).
2. Participation of Low- and Moderate-Income Persons
 - a. The herein requirements of the PLAN are especially designed to encourage participation in the Consolidated Plan process by Low- and Moderate-Income persons, particularly those living in slum and blighted areas and/or in areas where CDBG funds are proposed to be used; as well as by residents of predominantly Low- and Moderate-Income neighborhoods.

- b. For definitional purposes, the term "Low-Income Person" means a member of a household whose gross income is equal to, or less than, the published Section 8 "Very Low-Income" limit established by HUD. Unrelated persons living together shall each be considered as a one-person household for determining gross collective household income.
- c. For definitional purposes, the term "Moderate-Income Person" shall mean a member of a household whose gross income is equal to, or less than, the published Section 8 "Low-Income Limit", and greater than the Section 8 "Very Low-Income" limit established by HUD. Unrelated persons living together shall each be considered as a one-person household for determining gross collective household income.

3. Participation of Other Interested Persons and Organizations

- a. CITY will take appropriate actions to encourage participation in Consolidated Plan development by all residents, including minorities, non-English speaking persons, and persons with disabilities. CITY will also encourage participation by local and regional institutions and other organizations (including businesses, developers, and community and faith-based organizations) in the process of developing and implementing the Consolidated Plan.
- b. CITY will explore alternative public involvement techniques and quantitative ways to measure efforts that encourage citizen participation in a shared vision for change in communities and neighborhoods, and the review of program performance, e.g. the use of focus groups, and use of the Internet.
- c. CITY will encourage participation in the development and implementation of the Consolidated Plan by public housing agencies, the residents of public and assisted housing developments, and by other Low-Income residents of targeted revitalization areas.
- d. CITY will provide Consolidated Plan information to the local public housing agency, related to proposed and existing HUD-funded investments in the neighborhood and in surrounding communities. CITY will provide said information for dissemination to public housing residents at the annual public hearing required for the Public Housing Authority (PHA) Plan.

4. Public Comment on the Citizen Participation Plan (PLAN) and Amendments

- a. CITY will provide citizens and all interested persons and groups with a reasonable opportunity to comment on the original PLAN and on proposed Substantial Amendments to the PLAN. CITY will make a copy of the PLAN available to the public at all times and, on request, will make the PLAN available in an alternative format accessible to persons with disabilities.

- b. CITY will provide a period of not less than 30 days to receive comments from citizens on the proposed Consolidated Plan.
- c. During Consolidated Plan preparation, CITY will consider any comments or views of citizens received in writing, or orally at the public hearing(s). A summary of these comments or views, and a summary of any comments or views not accepted, and the reasons therefore, will be attached to the final Consolidated Plan.
- d. CITY will provide for at least three (3) public hearings during different stages of the Consolidated Plan process, as described in Section 8 below.

5. Development of the Consolidated Plan

CITY will develop its Consolidated Plan in accordance with the following minimum requirements.

a. Consolidated Plan Information

- (i) Prior to adopting a Consolidated Plan, CITY will make available to citizens, public agencies, and other interested parties, information that includes the amount of assistance CITY expects to receive (including grant funds and program income) and the range of activities that may be undertaken, including the estimated amount that will benefit Low- and Moderate-Income persons.
- (ii) CITY will publish the proposed Consolidated Plan in a manner that affords citizens, public agencies and other interested parties, a reasonable opportunity to examine the proposed contents. This publishing requirement may be met by publishing a summary of the proposed Consolidated Plan in one or more newspapers of general circulation, and by making copies of the proposed Consolidated Plan available at libraries, government offices and public places. The summary must describe the contents and purpose of the Consolidated Plan, and must include a list of the locations where copies of the entire proposed Consolidated Plan may be examined. In addition, CITY will provide a reasonable number of free document copies to citizens and groups that request it.

b. Displacement and Relocation Policies

In accordance with the Uniform Relocation and Real Property Acquisition Policies Act (URA) of 1970, as amended, CITY will take measures to minimize displacement of persons, and to assist any persons displaced, by

any HUD-funded activity. As summarized in Exhibit A to this PLAN, the CITY will specify the types and levels of assistance to be made to persons displaced, even if CITY expects no displacement to occur.

6. Amendments to the Consolidated Plan

a. Criteria for Amending the Consolidated Plan

CITY will use the following criteria and procedures to amend the Consolidated Plan. CITY will amend the Consolidated Plan when:

- (1) A previously approved Activity is cancelled;
- (2) An Activity, not previously approved, is added;
- (3) A change would affect the Activity's purpose, scope, location or beneficiaries; or
- (4) For Section 108 loans, a change would affect the Activity's purpose, scope, location, beneficiaries or funding.

b. Substantial Amendments

Any of the following actions will require City Council approval to process a Substantial Amendment to the previously approved Action Plan. A Substantial Amendment will occur when:

- (1) A new Activity is being funded for the first time. If an Activity was funded in a previous program year, and there is no significant change in the project (purpose, scope, location or beneficiaries), it is not considered a Substantial Amendment.
- (2) A funding change in a current Activity represents:
 - (a) More than 10 percent of the jurisdiction's CDBG funds for the current fiscal year; or
 - (b) More than 50 percent of the Activity's total HOME funding.
- (3) A change in the use of CDBG funds from one eligible Activity to another.
- (4) Each Substantial Amendment shall be noticed by the CITY in a local newspaper of general circulation a minimum of 30 days prior to action by the City Council. Depending upon the amendment and/or the project area, the notice may appear in both an English-language and a Spanish-language newspaper that targets the area of interest.

- (5) A summary of public comments or views, and a summary of any comments or views not accepted, and the reasons therefore, will be included in the description of the Amendment forwarded to HUD and published in either the Action Plan or CAPER report.

c. Minor Amendments

Less significant Action Plan amendments do not require 30 days of public notice or City Council approval when they meet any of the following criteria:

- (1) Total proposed amendment involves less than 10 percent of program year CDBG funding; or
- (2) Total proposed amendment involves less than 50 percent of total HOME funding.

Minor Action Plan amendments may be approved administratively by the City Manager. Each such amendment will be incorporated into the Consolidated Plan through publishing in the next Action Plan and/or Consolidated Annual Performance and Evaluation Report (CAPER).

7. Performance Reports

- a. CITY will provide citizens with reasonable notice and an opportunity to comment on performance reports. Specifically, CITY will provide notice to the public, at least 30 days before any City Council consideration, of the opportunity to comment on a proposed Consolidated Plan, annual Action Plan, annual Consolidated Performance and Evaluation Report (CAPER), and for each proposed Substantial Amendment to an Action Plan.
- b. In preparing the Performance Report, the CITY will consider the comments or views of citizens received in writing, or orally at public hearings. A summary of these comments and views shall be attached to the final Performance Report.

8. Public Hearings

- a. As listed below, during each program year, CITY will hold a minimum of three (3) Consolidated Plan-related public hearings, scheduled at different stages of the program year. Public hearings will address CITY's housing and community development needs, development of proposed activities, and review of program performance.

(1) Annual Needs Assessment Public Hearing

Each January, prior to the preparation of an annual Action Plan and/or Consolidated Plan, CITY will hold a Needs Assessment public hearing to provide the public with an opportunity to comment on how CDBG funds, and or other public resources, could be used to address the needs of predominantly Low- and Moderate-Income households.

(2) Annual Action Plan (or Consolidated Plan) Public Hearing

Each April, the CITY will hold a public hearing, prior to City Council consideration of a proposed Action Plan and/or Consolidated Plan, to receive public comment on how the proposed CDBG or other publicly funded activities will address the needs of CITY's predominantly Lower-Income households. A Consolidated Plan public hearing will be scheduled prior to City Council consideration of a Consolidated Plan that currently occurs every five (5) years.

(3) Annual Performance Report Public Hearing

Each September, CITY will hold a public hearing, prior to City Council consideration of a proposed Consolidated Annual Performance and Evaluation Report (CAPER), to receive public comment on how the CDBG, or other publicly funded activities implemented during the program year, addressed the needs of CITY's predominantly Lower-Income households.

b. Public Notices

The CITY will provide citizens and other interested parties with at least 14 calendar days notice of:

- (1) the start of a 30-day public review and comment period for a HUD document (proposed Action Plan or Consolidated Plan, proposed Substantial Amendment or proposed Performance Report); and/or
- (2) the scheduling of a HUD-required public hearing.
- (3) Public notices shall be provided, as shown below. Public hearing notices shall include sufficient information to permit informed consent including, but not limited to, the date, time and location of the public hearing and a full description of the Activity that is the subject of the hearing.

- (i) A legal notice published in the local newspaper of record, currently the Ventura County Star newspaper;
- (ii) A display-type ad in the non-legal section of a local newspaper, such as the Thousand Oaks Acorn newspaper.

c. Public Hearing Notices

- (1) In accordance with paragraph 8 (b) of this PLAN, the public shall be notified at least 14 days in advance of the date of a HUD-related public hearing.
- (2) Each of the CITY's public hearings shall be held at times and locations convenient to potential and actual beneficiaries, and with accommodation for persons with disabilities. All CDBG-related public hearings will be scheduled at 6 pm, or shortly thereafter, to accommodate persons who work full-time. Hearing locations shall be within CDBG-eligible census tract block groups, including CITY Hall located at 2100 Thousand Oaks Boulevard.
- (3) If a significant number of non-English speaking residents are reasonably expected to participate in one of the CITY's HUD-related public hearings, the CITY will provide an interpreter to assist in translating public hearing testimony.

d. Public Document Notices

- (1) In accordance with paragraph 8 (b) of this document, the public shall be notified at least 14 days in advance of the start of a 30-day review period for a HUD-related public document including, but not limited to, a proposed Consolidated Plan, Action Plan, Substantial Amendment, and/or Performance Report.
- (2) All CDBG-related public documents shall be made available for 30 days of public review prior to City Council consideration at a duly noticed public hearing. Documents will be posted electronically to CITY's Internet web site (www.toaks.org) and hard copies will be made available for review at City Hall, at the Thousand Oaks and Newbury Park library buildings, and at the Goebel Senior Adult Center. Upon request, CITY will make the subject document available in a format accessible to persons with disabilities.

e. Substantial Amendment Notices

- (1) In accordance with paragraph 8 (b) of this document, the public shall be notified at least 14 days in advance of the start of a 30-day review period for a proposed Action Plan Substantial Amendment, as such amendment is described in Section 6 of this document.
- (2) All CDBG-related public documents shall be made available for 30 days of public review prior to City Council consideration at a duly noticed public hearing. Documents will be posted electronically to CITY's Internet web site (www.toaks.org) and hard copies will be made available for review at City Hall, at the Thousand Oaks and Newbury Park library buildings, and at the Goebel Senior Adult Center. Upon request, CITY will make the subject document available in a format accessible to persons with disabilities.

9. Access to Records

CITY will provide citizens, public agencies, and other interested parties, with reasonable and timely access to information and records related to the Consolidated Plan and the use of CDBG and/or HOME funds during the previous five (5) years.

10. Technical Assistance

CITY will provide technical assistance to groups representative of Low- and Moderate-Income persons requesting such assistance to develop proposals for HUD funding through CITY's CDBG and/or HOME programs. The nature of the assistance to be provided shall be determined by the City Council and need not include the provision of funds to the groups.

11. Complaints

CITY will provide timely and substantive responses to every written citizen complaint, including an initial response within 15 working days, and a follow-up response, if required, within 30 working days.

12. Use of the Citizen Participation Plan

By its adoption of this Resolution, CITY agrees to follow its Citizen Participation Plan during the implementation of all HUD-related and HUD-funded activities.

13. Responsibility for Citizen Participation Plan

The requirements for citizen participation under this Plan shall not restrict CITY's responsibility or authority for the development and implementation of the Consolidated Plan and/or any HUD-required or HUD-funded activities.

14. Changing the Citizen Participation Plan (PLAN)

This PLAN can be revised only after the public has been notified of intent to modify it and only after the public has had a reasonable opportunity to review and comment on proposed changes.

PASSED AND ADOPTED this 28th day of September, 2010.

CITY OF THOUSAND OAKS


Dennis Gillette, Mayor

ATTEST:


Linda D. Lawrence, City Clerk

APPROVED AS TO FORM:


Patrick Mehir, Assistant City Attorney

APPROVED AS TO ADMINISTRATION:


Scott Mitnick, City Manager

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF VENTURA) SS.
CITY OF THOUSAND OAKS)

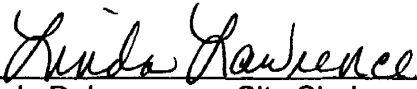
I, LINDA D. LAWRENCE, City Clerk of the City of Thousand Oaks, DO
HEREBY CERTIFY that the foregoing is a full, true, and correct copy of Resolution
No. 2010-085, which was duly and regularly passed and adopted by said City
Council at a regular meeting held September 28, 2010, by the following vote:

AYES: Councilmembers Glancy, Irwin, Bill-de la Peña, Fox and Mayor Gillette

NOES: None

ABSENT: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the
official seal of the City of Thousand Oaks, California.



Linda D. Lawrence, City Clerk
City of Thousand Oaks, California

Res. No. 2010-085

Exhibit A

Residential Anti-Displacement and Relocation Plan

In accordance with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (the "Act"), as amended, and the implementing regulations of the U.S. Department of Housing and Urban Development (HUD) at 49 CFR 24, and as required under Section 104(d) of the Housing and Community Development Act of 1974, as amended, the City of Thousand Oaks certifies that the following provisions are in effect and will be undertaken by the City prior to, and in connection with, any activity, assisted with CDBG or HOME funds, that will result in the displacement and/or relocation of lower-income City residents.

1. The City will replace all occupied and vacant habitable lower-income ("low/moderate-income") housing units demolished, or converted to a use other than as lower-income housing, in connection with a project assisted with CDBG or HOME funds.
2. All replacement housing will be provided within three (3) years after the commencement of the demolition or conversion. Before entering into a contract committing the City to provide funds for a project that will directly result in demolition or conversion, the City will make public by publication in a newspaper of general circulation and submit to HUD the following information in writing.
 - (a) A description of the proposed assisted project.
 - (b) The address, number of bedrooms, and location on a map of lower-income housing that will be demolished, or converted to a use other than as lower-income housing, as a result of an assisted project.
 - (c) A time schedule for the commencement and completion of the demolition or conversion.
 - (d) To the extent known, the address, number of bedrooms and location on a map of the replacement housing that has been, or will be, provided.
 - (e) The source of funding and a time schedule for the provision of the replacement housing.
 - (f) The basis for concluding that the replacement housing will remain lower-income housing for at least 10 years from the date of initial occupancy.
3. To the extent that the specific location of the replacement housing and other data in items (a) through (f) above are not available at the time of the general submission described in paragraph 2 above, the City will identify the general

location of such housing on a map and complete the disclosure and submission requirements as soon as the specific data are available.

4. The City's Housing Division (805-449-2393) will be responsible for the following:
 - (a) Provide relocation assistance to lower-income ("low/moderate income") families and individuals displaced as a result of the conversion or demolition of any lower-income ("low/moderate income") dwelling unit assisted with CDBG or HOME funds.
 - (b) Maintain records to track the replacement of lower-income housing ensuring that it is provided within the required period.
 - (c) Make or provide for relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any housing or the conversion of lower-income housing to another use.
5. Consistent with the goals and objectives of activities assisted under the Act, the City will take the following steps to minimize the direct and/or indirect displacement of persons from their homes. The City will:
 - (a) Coordinate code compliance activities with its residential rehabilitation and housing assistance programs.
 - (b) Adopt policies to identify and mitigate the displacement of lower-income persons resulting from the construction of new, multi-family housing.
 - (c) Adopt policies that provide reasonable protections for lower-income tenants faced with conversion of their rental unit or mobile home unit to a condominium or cooperative unit, or to a non-residential use.
 - (d) Evaluate housing codes and rehabilitation standards for lower-income housing to prevent undue financial burden on established owners and tenants.
 - (e) Encourage the rehabilitation of lower-income rental units to allow tenants to remain in the building/complex during and after the rehabilitation, working with unoccupied units first.
 - (f) Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
 - (g) Identify and/or establish counseling centers to provide homeowners and tenants with information on assistance available to help them remain in their neighborhood in the face of revitalization pressures.

Assessment of PY 2010-2015 Strategic Plan Goals and Objectives

**2010-2015 Strategic Plan Goals
(July 1, 2010 through June 30, 2015)**

**PY 2010-2015 CDBG-funded
Action Plan Accomplishments
(July 1, 2011 through June 30, 2012)**

The table below summarizes the City's CDBG-funded accomplishments in PY 2011 to accomplish PY 2010-2015 Consolidated Plan (Strategic Plan) goals.

Objective Category: Decent Housing

Increasing the availability of affordable housing in standard condition to low-income families particularly, without discrimination, to members of disadvantaged minorities.

Los Feliz and Hillcrest Projects

The City continued to collaborate with the Area Housing Authority of the County of Ventura for the Los Feliz Drive project, and with Many Mansions for the Hillcrest project. Construction of these units beginning in 2012 will result in 120 new affordable family rental units including 30 units of permanent supportive housing for homeless and disabled persons. In addition to \$13.6 million in Redevelopment Agency housing set-side funds, the City used over \$600,000 in CDBG funds to assist AHA with Los Feliz Drive project pre-construction costs.

Richmond Terrace Apartments Improvements

In PY 2011, the City used \$230,400 in CDBG funds to assist non-profit housing owner Many Mansions to make priority repairs at a 27-unit affordable rental housing complex, including 13 units, with supportive services, reserved for disabled and homeless persons.

Glenn Oaks Senior Apartment Improvements

In PY 2011, the City used \$77,600 in CDBG funds to assist the local public housing authority, Area Housing Authority of the County of Ventura, to install 110 energy-efficient windows at a 39-unit senior housing complex for income-eligible households.

Table Continued on Next Page

**2010-2015 Strategic Plan Goals
(July 1, 2010 through June 30, 2015)**

**PY 2010-2015 CDBG-funded
Action Plan Accomplishments
(July 1, 2011 through June 30, 2012)**

Objective Category: Suitable Living Environment

Improving the safety and livability of neighborhoods.

Old Town West Street & Drainage Improvements (CI 4298)

In April 2012, the City Council authorized the staff to contract with C. A. Rasmussen for the construction of street and drainage improvements in the Old Town West neighborhood on Los Robles Road and Fairview Drive. \$850,000 in CDBG funds on hand and an additional \$264,988 in PY 2012 CDBG funds (total \$1,114,988) will leverage \$422,300 in Developer Fees to finance the project.

Objective Category: Suitable Living Environment

Eliminating blighting influences and the deterioration of property and facilities.

Day Labor Site Coordination BG 2025

In PY 2011, an additional \$94,180 in CDBG funds was expended for special Code Enforcement activities by a contract provider at the City's designated site in a public greenbelt for day laborers to meet employers. This activity includes enforcing local parking and jaywalking restrictions and preventing illegal activities such as alcohol and/or drug use and gambling.

Objective Category: Suitable Living Environment

Increasing the access to quality public and private facilities (and services.)

Public and Social Services

In PY 2011, the City expended \$91,062 (15.0 percent) in CDBG funds for services to lower-income households/persons by the following providers:

ARC Ventura County, \$3,659 (Disabled Program)
Assistance League, \$6,769 (Operation School Bell)
Catholic Charities, \$11,526 (Moorpark Serv. Center)
Conejo Free Clinic, \$13,722 (Medical Services)
Long Term Care, \$13,722 (Senior Ombudsman)
Lutheran Social Services, \$17,056 (Homeless Serv.)
Senior Concerns, \$19,119 (Meals on Wheels)
Westminster Free Clinic, \$5,489 (Medical Services)

Table Continued on Next Page

**2010-2015 Strategic Plan Goals
(July 1, 2010 through June 30, 2015)**

Objective Category: Suitable Living Environment

Increasing the access to quality public and private facilities (and services.)

**PY 2010-2015 CDBG-funded
Action Plan Accomplishments
(July 1, 2011 through June 30, 2012)**

In PY 2011, the City also expended \$102,819 in matching Social Services Endowment Funds (SSEF), a general fund resource, to leverage CDBG funds and assist in the provision of additional public and social services. These grants are listed below.

Big Brothers Big Sisters, \$3,833 (Youth Mentoring)
City Impact, \$3,385 (At-Risk Youth Services)
Community Action, \$8,690 (Lease Assistance)
Conejo Rec & Park Dist, \$6,769 (Conejo Creek Prog)
County of Ventura, \$6,769 (RAIN Transitional Hous.)
Food Share, \$5,763 (Food Bank)
Girl's Empowerment, \$2,926 (Girl's Peer Counseling)
Grey Law, \$2,918 (Senior Legal Services)
Hospice Conejo, \$3,833 (Hospice Support Services)
Kids and Families, \$4,839 (Kinship Navigation)
Livingston Memorial VNA, \$4,848 (Subsidized Care)
Lutheran Social Services, \$1,238 (Homeless Progs.)
Manna Food Bank, \$5,763 (Food Bank)
Rebuilding Together, \$4,299 (Rebuild Days)
Senior Adult Day Care, \$8,690 (Scholarships)
Senior Nutrition, \$2,927 (Goebel Dining Room)
St. Vincent de Paul, \$7,318 (Poor/Homeless Prog.)
Thousand Oaks Rotary, \$2,744 (Immunization Prog.)
Turning Point Foundation, \$4,574 (Appleton House)
United Cerebral Palsy, \$4,848 (Disabled Transport.)
Villa Esperanza, \$2,927 (Employment Services)
Conejo Valley YMCA, \$2,918 (Scholarships)

Table Continued on Next Page

**2010-2015 Strategic Plan Goals
(July 1, 2010 through June 30, 2015)**

**PY 2010-2015 CDBG-funded
Action Plan Accomplishments
(July 1, 2011 through June 30, 2012)**

Objective Category: Suitable Living Environment

CDBG Program Administration

In PY 2011, the City expended \$121,417 (20.0 percent) of its PY 2011 CDBG grant as follows:

General Administration: \$109,480

(includes staff costs, supplies, printing, newspaper ads, committee costs, wage compliance monitoring, contracted services) and

Fair Housing Counseling Program: \$11,937

Objective Category: Expanding Economic Opportunities

Provision of public services concerned with employment

Micro-Enterprise Assistance BG 2020

In PY 2011, \$10,000 in CDBG funds was expended to fund Self-Employment Training by non-profit organization Women's Economic Ventures for income-eligible persons, including women and minorities, who want to start or expand their own micro-business (a business employing up to 5 people.)

Villa Esperanza (SS 2011)

In PY 2011, \$2,927 in local Social Services Endowment Funds was granted to Villa Esperanza to train and employ developmentally disabled persons in building maintenance and other work.

End of Table

Commercial Revitalization Grants (1998 – 2010)

Federal CDBG-Funded Grants (1998 – 2005)		
1998 — 1999		
1. Enrique's Restaurant Enrique & Henry Valdez, Owners	159 Thousand Oaks Boulevard	\$60,000 Title 24/ADA Restroom and Parking Lot Improvements – Completed
2. Palm Plaza Kenneth Brown, Owner	2681-2715 Thousand Oaks Blvd.	\$31,600 Title 24/ADA Parking Lot Improvements – Completed
3. Phantom Electronics Howard Kruger, Owner	2567 Thousand Oaks Blvd.	\$60,000 Title 24/ADA Restroom and Façade Improvements – Completed
4. Siesta Plaza Nasser Moradian, Owner	1380 Thousand Oaks Blvd.	\$18,500 Title 24/ADA Restroom and path-of-travel improvements – Completed
5. Skyline Commercial Center Sam Manfredi, Owner	2884-2890 Thousand Oaks Boulevard	\$60,000 Title 24/ADA Restrooms (4) improvements, path-of-travel and trash enclosure – Completed
Sub-Total 1998-1999 Grants		\$230,100
2000		
6. Hope II Thrift Shop A.M. Stelle, Owner	2410-2418 Thousand Oaks Blvd.	\$32,000 Title 24/ADA Restroom and Install new HVAC – Completed
7. Four Seasons Market John C. Bell, Owner	672-740 Moorpark Road at Wilbur Road	\$11,000 Title 24/ADA Parking Lot Improvements – Completed
8. Corrigan's Restaurant Tom Corrigan, Owner	556 E. Thousand Oaks Blvd.	\$44,000 Title 24/ADA Parking Lot, path-of-travel and restroom improvements – Completed
9. Office Building Steve Steinberg, Owner	911 Greenwich Drive	\$42,900 Title 24/ADA parking lot, hardscape and trash enclosure – Completed
Sub-Total 2000 Grants		\$129,900
2001		
10. Service Station Michael Ply, Owner	3102 Thousand Oaks Boulevard	\$60,000 Title 24/ADA Improvements (Parking lot, path-of-travel, entrance and restroom) – Completed
11. Sunset Plaza V. LaCagnina & S. Manfredi, Owner	3300-3330 Thousand Oaks Blvd. at Sunset Drive	\$60,000 Title 24/ADA Improvements (4 Restrooms and 7 Store Entrances) – Completed
Sub-Total 2001 Grants		\$120,000

Commercial Revitalization Grants (1998 – 2010)

Federal CDBG-Funded Grants (1998 – 2005)		
2002		
12. Conejo Players Theatre Conejo Players, Owner	351 So. Moorpark Road	\$60,000 Title 24/ADA auditorium Improvements – Completed
13. Select Conejo Plaza Lynn Beliak for Frantin Properties, Owner	2302-2354 Thousand Oaks Boulevard	\$40,000 Title 24/ADA Parking Lot Improvements in connection with major renovation of commercial center at Thousand Oaks Boulevard and Conejo School Road – Completed
14. Midtown Trading Center R. Meyer & K. Kritzberger for R & K Properties, Owner	2951-63 Thousand Oaks Boulevard	\$20,000 Title 24/ADA Sidewalk and Parking Lot Improvements in conjunction with driveway relocation and construction of new patio at east side of parking lot – Completed
Sub-Total 2002 Grants		\$120,000
2003 – 2004		
15. Lassen's/Skyline Center Howard Stone, Owner	2835-2897 East Thousand Oaks Boulevard	\$46,000 Parking Lot Improvements including Title 24/ADA curb cuts, paving, repair and re-striping; as part of a total \$149,000 Center renovation – Project Completed
16. 101 Moody Court Office Building John W. Miller, Owner	101 Moody Court	\$44,000 Install Elevator & Concrete Path at building housing a workers' compensation law firm; as part of a \$500,000 property renovation – Completed
17. Independent Repair of Audi, BMW, Volkswagon George Winkler, Owner	851 E. Thousand Oaks Boulevard	\$26,000 Replace mansard roof tiles and garage tilt-up doors; Title 24/ADA parking lot & restroom improvements, add security fence/gate & build trash enclosure – Completed
18. Village Plaza Center Chris Chigaridas	1625 E. Thousand Oaks Boulevard	\$4,000 Remodel existing Title 24/ADA parking space; in conjunction with Parking Lot improvements – Completed
Sub-Total 2003-2004 Grants		\$120,000
2005 – 2006		
19. Shopping Plaza Viola M. Baptiste Trust, Owner	1165 Thousand Oaks Boulevard (NW corner of Rancho Road)	\$75,000 Building Façade (\$24,000), 2 ADA Restrooms (\$22,000), Trash Enclosure (\$16,000), Paint Building Exterior (\$6,000), Install Planter (\$7,000) - Completed

Commercial Revitalization Grants (1998 – 2010)

20. El Cid Plaza Pradeep Kumar, Owner	171 Thousand Oaks Boulevard	\$53,000 Parking Lot and ADA Path-of-Travel improvements – Completed
21. Denny's Restaurant Alex Lovi, Owner	50 Thousand Oaks Boulevard	\$25,500 Parking Lot Repairs (No ADA improvements required) – Completed
22. Conejo Auto Detail Joseph Ben Ami, Yionis Hernandez, Owner	3177 Thousand Oaks Boulevard	\$25,000 ADA Restroom (\$10,000), Façade Improvements (\$10,000), Relocate Front Door for Access to new ADA Parking Space (\$5,000) – Completed
23. Blue Ribbon Chem-Dry Jim & Cecilia Salsbury, Owners	2760 Thousand Oaks Boulevard	\$21,000 2 ADA Restrooms (\$10,000) – Completed ADA Parking Lot (\$11,000) -- Completed
24. Office Building Randy & Kathy Denning, Owners	One Boardwalk	\$20,500 ADA Parking Lot (\$18,000) -- Completed Fascia Repairs (\$2,500) – Completed
Sub-Total 2005-2006 Grants		\$220,000
1998 - 2006	Total Federal CDBG-Funded Grants	\$940,000
2007 - 2008	RDA-Funded Grants	
25. Lakestone Office Bldg. Lakestone Properties LLC Owner	2219 T.O. Boulevard (opposite The Lakes)	\$63,000 Exterior painting, replacing windows and doors – Completed
26. Duesenberg Office Bldg. Duesenberg Owners Assn. Owner	141 Duesenberg Drive	\$50,000 \$35,000 for ADA remodeling of 2 multi-stall restrooms and \$15,000 for ADA parking lot and path-of-travel improvements - Completed
27. Enrique's Restaurant Valdez Family, Owner	159 T.O. Boulevard	\$50,000 Kitchen improvements including new plumbing -- Completed
28. Palm Plaza Center "A" Palm Plaza Shopping Center LLC, Owner	2681-2715 T.O. Boulevard	\$50,000 \$42,000 for roof repairs and \$8,000 for ADA parking lot improvements – Completed
29. Dream House Interiors Mani Degani, Owner	2728 T.O. Boulevard	\$32,000 ADA parking lot and path-of-travel improvements plus new gate – Completed.
30. Palm Plaza Center "B" Nejat Kohan, Owner	2655-2677 T.O. Boulevard	\$15,000 Roof repairs, ADA parking lot improvements and exterior building improvements – Completed
2007— 2008	Sub-Total State RDA- Funded Grants	\$260,000

Commercial Revitalization Grants (1998 – 2010)

2009-2010*	2nd Round of RDA-Funded Grants	
31. KS-617 LLC Keith Sinclair	322 Thousand Oaks Boulevard	\$100,000 Renovation of a former telephone services building to new retail and/or medical uses – Completed.
32. Muntean Dental Blvd. Sorin Muntean, DDS	104-110 Thousand Oaks Boulevard	\$50,000 Exterior renovation of dental suite and tenant space – Completed
33. Palm Plaza 2 Nejat Kohan	2655-2677 Thousand Oaks Boulevard	\$30,000 Installation of new HVAC units combined with roof, electrical and gutter improvements – Completed.
34. Conejo Auto Upholstery Robert Alan Wray	2600 Thousand Oaks Boulevard	\$20,000 Building exterior and fascia improvements – Completed
35. Retail Plaza (Balloon Emporium & TO Trophies)	2626 Thousand Oaks Boulevard	\$20,000 Parking Lot Improvements – Completed
*. Retail Plaza (Inner Space Interiors & Others)	2510-2598 Thousand Oaks Boulevard	\$20,000 Building façade improvements and energy-efficient lighting -- Cancelled
Sub-Total 2009-2010 RDA Grants		\$220,000
All Grants to Date		
1998/99 – 2005/06	Total CDBG Grants	\$940,000
2007/08 & 2009/10	Total RDA Grants	\$480,000
All Commercial Revitalization Grants		\$1.42 Million

◆ City of Thousand Oaks ◆ CDBG Program ◆ PY 2011 CAPER ◆

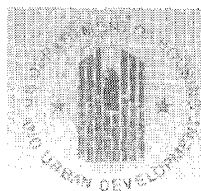
**Thousand Oaks City and Redevelopment Agency Investments in
Affordable Housing Units 1973 -- 2012**

Thousand Oaks City and Former Redevelopment Agency Investments in Affordable Housing Units 1973-2012				
Project Name	Total Units	Year Completed	Affordable Units	City & Agency Investment
Los Arboles Apartments ³	43 Rent	1973	43	\$1,025,000
Mountclef Apartments ¹	18 Rent	1973	18	
Conejo Future Village	90 Rent	1978	90	600,000
Scrub Oaks ³	5 Own	1982	5	44,250
Camelot	180 Own	1985	180	600,000
Monterey Woods	40 Own	1986	40	9,000
Casa de Oaks	185 Own	1986	185	342,900
Twin Oaks	15 Own	1987	15	35,000
Northoaks	112 Own	1987	112	77,150
Hidden Canyon	648 Own	1987	648	156,044
Royal Oaks ¹	5 Rent	1987	5	
Schillo Gardens ³	29 Rent	1988	29	4,900,000
Florence Janss Apartments ¹	64 Rent	1988	64	
Leggett Court	49 Rent	1989	49	405,000
Shadows Apartments ^{1,2}	148 Rent	1989	45	
Hillcrest Royale	54 Rent	1990	54	500,000
Glenoaks Senior Apts ³	39 Rent	1990	39	347,600
United Cerebral Palsy	30 Rent	1993	30	\$200,000
Shadow Hills	100 Rent	1993	100	5,476,100
The Groves ³	91 Own	1995	91	1,116,082
Habitat (720 Beall St)	1 Own	1995	1	40,000
Fiore Gardens	50 Rent	1996	50	3,300,000
Corta Bella ³	26 Own	1996	26	150,750
Arroyo Villas ¹	40 Rent	1996	40	
Stoll House	11 Rent	1998	11	187,000
Habitat (193 Flittner Cir)	1 Own	1998	1	49,995
Habitat (199 Flittner Cir)	1 Own	1998	1	137,445
Villa Garcia	80 Rent	2000	80	2,700,000
Esseff Village	50 Rent	2001	50	1,556,000
Westlake Vista ¹	6 Own	2001	6	
Premier Apartments ¹	5 Rent	2003	5	
Sunset Villas	11 Rent	2003	11	750,000
Park Lane Townhomes ^{1,3}	12 Own	2003	12	1,047,306
Oak Creek Senior Villas ³	57 Rent	2004	57	3,750,000
Richmond Terrace ³	27 Rent	2004	27	650,400
Hacienda de Feliz	25 Rent	2004	25	600,000
Bella Vista ³	72 Rent	2005	72	6,124,592
Oak Grove Villas	2 Own	2007	2	100,000
Shadows Apartments ²	148 Rent	2007	102	6,900,000
Habitat (200 Houston Drive)	1 Own	2010	1	50,000
Los Feliz Parcels ⁴	60 Rent		60	7,208,060
Hillcrest Parcels ⁴	60 Rent		60	6,276,500
TOTALS:			2,542	\$57,412,174
¹ Density Bonus or Development Agreement.				
² Shadows Apartments Counted once as 147 units, initial 45 units and gaining an additional 102 affordable units.				
³ Multiple Funding Years.				
⁴ Not yet constructed.				
Number of Permanent Supportive Units in above Total: 89				

**Housing Rights Center
Program Summary
Type of Issue per Ventura County City**

	1st Qtr July - Sept	2nd Qtr Oct - Dec	3rd Qtr Jan - March	4th Qtr April - Jun	Total FY 11/12 % to Total	
Thousand Oaks						
General Housing	25	16	22	12	75	23%
Discrimination	7	2	0	3	12	24%
Inquiries	4	0	0	2	6	19%
Cases	3	2	0	1	6	35%
Total	32	18	22	15	87	23%
San Juan Capistrano						
General Housing	105	63	87	77	332	87%
Discrimination	23	9	8	9	49	13%
Inquiries	13	7	5	7	32	65%
Cases	10	2	3	2	17	35%
Grand Total	128	72	95	86	381	100%

K



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U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2011
THOUSAND OAKS, CA

DATE: 08-21-12
TIME: 13:05
PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	963,492.00
02 ENTITLEMENT GRANT	607,098.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
06 RETURNS	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,570,590.00

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	613,331.24
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	(22,189.37)
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	591,141.87
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	121,417.00
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	712,558.87
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	858,031.13

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	334,179.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	257,067.59
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	591,246.59
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.02%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2011 PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	591,142.00
25 CUMULATIVE EXPENDITURES BENEFITTING LOW/MOD PERSONS	591,142.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	100.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	91,062.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	2,355.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	88,707.00
32 ENTITLEMENT GRANT	607,098.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	(2,355.00)
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	604,743.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	14.67%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	121,417.00
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 + LINE 40)	121,417.00
42 ENTITLEMENT GRANT	607,098.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	607,098.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	20.00%

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Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2011
THOUSAND OAKS, CA

DATE: 08-21-12
TIME: 13:05
PAGE: 2

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

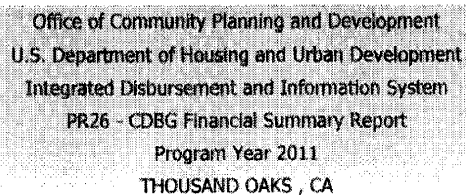
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LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Plan Year	IDIS Project	IDIS Activity	Activity Name	Matrix Code	National Objective	Drawn Amount
2010	6	313	2011 Bella Vista Improvements	14B	LMH	\$48,263.65
2011	7	333	Many Mansions, Richmond Terrace	14B	LMH	\$230,400.00
2011	7	334	Area Housing, Glenn Oaks	14B	LMH	\$77,600.00
Total						\$356,263.65

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2007	4	258	5317435	NEIGHBORHOOD IMPROVEMENTS PROGRAM	03	LMA	\$104.57
2007	4	258	5364791	NEIGHBORHOOD IMPROVEMENTS PROGRAM	03	LMA	\$110.47
2007	4	258	5393585	NEIGHBORHOOD IMPROVEMENTS PROGRAM	03	LMA	\$32,567.19
2009	1	277	5408089	Street & Sidewalk Improvements Phase 1	03	LMA	\$3,552.76
2009	1	277	5414629	Street & Sidewalk Improvements Phase 1	03	LMA	\$10,101.16
2009	1	277	5418908	Street & Sidewalk Improvements Phase 1	03	LMA	\$6,417.30
2009	1	277	5444832	Street & Sidewalk Improvements Phase 1	03	LMA	\$1,334.04
2011	2	317	5418910	Future Year-Round Emergency Shelter	19C	LMC	\$7,638.10
2011	4	323	5364802	Senior Meals on Wheels	05	LMC	\$4,807.00
2011	4	323	5381760	Senior Meals on Wheels	05	LMC	\$4,807.00
2011	4	323	5418922	Senior Meals on Wheels	05	LMC	\$4,807.00
2011	4	323	5462736	Senior Meals on Wheels	05	LMC	\$4,698.00
2011	4	324	5364809	Lutheran Social Services	05	LMC	\$4,263.99
2011	4	324	5381766	Lutheran Social Services	05	LMC	\$4,263.99
2011	4	324	5418925	Lutheran Social Services	05	LMC	\$4,263.99
2011	4	324	5462742	Lutheran Social Services	05	LMC	\$4,264.03
2011	4	325	5364798	Conejo Free Clinic	05	LMC	\$3,625.00
2011	4	325	5393587	Conejo Free Clinic	05	LMC	\$3,625.00
2011	4	325	5418921	Conejo Free Clinic	05	LMC	\$3,625.00
2011	4	325	5462733	Conejo Free Clinic	05	LMC	\$2,847.00
2011	4	326	5364806	Long Term Care	05	LMC	\$3,430.00
2011	4	326	5381763	Long Term Care	05	LMC	\$3,431.00
2011	4	326	5418923	Long Term Care	05	LMC	\$3,431.00
2011	4	326	5462739	Long Term Care	05	LMC	\$3,430.00
2011	4	327	5364795	Catholic Charities	05	LMC	\$2,628.80
2011	4	327	5381756	Catholic Charities	05	LMC	\$2,610.46
2011	4	327	5418920	Catholic Charities	05	LMC	\$2,757.06
2011	4	327	5462732	Catholic Charities	05	LMC	\$3,529.68
2011	4	328	5381768	Assistance League	05	LMC	\$6,769.00
2011	4	329	5381771	Westminster Free Clinic	05	LMC	\$5,489.00
2011	4	330	5364813	The Arc of Ventura County	05	LMC	\$1,000.00
2011	4	330	5381774	The Arc of Ventura County	05	LMC	\$1,000.00
2011	4	330	5418934	The Arc of Ventura County	05	LMC	\$1,659.00
2011	5	331	5364812	Day Labor Site Coordination	15	LMA	\$51,799.00
2011	5	331	5381775	Day Labor Site Coordination	15	LMA	\$7,063.50
2011	5	331	5393588	Day Labor Site Coordination	15	LMA	\$7,063.50
2011	5	331	5408091	Day Labor Site Coordination	15	LMA	\$7,063.50
2011	5	331	5414632	Day Labor Site Coordination	15	LMA	\$7,063.50
2011	5	331	5444837	Day Labor Site Coordination	15	LMA	\$14,127.00
2011	6	332	5364811	Self Employment Program	18C	LMC	\$3,750.00
2011	6	332	5408090	Self Employment Program	18C	LMC	\$2,730.17
2011	6	332	5414631	Self Employment Program	18C	LMC	\$738.29



DATE: 08-21-12
TIME: 13:05
PAGE: 3

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U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2011
THOUSAND OAKS

Date: 31-Jul-2012
Time: 15:49

PGM Year: 2009
Project: 0001 - Neighborhood Improvements Program
IDIS Activity: 277 - Street & Sidewalk Improvements Phase 1

Status: Open
Location: 1020 Crescent Way Thousand Oaks, CA 91362

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Public Facilities and Improvement
National Objective: LMA

Initial Funding Date: 09/29/2009

Description:
Development of engineering specifications for first phase of street and sidewalk improvements under the Old West Neighborhood Master Plan.

Financing
Funded Amount: 202,440.60
Drawn Thru Program Year: 21,405.26
Drawn In Program Year: 21,405.26

Proposed Accomplishments
Public Facilities : 1
Total Population in Service Area: 2,236
Census Tract Percent Low / Mod: 63.30

Annual Accomplishments
Year # Benefiting Accomplishment Narrative

PGM Year: 2010
Project: 0001 - Neighborhood Improvements Program
IDIS Activity: 297 - Street & Sidewalk Improvements Phase 1

Status: Open
Location: 1020 Crescent Way Thousand Oaks, CA 91362

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Public Facilities and Improvement
National Objective: LMA

Initial Funding Date: 09/22/2010

Description:
Construction of first phase of street and sidewalk improvements under the Old West Neighborhood Master Plan (CI 4298).

Financing
Funded Amount: 393,179.76
Drawn Thru Program Year: 0.00
Drawn In Program Year: 0.00
Proposed Accomplishments
Public Facilities : 1
Total Population in Service Area: 2,236
Census Tract Percent Low / Mod: 63.30

Annual Accomplishments
Year # Benefiting Accomplishment Narrative

2011 170 \$0.00



U.S. Department of Housing and Urban Development
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Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2011
THOUSAND OAKS

Date: 31-Jul-2012
Time: 15:49

PGM Year: 2011	
Project: 0001 - Neighborhood Improvements Program	
IDIS Activity: 316 - Street & Sidewalk Improvements Phase 1	
Status: Open	
Location: 1020 Crescent Way Thousand Oaks, CA 91362	
Objective: Create suitable living environments	
Outcome: Sustainability	
Matrix Code: Public Facilities and Improvement	
National Objective: LMA	
Initial Funding Date: 11/04/2011	
Financing	
Funded Amount:	275,013.00
Drawn Thru Program Year:	0.00
Drawn In Program Year:	0.00
Proposed Accomplishments	
Public Facilities : 1	
Total Population in Service Area: 2,236	
Census Tract Percent Low / Mod: 63.30	
Description:	
Construction of first phase of street and sidewalk improvements under the Old West Neighborhood Master Plan (CI 4298).	
Annual Accomplishments	Accomplishment Narrative
Year	# Benefiting



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Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2011
THOUSAND OAKS

Date: 31-Jul-2012
Time: 15:49

PGM Year: 2011
Project: 0002 - Future Year-Round Emergency Shelter
IDIS Activity: 317 - Future Year-Round Emergency Shelter
Status: Open
Location: 1425 E Thousand Oaks Blvd Thousand Oaks, CA 91362-2825
Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: CDBG Non-profit Organization Capacity
National Objective: LMC

Initial Funding Date: 11/07/2011
Financing
Funded Amount: 15,426.00
Drawn Thru Program Year: 7,638.10
Drawn In Program Year: 7,638.10
Proposed Accomplishments
Organizations : 1
Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	35	25
Black/African American:	0	0	0	0	0	0	10	0
Asian:	0	0	0	0	0	0	5	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	50	25

Female-headed Households:

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	30
Low Mod	0	0	0	20
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	50
Percent Low/Mod				100.0%

Annual Accomplishments
Year # Benefiting
2011 50
\$0.00

Accomplishment Narrative



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2011
THOUSAND OAKS

Date: 31-Jul-2012
Time: 15:49

PGM Year: 2011
Project: 0003 - Program Administration
IDIS Activity: 319 - Staff Costs

Status: Open
Location:

Objective:
Outcome:
Matrix Code: General Program Administration (21A)
National Objective:

Initial Funding Date: 11/07/2011

Financing
Funded Amount: 109,480.00
Drawn Thru Program Year: 109,480.00
Drawn In Program Year: 109,480.00

Proposed Accomplishments
Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:								
Black/African American:					0	0	0	0
Asian:					0	0	0	0
American Indian/Alaskan Native:					0	0	0	0
Native Hawaiian/Other Pacific Islander:					0	0	0	0
American Indian/Alaskan Native & White:					0	0	0	0
Asian White:					0	0	0	0
Black/African American & White:					0	0	0	0
American Indian/Alaskan Native & Black/African American:					0	0	0	0
Other multi-racial:					0	0	0	0
Asian/Pacific Islander:					0	0	0	0
Hispanic:					0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households:

0

Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments
Year # Benefiting
Accomplishment Narrative



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CD8G Activity Summary Report (GPR) for Program Year 2011
THOUSAND OAKS

Date: 31-Jul-2012
Time: 15:49

PGM Year: 2011
Project: 0003 - Program Administration
IDIS Activity: 320 - Fair Housing Counseling

Status: Open
Location:

Objective:
Outcome:
Matrix Code: Fair Housing Activities (subject to 20% National Objective:

Initial Funding Date: 11/07/2011

Financing
Funded Amount: 11,937.00
Drawn Thru Program Year: 11,937.00
Drawn In Program Year: 11,937.00

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:								
Black/African American:					0	0	0	0
Asian:					0	0	0	0
American Indian/Alaskan Native:					0	0	0	0
Native Hawaiian/Other Pacific Islander:					0	0	0	0
American Indian/Alaskan Native & White:					0	0	0	0
Asian White:					0	0	0	0
Black/African American & White:					0	0	0	0
American Indian/Alaskan Native & Black/African American:					0	0	0	0
Other multi-racial:					0	0	0	0
Asian/Pacific Islander:					0	0	0	0
Hispanic:					0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households:

Income Category:	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments
Year # Benefitting Accomplishment Narrative



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2011
THOUSAND OAKS

Date: 31-Jul-2012
Time: 15:49

PGM Year: 2011
Project: 0003 - Program Administration
IDIS Activity: 321 - Ventura County Homeless & Housing Coalition

Status: Open
Location:

Objective:
Outcome:

Matrix Code: General Program Administration (21A) National Objective:

Initial Funding Date: 11/07/2011

Financing
Funded Amount: 0.00
Drawn Thru Program Year: 0.00
Drawn In Program Year: 0.00
Proposed Accomplishments
Actual Accomplishments

Description:
Collaboration with the County of Ventura for development of an analysis to identify, assess and define remedial activities to overcome impediments to fair housing choice through a contractor (Veronica Tam Associates).

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:								
Black/African American:					0	0	0	0
Asian:					0	0	0	0
American Indian/Alaskan Native:					0	0	0	0
Native Hawaiian/Other Pacific Islander:					0	0	0	0
American Indian/Alaskan Native & White:					0	0	0	0
Asian White:					0	0	0	0
Black/African American & White:					0	0	0	0
American Indian/Alaskan Native & Black/African American:					0	0	0	0
Other multi-racial:					0	0	0	0
Asian/Pacific Islander:					0	0	0	0
Hispanic:					0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households:

0

Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments
Year # Benefiting

Accomplishment Narrative



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2011
THOUSAND OAKS

Date: 31-Jul-2012
Time: 15:49

PGM Year: 2011
Project: 0003 - Program Administration
IDIS Activity: 322 - Maintenance & Operations

Status: Open
Location:

Objective:
Outcome:
Matrix Code: General Program Administration (21A)
National Objective:

Initial Funding Date: 11/07/2011
Financing
Funded Amount: 0.00
Drawn Thru Program Year: 0.00
Drawn In Program Year: 0.00
Proposed Accomplishments
Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:								
Black/African American:	0	0			0	0	0	0
Asian:	0	0			0	0	0	0
American Indian/Alaskan Native:	0	0			0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0			0	0	0	0
American Indian/Alaskan Native & White:	0	0			0	0	0	0
Asian White:	0	0			0	0	0	0
Black/African American & White:	0	0			0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0			0	0	0	0
Other multi-racial:	0	0			0	0	0	0
Asian/Pacific Islander:	0	0			0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households:

Income Category:	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments
Year # Benefiting
Accomplishment Narrative



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2011
THOUSAND OAKS

Date: 31-Jul-2012
Time: 15:49

PGM Year: 2011
Project: 0004 - Public & Social Services
IDIS Activity: 323 - Senior Meals on Wheels

Status: Open
Location: 401 Hodencamp Rd Thousand Oaks, CA 91360-5467

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Public Services (General) (05)

National Objective: LMC

Initial Funding Date: 11/07/2011

Financing
Funded Amount: 19,119.00
Drawn Thru Program Year: 14,421.00
Drawn In Program Year: 14,421.00

Proposed Accomplishments
People (General) : 250

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	235	14
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	237	14
Female-headed Households:	0		0		0			

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	115
Low Mod	0	0	0	15
Moderate	0	0	0	2
Non Low Moderate	0	0	0	105
Total	0	0	0	237
Percent Low/Mod				55.7%

Annual Accomplishments	Accomplishment Narrative
Year # Benefiting	
2011 237	\$0.00



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2011
THOUSAND OAKS

Date: 31-Jul-2012
Time: 15:49

PGM Year: 2011
Project: 0004 - Public & Social Services
IDIS Activity: 324 - Lutheran Social Services

Status: Open
Location: 80 E Hillcrest Dr Thousand Oaks, CA 91360-4218

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Public Services (General) (05)

National Objective: LMC

Initial Funding Date: 11/07/2011

Financing
Funded Amount: 17,056.00
Drawn Thru Program Year: 12,791.97
Drawn In Program Year: 12,791.97

Proposed Accomplishments
People (General) : 2,249
Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	610	287
Black/African American:	0	0	0	0	0	0	30	0
Asian:	0	0	0	0	0	0	22	0
American Indian/Alaskan Native:	0	0	0	0	0	0	2	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	25	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	1	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	1	0
Other multi-racial:	0	0	0	0	0	0	219	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	911	287

Female-headed Households:

0

Income Category:

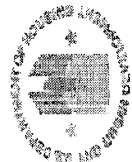
	Owner	Renter	Total	Person
Extremely Low	0	0	0	869
Low Mod	0	0	0	42
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	911
Percent Low/Mod				100.0%

Annual Accomplishments

Year 2011 # Benefiting 911

Accomplishment Narrative

\$0.00



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2011
THOUSAND OAKS

Date: 31-Jul-2012
Time: 15:49

PGM Year: 2011
Project: 0004 - Public & Social Services
IDIS Activity: 325 - Conejo Free Clinic

Status: Open
Location: 80 E Hillcrest Dr Thousand Oaks, CA 91360-4218

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Public Services (General) (05)

National Objective: LMC

Initial Funding Date: 11/07/2011

Financing
Funded Amount: 13,722.00
Drawn Thru Program Year: 10,875.00
Drawn In Program Year: 10,875.00

Proposed Accomplishments
People (General): 1,372

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	1,342	572
Black/African American:	0	0	0	0	0	0	55	0
Asian:	0	0	0	0	0	0	154	0
American Indian/Alaskan Native:	0	0	0	0	0	0	21	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	74	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	1,646	572
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	564
Low Mod	0	0	0	810
Moderate	0	0	0	272
Non Low Moderate	0	0	0	0
Total	0	0	0	1,646
Percent Low/Mod				100.0%

Annual Accomplishments

Year	# Benefiting	Accomplishment Narrative
2011	1,646	\$0.00



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2011
THOUSAND OAKS

Date: 31-Jul-2012
Time: 15:49

PGM Year: 2011
Project: 0004 - Public & Social Services
IDIS Activity: 326 - Long Term Care

Status: Open
Location: 2021 Sperry Ave Ventura, CA 93003-7408

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Public Services (General) (05)
National Objective: LMC

Initial Funding Date: 11/07/2011

Financing
Funded Amount: 13,722.00
Drawn Thru Program Year: 10,292.00
Drawn In Program Year: 10,292.00

Proposed Accomplishments
People (General) : 2,099
Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	2,911	494
Black/African American:	0	0	0	0	0	0	9	0
Asian:	0	0	0	0	0	0	235	0
American Indian/Alaskan Native:	0	0	0	0	0	0	10	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	3,165	494
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	792
Low Mod	0	0	0	1,108
Moderate	0	0	0	633
Non Low Moderate	0	0	0	632
Total	0	0	0	3,165
Percent Low/Mod				80.0%

Annual Accomplishments
Year # Benefiting
2011 3,165

Accomplishment Narrative
\$0.00



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2011
THOUSAND OAKS

Date: 31-Jul-2012
Time: 15:49

PGM Year: 2011
Project: 0004 - Public & Social Services
IDIS Activity: 327 - Catholic Charities

Status: Open
Location: 303 N Ventura Ave Ventura, CA 93001-1936

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Public Services (General) (05)
National Objective: LMC

Initial Funding Date: 11/07/2011

Financing
Funded Amount: 11,526.00
Drawn Thru Program Year: 7,996.32
Drawn In Program Year: 7,996.32

Proposed Accomplishments
People (General) : 1,969

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	179	138
Black/African American:	0	0	0	0	0	0	3	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	4	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	186	138

Female-headed Households:

0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	127
Low Mod	0	0	0	51
Moderate	0	0	0	8
Non Low Moderate	0	0	0	0
Total	0	0	0	186
Percent Low/Mod				100.0%

Annual Accomplishments
Year 2011 186

Accomplishment Narrative

\$0.00



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2011
THOUSAND OAKS

Date: 31-Jul-2012
Time: 15:49

PGM Year: 2011
Project: 0004 - Public & Social Services
IDIS Activity: 328 - Assistance League

Status: Open
Location: 1767 Shawness Ct Westlake Village, CA 91362-4715

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Public Services (General) (05)

National Objective: LMC

Initial Funding Date: 11/07/2011

Financing

Funded Amount: 6,769.00
Drawn Thru Program Year: 6,769.00
Drawn In Program Year: 6,769.00

Proposed Accomplishments

People (General): 125

Actual Accomplishments

Number assisted:

Description:

Collaborates with the Conejo Valley Unified School District to identify and assist those Title 1-eligible households whose elementary-school age children need donated school supplies and school-appropriate clothing and shoes.

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	35	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	7	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	4	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	90	87
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	137	87
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	137
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	137
Percent Low/Mod				100.0%

Annual Accomplishments

Year # Benefiting
2011 137
\$0.00

Accomplishment Narrative



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2011
THOUSAND OAKS

Date: 31-Jul-2012
Time: 15:49

PGM Year: 2011
Project: 0004 - Public & Social Services
IDIS Activity: 329 - Westminster Free Clinic

Status: Open
Location: 5560 E Napoleon Ave Oak Park, CA 91377-4746

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Public Services (General) (05)
National Objective: LMC

Initial Funding Date: 11/07/2011

Financing
Funded Amount: 5,489.00
Drawn Thru Program Year: 5,489.00
Drawn In Program Year: 5,489.00
Proposed Accomplishments
People (General) : 1,372
Actual Accomplishments

Description:
Offers free direct patient care to low and very low-income persons that would otherwise have little or no access to health care.

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	1,507	1,330
Black/African American:	0	0	0	0	0	0	10	0
Asian:	0	0	0	0	0	0	14	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	4	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	1,535	1,330

Female-headed Households:

0 0 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	1,490
Low Mod	0	0	0	45
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	1,535
Percent Low/Mod				100.0%

Annual Accomplishments

Year 2011
Benefiting 1,535
Accomplishment Narrative \$0.00



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2011
THOUSAND OAKS

Date: 31-Jul-2012
Time: 15:49

PGM Year: 2011
Project: 0004 - Public & Social Services
IDIS Activity: 330 - The Art of Ventura County

Status: Open
Location: 801 Knollwood Dr Newbury Park, CA 91320-5341

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Public Services (General) (05)

National Objective: LMC

Initial Funding Date: 11/07/2011

Financing
Funded Amount: 3,659.00
Drawn Thru Program Year: 3,659.00
Drawn In Program Year: 3,659.00
Proposed Accomplishments
People (General) : 22
Actual Accomplishments

Description:

Offers free direct patient care to low and very low-income persons that would otherwise have little or no access to health care.

Number assisted:

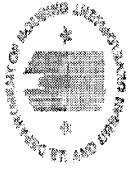
	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	7	1
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	3	2
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	11	3
Female-headed Households:	0	0	0	0	0	0		

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	4
Low Mod	0	0	0	4
Moderate	0	0	0	2
Non Low Moderate	0	0	0	1
Total	0	0	0	11
Percent Low/Mod				90.9%

Annual Accomplishments

Year	# Benefiting	Accomplishment Narrative
2011	11	\$0.00



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2011
THOUSAND OAKS

Date: 31-Jul-2012
Time: 15:49

PGM Year:	2011
Project:	0005 - Code Enforcement at Day Labor Site
IDIS Activity:	331 - Day Labor Site Coordination
Status:	Open
Location:	3120 Royal Oaks Dr Thousand Oaks, CA 91362
Objective:	Create suitable living environments
Outcome:	Sustainability
Matrix Code:	Code Enforcement (15)
National Objective:	LMA
Description:	Activity by a sub-recipient to coordinate day labor site activity and enforce vehicular and pedestrian safety at 3120 Royal Oaks Drive and environs in the Old Town West neighborhood west of Hampshire Road.
Initial Funding Date:	11/04/2011
Financing	
Funded Amount:	94,180.00
Drawn Thru Program Year:	94,180.00
Drawn In Program Year:	94,180.00
Proposed Accomplishments	
People (General) :	350
Total Population in Service Area:	2,236
Census Tract Percent Low / Mod:	63.30
Annual Accomplishments	Accomplishment Narrative
Year	# Benefiting



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2011
THOUSAND OAKS

Date: 31-Jul-2012
Time: 15:49

PGM Year: 2011
Project: 0006 - Womens Economic Ventures
IDIS Activity: 332 - Self Employment Program

Status: Open
Location: 374 Poli St Ventura, CA 93001-2605

Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix Code: Micro-Enterprise Assistance (18C)
National Objective: LMC

Initial Funding Date: 11/07/2011

Financing
Funded Amount: 10,000.00
Drawn Thru Program Year: 9,607.56
Drawn In Program Year: 9,607.56

Proposed Accomplishments

People (General): 31

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	14	0
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	15	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	3
Low Mod	0	0	0	2
Moderate	0	0	0	3
Non Low Moderate	0	0	0	7
Total	0	0	0	15
Percent Low/Mod				53.3%

Annual Accomplishments

Year 2011
Benefiting 15
\$0.00

Accomplishment Narrative



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
COBG Activity Summary Report (GPR) for Program Year 2011
THOUSAND OAKS

Date: 31-Jul-2012
Time: 15:49

PGM Year: 2011
Project: 0007 - 2011 Housing Improvements
IDIS Activity: 333 - Many Mansions, Richmond Terrace

Status: Open
Location: 760 Warwick Ave Thousand Oaks, CA 91350-3701

Objective: Provide decent affordable housing
Outcome: Sustainability
Matrix Code: Rehab; Multi-Unit Residential (14B) National Objective: LMH

Initial Funding Date: 02/29/2012
Financing Funded Amount: 230,400.00
Drawn Thru Program Year: 230,400.00
Drawn In Program Year: 230,400.00
Proposed Accomplishments
Housing Units : 27
Actual Accomplishments

Description:

Priority rehabilitation at a 27-unit affordable rental complex for low- and very low-income persons, including 13 units for persons with disabilities.

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	22	12	22	12	0	0
Black/African American:	0	0	4	0	4	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	1	0	1	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	27	12	27	12	0	0
Female-headed Households:	0	0	0	0	0	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	13	13	0
Low Mod	0	13	13	0
Moderate	0	1	1	0
Non Low Moderate	0	0	0	0
Total	0	27	27	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Year	# Benefiting	Accomplishment Narrative
2012	27	\$0.00



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2011
THOUSAND OAKS

Date: 31-Jul-2012
Time: 15:49

PGM Year: 2011
Project: 0007 - 2011 Housing Improvements
IDIS Activity: 334 - Area Housing, Glenn Oaks

Status: Open
Location: 145 E Wilbur Rd Thousand Oaks, CA 91360-5513

Objective: Provide decent affordable housing
Outcome: Sustainability
Matrix Code: Rehab; Multi-Unit Residential (14B)
National Objective: LMH

Initial Funding Date: 02/29/2012

Financing
Funded Amount: 77,600.00
Drawn Thru Program Year: 77,600.00
Drawn In Program Year: 77,600.00

Proposed Accomplishments
Housing Units : 39

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	28	7	28	7	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	3	0	3	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	7	0	7	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	38	7	38	7	0	0
Female-headed Households:	0	0	0	0	0	0	0	0

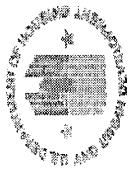
Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	29	29	0
Low Mod	0	5	5	0
Moderate	0	4	4	0
Non Low Moderate	0	0	0	0
Total	0	38	38	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Year
2012 38
\$0.00

Accomplishment Narrative



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2011
THOUSAND OAKS

Date: 31-Jul-2012
Time: 15:49

Total Funded Amount: \$6,094,405.66
Total Drawn Thru Program Year: \$5,213,334.61
Total Drawn In Program Year: \$715,587.09

PR03 - THOUSAND OAKS

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

DATE: 7/31/2012

TIME: 7:50:43 PM

PAGE: 1/1

OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT

PR06 - Summary of Consolidated Plan Projects for Report Year

Plan IDIS Year Project	Project Title and Description	Program	Project Estimate Amount	Amount Drawn Thru Report Year	Amount Available to Draw	Amount Drawn in Report Year
2011 1	Neighborhood Improvements Program		\$275,013.00	\$0.00	\$275,013.00	\$0.00
	Old Town West Master Plan street and sidewalk improvements and US 101 south of Thousand Oaks Boulevard and east of Live Oak Street.	CDBG				
2	Future Year-Round Emergency Shelter Assistance to Many Mansions and Conejo Valley Affordable Housing Workgroup for activities to develop a year-round emergency shelter inside Specific Plan 15 (Rancho Conejo Industrial Park), or another location, including appraisals, environmental impact studies, engineering, assessment, architectural and engineering work; financing, filing fees and other pre-development "hard" costs.	CDBG	\$15,426.00	\$15,426.00	\$7,638.10	\$7,638.10
3	Program Administration	CDBG	\$121,417.00	\$121,417.00	\$0.00	\$121,417.00
4	Public & Social Services	CDBG	\$91,062.00	\$91,062.00	\$18,768.71	\$72,293.29
5	Code Enforcement at Day Labor Site	CDBG	\$94,180.00	\$94,180.00	\$0.00	\$94,180.00
6	Women's Economic Ventures	CDBG	\$10,000.00	\$10,000.00	\$392.44	\$9,607.56
7	2011 Housing Improvements	CDBG	\$308,000.00	\$308,000.00	\$0.00	\$308,000.00

1/1



City of Thousand Oaks

Notice - Document for Public Review

Draft PY 2010-11 Annual CDBG Grantee Performance Report for the U.S. Dept. of Housing and Urban Development (HUD)

The City of Thousand Oaks is providing 30 days (August 1 – 30, 2011) for the public to review and comment on the following draft document:

Program Year (PY) 2010 Consolidated Annual Performance and Evaluation Report (CAPER), summarizes the City's Community Development Block Grant (CDBG) expenditures from July 1, 2010 through June 30, 2011 for activities, such as community development projects, grants to social services providers and program administration, that primarily benefit lower-income persons. In PY 2010, the City received \$729,330 in HUD/CDBG funds.

This draft document will be posted to the City's website (www.toaks.org) on Monday, August 1 through Tuesday, August 30, 2011. Public comments can be made via e-mail to cmilton@toaks.org or by phone to (805) 449-2331. During the 30-day period, a paper copy of the document will be available for review at the City's Community Development Department at 2100 Thousand Oaks Boulevard, Thousand Oaks, CA 91362, weekdays from 8 am to 5 pm (except August 5 and August 19 when City Hall is closed). Upon request, the City will mail a copy of this draft document to persons who otherwise would not be able to access it.

Comments or questions may be directed to Senior Analyst Caroline Milton at (805) 449-2331 or via e-mail to cmilton@toaks.org. In compliance with the Americans with Disabilities Act (ADA), please notify staff if you need special assistance to review and/or comment on the document described in this notice.


Linda D. Lawrence, City Clerk

Publish: August 1, 2011



City of Thousand Oaks

COMMUNITY DEVELOPMENT DEPARTMENT
JOHN C. PRESCOTT, DIRECTOR

BUILDING DIVISION (805) 449-2500
PLANNING DIVISION (805) 449-2323
HOUSING/REDEVELOPMENT
DIVISION (805) 449-2393

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing, as provided by law, will be held by the City Council of the City of Thousand Oaks, to consider and decide the following matter:

Program Year (PY) 2010 Consolidated Annual Performance and Evaluation Report (CAPER), summarizes the City's Community Development Block Grant (CDBG) expenditures from July 1, 2010 through June 30, 2011 for activities, such as community development projects, grants to social services providers and program administration, that primarily benefit lower-income persons. In PY 2010, the City received \$729,330 in HUD/CDBG funds.

This Public Hearing is scheduled to be heard by City Council on Tuesday, September 13, 2011 at 6:00 p.m., in the City Council Chambers/Scherr Forum Theatre, City Hall, 2100 Thousand Oaks Boulevard, Thousand Oaks, California 91362. Any person is privileged to attend and be heard on this matter. If you challenge the decision of the City Council on this matter in court, you may be limited to raising those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, this public hearing. Inquiries concerning this Public Hearing may be directed to: Caroline Milton, Community Development Department (805) 449-2331.

DATED THIS 22nd day of August, 2011.


Linda D. Lawrence, City Clerk
City of Thousand Oaks, California

PUBLISH: August 30, 2011

L - 2

City of Thousand Oaks



**FY 2012-2013
Community Development
Block Grant (CDBG)
Program (Federal Funds)**

The City is providing 30 days notice of an Administrative Hearing to help identify the future needs of the City's low-income households and neighborhoods and how the City's Community Development Block Grant (CDBG) funds from the U.S. Dept. of Housing & Urban Development (HUD) could help address those needs.

The City's Administrative Hearing will be held at 6:00 pm, Tuesday, Jan. 17, 2012 in the City Hall Board Room (2100 Thousand Oaks Boulevard, Thousand Oaks, CA 91362.) The public is invited to comment prior to or at the public hearing described in this notice.

For more information visit the City's website (www.toaks.org) or contact Caroline Milton in the Community Development Dept. at (805) 449-2331 (or e-mail cmilton@toaks.org.)

Thousand Oaks Acorn: Publish

Thursday, December 15, 2011



City of Thousand Oaks

COMMUNITY DEVELOPMENT DEPARTMENT
JOHN C. PRESCOTT, DIRECTOR

BUILDING DIVISION (805) 449-2500
PLANNING DIVISION (805) 449-2323
HOUSING/REDEVELOPMENT
DIVISION (805) 449-2393

City of Thousand Oaks FY 2012-2013 Community Development Block Grant (CDBG) Needs Assessment

The City of Thousand invites interested persons to attend an Administrative Hearing and provide public comments on the community development needs of the City's lower-income populations including housing, social services and improvements to public facilities. Comments received will assist the City to prepare its spending plan for approximately \$600,000 in Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) from July 1, 2012 to June 30, 2013.

This administrative hearing will be held at 6 pm, Tuesday, January 17, 2012 at the City Hall Board Room (Level 3), 2100 Thousand Oaks Boulevard, Thousand Oaks, CA 91362. Any person is welcome to attend and be heard on these matters.

Comments on the community development needs of the City's lower-income populations may also be submitted in writing, by no later than 5 pm, February 1, 2012, to: City of Thousand Oaks, Attention: Caroline Milton, 2100 Thousand Oaks Boulevard, Thousand Oaks, CA 91362. Please mark submittals: "FY 2012-2013 CDBG Needs Assessment".

If anyone challenges the City on CDBG Needs Assessment matters in court, the person making such challenge may be limited to the issues raised at the administrative hearing described above, or in written correspondence delivered to the City no later than 5 pm, February 1, 2012.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to attend this hearing, please contact Caroline Milton at (805) 449-2331 or cmilton@toaks.org.

DATED THIS 12th day of December, 2011

A handwritten signature in cursive script that reads "Linda D. Lawrence".

Linda D. Lawrence, City Clerk
City of Thousand Oaks, California

Publish: Friday, December 16, 2011

L - 4



City of Thousand Oaks

COMMUNITY DEVELOPMENT DEPARTMENT
JOHN C. PRESCOTT, DIRECTOR

BUILDING DIVISION (805) 449-2500
PLANNING DIVISION (805) 449-2323
HOUSING/REDEVELOPMENT
DIVISION (805) 449-2393

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing, as provided by law, will be held by the City Council of the City of Thousand Oaks, to consider two amendments to the City's 2011 – 2012 Community Development Block Grant (CDBG) Action Plan:

1. Transfer \$305,400 (estimated) in CDBG funds from Old Town West street improvements (CI 4298) to 2012 Housing Improvements (HS 9938) for priority repairs at low-income rental housing units. (Funds to be replaced, as needed, to CI 4298 after July 1, 2012.)
2. Convert \$254,600 in prior year CDBG funding for Esseff Village (Many Mansions) low-income rental housing from grants to loans.

This Public Hearing is scheduled to be heard by City Council on Tuesday, February 21, 2012 at 6:00 p.m., in the City Council Chambers/Scherr Forum Theatre, City Hall, 2100 Thousand Oaks Boulevard, Thousand Oaks, California 91362. Any person is privileged to attend and be heard on this matter. If you challenge the decision of the City Council on this matter in court, you may be limited to raising those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, this public hearing. Inquiries concerning this Public Hearing may be directed to Caroline Milton, (805) 449-2331 or cmilton@toaks.org. In compliance with the Americans with Disabilities Act (ADA), if you need assistance to read this notice or attend this public hearing, please contact Caroline Milton, (805) 449-2331 or cmilton@toaks.org at least 48 hours prior to the public hearing.

DATED THIS 31st day of January, 2012.


Linda D. Lawrence, City Clerk
City of Thousand Oaks, California

PUBLISH: Tuesday, February 7, 2012

L – 5



**The
Acorn**
Newspapers

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From: _____

Fax#: _____

Pgs: _____



City of Thousand Oaks

Public Review of
Community Development Block Grant (CDBG) Program
FY 2012-2013 Draft Action Plan
(Update to FY 2010-2015 Consolidated Plan)

Effective 8:00 a.m. March 12 through 5:00 p.m. on April 10, 2012, the City of Thousand Oaks is providing 30 days for public review of the draft Fiscal Year 2012-2013 Action Plan for the U.S. Department of Housing and Urban Development (HUD).

The Plan describes the City's proposed use of an estimated \$567,950 in federal Community Development Block Grant (CDBG) funds to address the needs of lower-income households from July 1, 2012 through June 30, 2013. A final public comment opportunity will be held at the April 10, 2012 City Council meeting, at which time Council will hold a public hearing on the above-noted document prior to consideration and/or approval.

Effective March 12, 2012 the draft Action Plan document will be available for review at the City's website, www.toaks.org and at the Community Development Department, 2100 Thousand Oaks Boulevard (City Hall Level 1), Thousand Oaks, CA 91362. Written comments on this draft document may be submitted to Senior Analyst Caroline Milton who can also respond to questions at (805) 449-2331 or via e-mail to cmilton@toaks.org.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to review or respond to this document, please call (805) 449-2331.

L - 6

Please Proof Your Ad Carefully! Final Deadline for Corrections is Tues. 5pm

I have proofread for spelling and grammar errors, correct color specifications, correct dimensions, etc. I do hereby release The Acorn Newspapers from any further responsibility or liability for the correctness or completeness of this artwork and agree to accept the changes for the print of same.

☒ OK as is ☐ OK To Run w/corrections

Signed:

Caroline A. Milton

Date:

3/5/12

File: City of Thousand Oaks - Caroline
10723W
Ad Rep: Diane



City of Thousand Oaks

**NOTICE
Public Review of
Community Development Block Grant (CDBG) Program
FY 2012-2013 Draft Action Plan
(Update to FY 2010-2015 Consolidated Plan)**

Effective 8:00 a.m. March 12, 2012 through 5:00 p.m. on April 10, 2012, the City of Thousand Oaks is providing 30 days for public review of the draft Fiscal Year 2012-2013 Action Plan for the U.S. Department of Housing and Urban Development (HUD).

The Plan describes the City's proposed use of an estimated \$567,950 in federal Community Development Block Grant (CDBG) funds to address the needs of lower-income households from July 1, 2012 through June 30, 2013. A final public comment opportunity will be held at the April 10, 2012 City Council meeting, at which time City Council will hold a public hearing on the above-noted document, prior to consideration and/or approval.

Effective March 12, 2012 the draft Action Plan document will be available for review at the City's website, www.toaks.org and at the Community Development Department, 2100 Thousand Oaks Boulevard (City Hall Level 1), Thousand Oaks, CA 91362. Written comments on this draft document may be submitted to Senior Analyst Caroline Milton who can also respond to questions at (805) 449-2331 or via e-mail to cmilton@toaks.org.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to review or respond to this document, please call (805) 449-2331.

DATED THIS 9th day of March, 2012

A handwritten signature in cursive script that reads "Linda D. Lawrence".

Linda D. Lawrence, City Clerk
City of Thousand Oaks, California

Publish: March 9, 2012



City of Thousand Oaks

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing, as provided by law, will be held by the City Council of the City of Thousand Oaks, to consider and decide the following matter:

Review of FY 2012-2013 Action Plan (Update to FY 2010-2015 Consolidated Plan) for proposed expenditure of \$567,950 in Federal Community Development Block Grant (CDBG) Funds from the U.S. Department of Housing and Urban Development (HUD). Funds are proposed to be expended from July 1, 2012 through June 30, 2013 for community development, program administration and social services activities, all to benefit primarily lower-income persons, from July 1, 2012 through June 30, 2013.

This Public Hearing is scheduled to be heard by City Council on Tuesday, April 10, 2012, at 6:00 p.m., in the City Council Chambers/Scherr Forum Theatre, City Hall, 2100 Thousand Oaks Boulevard, Thousand Oaks, California 91362. Any person is privileged to attend and be heard on this matter. If you challenge the decision of the City Council on this matter in court, you may be limited to raising those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, this public hearing. Inquiries concerning this Public Hearing may be directed to: (805) 449-2331.

DATED THIS 20th day of March, 2012

A handwritten signature in cursive script, reading "Linda D. Lawrence", is written over a horizontal line.

Linda D. Lawrence, City Clerk
City of Thousand Oaks, California

PUBLISH: March 27, 2012

L - 8

PUBLIC NOTICE

THE PUBLIC IS INVITED to review and comment on a performance report under preparation for submittal to the U.S. Department of Housing and Urban Development (HUD). The "Consolidated Annual Performance and Evaluation Report" (CAPER) describes the City's expenditure of federal Community Development Block Grant (CDBG) funds, including \$607,098 received for the period July 1, 2011 through June 30, 2012.

Effective August 3, 2012 through September 1, 2012, the City is making the draft CAPER available for public review and comment. The document will be posted on the City's website (www.toaks.org) and a hard copy will be available for review beginning August 6, 2012, at the City Hall Community Development Department at 2100 Thousand Oaks Boulevard, First Floor, Thousand Oaks, CA 91362. On request, hard copies will also be made available at other City buildings; a limited number of copies are available to be mailed to interested parties.

The City Council will hold a public hearing at its September 11, 2012 meeting to consider and approve the draft CAPER report. Interested persons are requested to submit written comments on the City's draft CAPER report to Senior Analyst Caroline Milton at cmilton@toaks.org.

In accordance with the Americans with Disabilities Act (ADA), if you need assistance to review the draft CAPER document, please contact Caroline Milton at (805) 449-2331.

DATED THIS 27th day of July, 2012.



Linda D. Lawrence, City Clerk
City of Thousand Oaks, California

PUBLISH: August 2, 2012

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing, as provided by law, will be held by the City Council of the City of Thousand Oaks, to consider and decide the following matter:

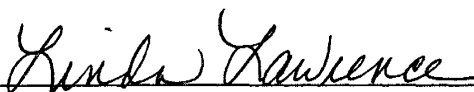
Program Year (PY) 2011 Consolidated Annual Performance and Evaluation Report (CAPER) summarizes the City's Community Development Block Grant (CDBG) expenditures from July 1, 2011 through June 30, 2012 for activities such as community development projects, grants to social services providers, and program administration that primarily benefit lower-income persons. In PY 2011, the City received \$607,098 in HUD/CDBG funds.

This Public Hearing is scheduled to be heard by City Council on Tuesday, September 11, 2012 at 6:00 p.m., in the City Council Chambers/Scherr Forum Theatre, City Hall, 2100 Thousand Oaks Boulevard, Thousand Oaks, California 91362. Any person is privileged to attend and be heard on this matter. If you challenge the decision of the City Council on this matter in court, you may be limited to raising those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, this public hearing.

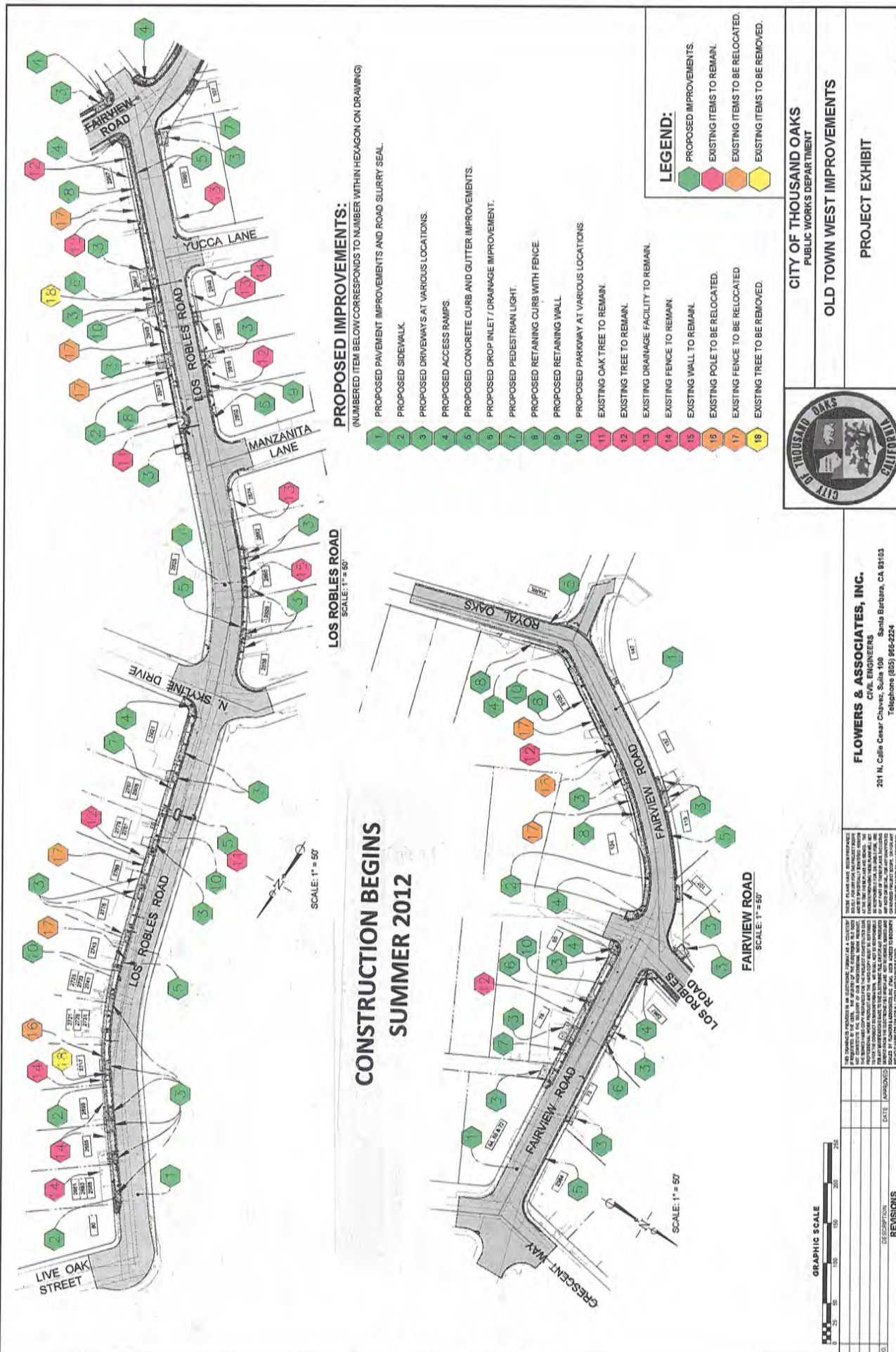
Inquiries concerning this Public Hearing may be directed to Senior Analyst Caroline Milton in the Community Development Department at (805) 449-2331 or by e-mail to cmilton@toaks.org.

In compliance with the Americans with Disabilities Act (ADA), if you require special assistance to participate in this public hearing, please contact Caroline Milton at (805) 449-2331 or cmilton@toaks.org at least 48 hours prior to the hearing.

DATED THIS 28th day of August, 2012.


Linda D. Lawrence, City Clerk
City of Thousand Oaks, California

PUBLISH: August 28, 2012



PROPOSED IMPROVEMENTS:

(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING)

- 1 PROPOSED PAVEMENT IMPROVEMENTS AND ROAD SLURRY SEAL.
- 2 PROPOSED SIDEWALK.
- 3 PROPOSED DRIVEWAYS AT VARIOUS LOCATIONS.
- 4 PROPOSED ACCESS RAMPS.
- 5 PROPOSED CONCRETE CURB AND GUTTER IMPROVEMENTS.
- 6 PROPOSED DROP INLET / DRAINAGE IMPROVEMENT.
- 7 PROPOSED PEDESTRIAN LIGHT.
- 8 PROPOSED RETAINING CURB WITH FENCE.
- 9 PROPOSED RETAINING WALL.
- 10 PROPOSED PARKWAY AT VARIOUS LOCATIONS.
- 11 EXISTING OAK TREE TO REMAIN.
- 12 EXISTING TREE TO REMAIN.
- 13 EXISTING DRAINAGE FACILITY TO REMAIN.
- 14 EXISTING FENCE TO REMAIN.
- 15 EXISTING WALL TO REMAIN.
- 16 EXISTING POLE TO BE RELOCATED.
- 17 EXISTING FENCE TO BE RELOCATED.
- 18 EXISTING TREE TO BE REMOVED.

LEGEND:

- PROPOSED IMPROVEMENTS.
- EXISTING ITEMS TO REMAIN.
- EXISTING ITEMS TO BE RELOCATED.
- EXISTING ITEMS TO BE REMOVED.

**CONSTRUCTION BEGINS
SUMMER 2012**



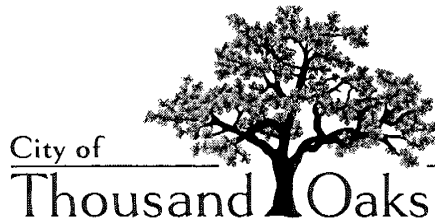
CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT
OLD TOWN WEST IMPROVEMENTS

PROJECT EXHIBIT

FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERS
201 N. Calle Cesar Chavez, Suite 100 Santa Barbara, CA 93103
Telephone (805) 965-4224



REVISIONS	
NO.	DESCRIPTION



Community Development Department STAFF REPORT

2100 Thousand Oaks Boulevard • Thousand Oaks, CA 91362
Planning Division • Phone 805/449.2323 • Fax 805/449.2350 • www.toaks.org
Building Division • Phone 805/449.2500 • Fax 805/449.2575 • www.toaks.org

Meeting Date: 9-11-12 File # 480-70

TO: Scott Mitnick, City Manager

Office of Record: CCD

FROM: Mark A. Towne, Deputy Community Development Director/City Planner

Res./Ord. No. —

DATE: September 11, 2012

Action: Approved as

recommended, 4-0.

SUBJECT: Community Development Block Grant Program Year 2011
Consolidated Annual Performance and Evaluation Report

RECOMMENDATION:

Approve Community Development Block Grant (CDBG) Program Year (PY) 2011 Consolidated Annual Performance and Evaluation Report (CAPER) for submittal to U.S. Department of Housing and Urban Development (HUD).

FINANCIAL IMPACT:

No Additional Funding Requested. The CAPER report summarizes CDBG program expenditures from July 1, 2011 through June 30, 2012 totaling \$712,559. Preparation of this report is required by the Federal government and the costs are funded from the portion of the CDBG grant allocated to Administration.

BACKGROUND:

The City receives an annual CDBG entitlement grant from HUD. The program year 2011-2012 grant totaled \$607,098. As a HUD grantee, the City must annually prepare and submit a CAPER performance report describing CDBG-funded activities and expenditures. For the fiscal year ending June 30, 2012, CDBG expenditures totaled \$712,559. An accumulated balance of \$858,031 was not expended, and will be carried forward to be used in PY 2012 (July 1, 2012 through June 30, 2013) primarily to fund the Old Town West Neighborhood Improvements (CI 4298) project, street, sidewalk and drainage improvements on Los Robles Road and Fairview Drive in one of the City's oldest neighborhoods.

DISCUSSION/ANALYSIS:

An electronic copy of the draft CAPER report is available for review on the City's website (CDBG Program page) and paper copies are available at the City Clerk Department for review by the general public. A copy of the draft CAPER was also provided to each member of City Council together with the September 11, 2012 agenda packet.

PY 2011 CDBG Program CAPER Report
September 11, 2012
Page 2

Pursuant to the City's Citizen Participation Plan (Resolution 2010-085), the draft CAPER report was made available for 30 days of formal public review and comment (August 3 through September 1, 2012) prior to being finalized and scheduled for tonight's public hearing. An electronic copy of the draft CAPER remains posted to the City's website (www.toaks.org) and a final copy marked "approved by the City Council" will be posted following Council approval. In addition, a hard copy of the CAPER was available to review at City Hall and, upon request, will be made available at other City buildings. Upon request, the City will make the CAPER available in a format accessible to persons with disabilities. The following table summarizes the City's 2011-2012 CDBG activities and expenditures.

PY 2011 CDBG Program Budget and Expenditures (July 1, 2011 to June 30, 2012)

	Other CDBG Funds	PY 2011 CDBG Funds	PY 2011 CDBG Budget	PY 2011 Expenses	PY 2012 Funds Balance
Old Town West Improvements (CI 4298)	\$628,298	\$275,013	\$903,311	\$54,083	\$849,228
Bella Vista Apartments (HS 9930, 9936)	27,194	-0-	27,194	26,179	1,015
Emergency Shelter Development (HS 9937)	-0-	15,426	15,426	7,638	7,788
Richmond Terrace Improvements (HS 9938)	230,400	-0-	230,400	230,400	-0-
Glenn Oaks Senior Improvements (HS 9938)	77,600	-0-	77,600	77,600	-0-
Program Administration (BG ADMN)	-0-	121,417	121,417	121,417	-0-
<i>Staff Costs (Salaries, Benefits, Supplies, Etc.)</i>		<i>99,480</i>	<i>99,480</i>	<i>99,480</i>	<i>-0-</i>
<i>Ventura County Homeless & Housing Coalition</i>		<i>10,000</i>	<i>10,000</i>	<i>10,000</i>	<i>-0-</i>
<i>Fair Housing Counseling Program</i>		<i>11,937</i>	<i>11,937</i>	<i>11,937</i>	<i>-0-</i>
Public Services Grants	-0-	91,062	91,062	91,062	-0-
<i>Senior Meals on Wheels (BG 9818)</i>		<i>19,119</i>	<i>19,119</i>	<i>19,119</i>	<i>-0-</i>
<i>Lutheran Social Services (BG 9822)</i>		<i>17,056</i>	<i>17,056</i>	<i>17,056</i>	<i>-0-</i>
<i>Conejo Free Clinic (BG 9816)</i>		<i>13,722</i>	<i>13,722</i>	<i>13,722</i>	<i>-0-</i>
<i>Long Term Care (BG 9821)</i>		<i>13,722</i>	<i>13,722</i>	<i>13,722</i>	<i>-0-</i>
<i>Catholic Charities (BG 9814)</i>		<i>11,526</i>	<i>11,526</i>	<i>11,526</i>	<i>-0-</i>
<i>Assistance League (BG 2023)</i>		<i>6,769</i>	<i>6,769</i>	<i>6,769</i>	<i>-0-</i>
<i>Westminster Free Clinic (BG 2026)</i>		<i>5,489</i>	<i>5,489</i>	<i>5,489</i>	<i>-0-</i>
<i>ARC Ventura County (BG 2027)</i>		<i>3,659</i>	<i>3,659</i>	<i>3,659</i>	<i>-0-</i>
Day Labor Site Coordination (BG 2025)	-0-	94,180	94,180	94,180	-0-
Women's Economic Ventures (BG 2022)	-0-	10,000	10,000	10,000	-0-
TOTALS	\$ 963,492	\$ 607,098	\$1,570,590	\$ 712,559	\$ 858,031

COUNCIL GOAL COMPLIANCE:

Meets Council Goal B:

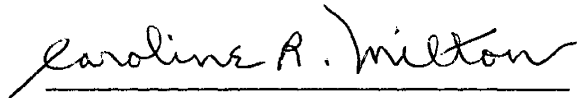
Operate City government in a fiscally and managerially responsible and prudent manner to ensure that the City of Thousand Oaks remains one of California's most desirable places to live, work, visit, recreate and raise a family.

Submitted by:



Mark A. Towne, AICP
Deputy Director/ City Planner

Prepared by:



Caroline R. Milton
Senior Analyst

Document Provided Under Separate Cover
#1 – Draft PY 2011 CAPER

Transition Table 1C (Updated July 2012)
Summary of Specific Housing/Community Development Objectives
(Table 1A/1B Continuation Sheet)

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective *
Homeless Objectives						
1.	Assist Many Mansions to acquire an existing building for conversion and rehabilitation to a year-round emergency shelter, primarily to benefit single-parent homeless families and the chronically homeless.	CDBG and/or other Public and/or Private Funds (to be determined)	Year-Round Shelter Beds	30 Beds	-	DH-1
2.	Assist Many Mansions or another non-profit housing developer to acquire land or existing units for conversion and rehabilitation to new transitional housing units with supportive services.	CDBG and/or other Public and/or Private Funds (to be determined)	Additional Transitional Housing Units	7 Units	-	DH-1
Special Needs Objectives						
1.	Address Special Needs through the allocation of 15 percent of the CDBG grant and at least \$100,000 in local matching funds.	CDBG, SSEF	Grants to 30 non-profits	5,000+ low-income persons to benefit	7,828	SL-1
2.	Assist lower-income seniors to pay housing costs through the Housing Assistance Program for Seniors (HAP)	Program based on Funds to be Identified to Replace RDA Funds	Grants to low-income senior & disabled households	600+ households	559	DH-3
Other Objectives						
1.	Old Town West Streetscape Improvements	CDBG and Developer Fees	Public Improvements	Sidewalks, etc.	-	SL-3
2.	Code Enforcement at Day Labor Site	CDBG	Access to low-income jobs	Low-income jobs	350	EO-1
3.	Micro-Enterprise Assistance to Women's Economic Ventures for Self-Employment Training Program	CDBG	Scholarships for low-income persons		8	EO-1

***Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Transition Table 2C (Updated July 2012)
Summary of Specific Housing/Community Development Objectives
(Table 2A/2B Continuation Sheet)

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	Rental Housing					
1.	Los Feliz Drive (Area Hsg Authority)	2011 RDA	New Units	60	-	DH-1
2.	Hillcrest Project (Many Mansions)	2011 RDA	New Units	60	-	DH-1
3.	Tenant-Based Rental Housing	2011 RDA	Grants to Low-Income Households	30 households annually	29	DH-3
	Owner Housing					
1.	First-Time Homebuyer Assistance	Discontinued 2012	Down-payment loans to Low/Mod persons	10 to 15 households annually	-	DH-2
2.	Residential Rehabilitation	Discontinued 2012	Loans to low-income owners	15 Households annually	-0-	DH-3
	Homeless Objectives					
1.	Year-Round Emergency Shelter	CDBG	Year-round beds	30	-	SL-1
2.	Transitional Housing	Public and/or Private Funds (to be advised)	New Units	7	-	SL-1
	Special Needs Objectives					
1.	Housing Assistance Program (HAPS)	Discontinued 2012	Utility Subsidies	600+	559	DH-3
	Community Development					
1.	Code Enforcement at Day Labor Site	CDBG	Access to low-mod jobs	50 low-income jobs	350	SL-3
	Infrastructure					
1.	Old Town West Master Plan Improvements	CDBG	Sidewalks, drainage imps, etc.	2 Streets	-	SL-3
	Public Facilities					
1.	Multi-Family Rehab – Many Mansions	CDBG	Affordable Hsg	27	-	DH-3
2.	Multi-Family Rehab - AHA	CDBG	Affordable Hsg	39	-	DH-3
	Public Services					
1.	Federally funded grants to address special needs	CDBG	Services to benefit lower-income persons, households	3,000+ low-income persons	7,828	SL-1
2.	Locally funded grants to address special needs	SSEF	Services to benefit lower-income HHs	3,000+ HHs	9,632	SL-1
	Economic Development					
1.	Self-Employment Training Program	CDBG	Scholarships for low-income persons	5-10 residents/yr	8	EO-1
	Neighborhood Revitalization/Other					

***Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Table 3A (Updated July 2012)
Summary of Specific Annual Objectives

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	Rental Housing Objectives					
1.	Los Feliz Drive (Area Hsg Authority)	Prior Yr RDA	New Units	60	-	DH-1
2.	Hillcrest Project (Many Mansions)	Prior Yr RDA	New Units	60	-	DH-1
3.	Tenant-Based Rental Assistance	Prior Yr RDA	Rent Subsidies	30	29	DH-3
	Ownership Housing Objectives					
1.	First-Time Homebuyer Program	Discontinued 2012	Down-Payment Asst.	10-15	-	DH-2
2.	Residential Rehabilitation	Discontinued 2012	Loans or Grants	15	-0-	DH-3
	Homeless Objectives					
1.	Year-Round Emergency Shelter	CDBG	Year-round beds	30	-	SL-1
2.	Transitional Housing	CDBG	New Units	7	-	SL-1
	Special Needs Objectives					
1.	Housing Assistance Program (HAP)	Discontinued 2012	Utility Subsidies	600+	559	DH-3
	Community Development Objectives					
1.	Code Enforcement – Day Labor Site	CDBG	Access to low-income jobs	50 jobs weekly	350	SL-3
	Infrastructure Objectives					
1.	Old Town West Streetscape Improvements	CDBG	Sidewalks, drainage improvements, etc.	2 streets	-	SL-3
	Public Facilities Objectives					
1.	Multi-Family Rehab – Many Mansions	CDBG	Affordable Hsg	27	-	DH-3
2.	Multi-Family Rehab - AHA	CDBG	Affordable Hsg	35	-	DH-3
	Public Services Objectives					
1.	Federally Funded Public Services	CDBG	Special Needs	3,000+	7,828	SL-1
2.	Locally Funded Public Services	SSEF	Special Needs	3,000+	9,632	SL-1
	Economic Development Objectives					
1.	Commercial Revitalization	Discontinued 2012	Grants to rehab aging buildings	3 per year	-	EO-3
2.	Self-Employment Training	CDBG	Scholarships for low-income persons	5-10 year	8	EO-1
	Other Objectives					
	N/A					

***Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Table 3B (Updated July 2012)
ANNUAL AFFORDABLE HOUSING COMPLETION GOALS

Grantee Name: Program Year:	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	RDA	OTHER
BENEFICIARY GOALS (Sec. 215 Only)		Project Name or Source				
Homeless households	15 (Hillcrest – spprt unt)	0	☐	☐	X	X
Non-homeless households	N / A	0	☐	☐	☐	☐
Special needs households	0	0	☐	☐	☐	☐
Total Sec. 215 Beneficiaries*	15	0	☐	☐	X	X
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units	0	0	☐	☐	☐	☐
Production of new units	120 (Los Feliz, Hillcrest)	0	☐	☐	X	X
Rehabilitation of existing units	0	0	☐	☐	☐	☐
Rental Assistance	0	0	☐	☐	☐	☐
Total Sec. 215 Affordable Rental	120	0	☐	☐	☐	☐
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	0	-	☐	☐	☐	☐
Production of new units	0	-	☐	☐	☐	☐
Rehabilitation of existing units	0	0	☐	☐	X	X
Homebuyer Assistance	0	-	☐	☐	☐	☐
Total Sec. 215 Affordable Owner	0	0	☐	☐	X	X
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	0	0	☐	☐	☐	☐
Production of new units	120	0	☐	☐	X	☐
Rehabilitation of existing units	15	0	☐	☐	☐	☐
Rental Assistance	0	0	☐	☐	☐	☐
Homebuyer Assistance	0	0	☐	☐	☐	☐
Combined Total Sec. 215 Goals*	120	0	☐	☐	☐	☐
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal	0	0	☐	☐	☐	☐
Annual Owner Housing Goal	0	0	☐	☐	☐	☐
Total Overall Housing Goal	0	0	☐	☐	☐	☐

* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

City of Thousand Oaks

2012 POPULATION AND HOUSING

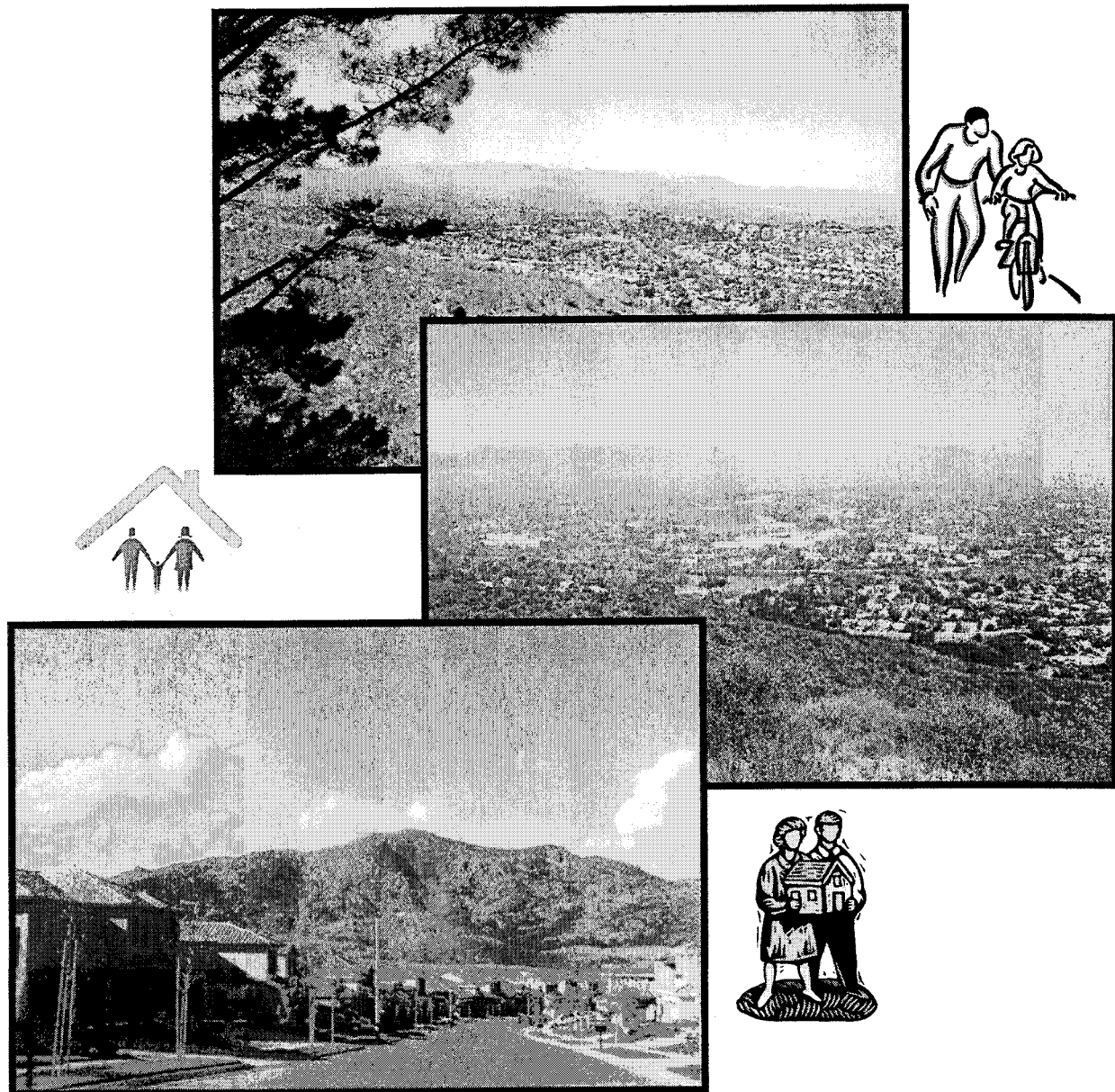


Exhibit P

Updated August, 2012

CITY / PLANNING AREA POPULATION BY YEAR

YEAR	CITY ¹
1964	Incorporation
1965	19,300
1966	20,900
1967	22,200
1968	24,200
1969	26,100
1970	35,873 ²
1971	39,700
1972	44,700
1973	49,700
1974	51,500
1975	53,800
1976	56,700
1977	61,700
1978	66,100
1979	70,600
1980	77,072 ²
1981	85,900
1982	90,800
1983	91,900
1984	92,900
1985	94,200
1986	96,900
1987	99,100
1988	101,500
1989	103,900
1990	104,352 ²
1991	105,800
1992	106,000
1993	107,500

YEAR	CITY¹
1994	108,200
1995	108,800
1996	110,700
1997	112,300
1998	113,900
1999	115,400
2000	117,005 ^{2,3}
2001	118,538
2002	121,300
2003	123,960
2004	125,898
2005	126,324
2006	127,160
2007	126,924
2008	127,972
2009	128,443
2010	126,655 ²
2011	127,557
2012	128,031
ESTIMATES	
Ultimate	133,000 ⁴

¹ Source: California Department of Finance

² Adjusted based on U.S. Census results

³ Estimated Planning Area population for the year 2000 = 123,000

⁴ Estimated Planning Area population for ultimate = 140,000

POPULATION BY DECADE

(Source: U.S. Census)

<u>YEAR</u>	<u>CALIFORNIA</u>	<u>VENTURA COUNTY</u>	<u>CITY OF THOUSAND OAKS</u>
1970	19,953,134	378,497	35,873
1980	23,667,902	529,174	77,072
1990	29,760,021	669,016	104,352
2000	33,871,648	753,197	117,005
2010	37,223,900	822,108	126,655

CITY OF THOUSAND OAKS POPULATION BY AGE

Source: U.S. Census 2000 and 2010

<u>AGE</u>	<u>2000 POPULATION</u>	<u>2010 POPULATION</u>	<u>% CHANGE</u>
Under 1 yr.	1,502	1,121	-25.4
1-2	2,986	2,625	-12.1
3-4	3,119	2,869	-8.0
5-6	3,307	3,205	-3.1
7-9	5,708	4,928	-13.7
10-13	6,974	7,295	4.6
14	1,567	1,977	26.2
15	1,745	2,018	15.6
16	1,494	1,972	32.0
17	1,647	2,066	25.4
18	1,639	1,760	7.4
19	1,360	1,663	22.3
20	1,411	1,563	10.8
21	876	1,371	56.5
22-24	2,932	3,869	32.0
25-29	5,907	6,274	6.2
30-34	8,335	6,173	-25.9
35-44	21,051	17,406	-17.3
45-54	18,528	21,534	16.2
55-59	7,008	8,551	22.0
60-64	4,859	7,879	62.2
65-74	6,670	9,971	49.5
75-84	4,238	5,686	34.2
85+	1,862	2,907	56.1
MEDIAN AGE:	37.7	41.5	

CITY OF THOUSAND OAKS RACIAL CHARACTERISTICS

Source: U.S. Census 2010

<u>RACE</u>	<u>TOTAL</u>	<u>PERCENTAGE</u>
Not Hispanic or Latino		
White	88,970	70.2
Black or African American	1,508	1.2
American Indian & Alaska Native	231	0.2
Asian	10,928	8.6
Native Hawaiian & Other Pacific Islander	134	0.1
Other races or 2 or more races	3,571	2.8
Hispanic or Latino (any race)	<u>21,341</u>	<u>16.9</u>
Total	126,683	100

CITY OF THOUSAND OAKS PLANNING AREA HOUSING MIX

Source: 2010 American Community Survey 1-year estimates; Table DP04

<u>UNIT TYPE</u>	<u>UNITS</u>	<u>PERCENTAGE</u>
Single-Family Detached Units	32,115	68%
<u>Single-Family Attached Units¹</u>	<u>5,680</u>	<u>12%</u>
Total Single Family Units	37,795	80%
Mobile Homes	994	2%
<u>Multi-Family Units²</u>	<u>8,606</u>	<u>18%</u>
Total Units	47,345	100%

¹condominium and townhouse units ²apartments

OWNER-OCCUPIED HOUSING VALUE

Source: 2010 American Community Survey; DP04

<u>VALUE</u>	<u>UNITS</u>	<u>AGE</u>	<u>OWNER OCCUPIED</u>	<u>RENTER OCCUPIED</u>
Less than \$50,000	682	15-24	107	562
\$50,000 to \$99,999	504	25-34	1,463	2,614
\$100,000 to \$149,999	0	35-44	5,484	2,970
\$150,000 to \$199,999	873	45-54	9,101	2,580
\$200,000 to \$299,999	979	55-64	7,893	1,421
\$300,000 to \$499,999	6,874	65-74	5,318	668
\$500,000 to \$999,999	18,540	75-84	3,005	722
\$1,000,000 or more	3,618	85+	1,130	798
		TOTAL	33,501	12,335

MEDIAN VALUE: \$614,700

TENURE BY AGE OF HOUSEHOLDER

Source: U.S. Census 2010; Table QT-H2

POPULATION AND PERSONS PER UNIT

Source: U.S. Census 2010: Table DP-1

	<u>OWNER OCCUPIED</u>	<u>RENTER OCCUPIED</u>
Population	92,518	32,431
Number of Units	33,501	12,335
Average Persons Per Unit	2.76	2.63
Overall Average Persons Per Unit: 2.73		

**GENERAL CENSUS INFORMATION
AND COMPARISON (1990/2000/2010)**

	1990	2000	2010
TOTAL POPULATION	104,352	117,005	126,683
SCHOOL ENROLLMENT –3+ Years Old¹	30,559	33,741	37,058
Nursery School/Pre-School	2,601	2,627	3,973
Elementary / High School	18,114	16,067	21,888
College	8,606	8,372	9,744
EDUCATION –25+ Years Old¹	68,141	78,458	84,941
Less than 9 th Grade	2,247	2,648	1,837
9 th to 12 th Grade, No Diploma	4,717	4,073	3,595
High School Graduate	13,052	12,185	14,137
Some College, Less than B. A.	24,308	26,426	23,722
Bachelors Degree or Higher	23,817	33,126	41,650
<i>Percent High School Graduate or Higher</i>	89.8%	91.4%	93.6%
<i>Percent Bachelor's Degree or Higher</i>	35.0%	42.2%	49.0%
RESIDENCE 5 YEARS AGO –5+ Years Old²	97,488	109,118	125,656
Same House	44,794	57,062	78,588
Different House	49,510	49,430	unknown
Elsewhere	3,184	2,626	47,068
NATIVITY AND PLACE OF BIRTH³			
Native Population	90,242	98,560	102,673
<i>Percent Born in State of Residence</i>	49.4%	48.7%	52.4%
Foreign Born Population	14,110	18,165	24,368
LANGUAGE SPOKEN AT HOME – 5+ Years Old³	97,488	109,118	120,499
Language Other than English	14,739	20,797	26,769
Do not Speak English "Very Well"	6,051	8,472	9,670
LABOR FORCE STATUS⁴			
16+ Years Old	81,487	89,817	100,604
In labor force	59,845	61,487	69,271
<i>Percent in labor force</i>	73.4%	68.3%	68.9%
Employed	57,368	59,051	62,852
Unemployed	2,363	2,336	6,419
<i>Percent unemployed</i>	4.0%	3.8%	6.4%
Not in labor force	21,642	28,330	31,333
Females 16+ Years Old	41,652	46,479	51,422
In labor force	25,868	27,581	32,362
<i>Percent in labor force</i>	62.1%	59.3%	62.7%
Employed	24,821	26,467	29,584
Unemployed	1,041	1,114	2,778
<i>Percent unemployed</i>	4.0%	4.2%	8.6%
With Own Children Under 6 Years	6,086	8,936	8,054

	1990	2000	2010
Persons 16 to 19 yrs.⁵			
Not in School and not High School Graduate	329	219	89
Employed	231	113	54
Unemployed	43	36	18
Not in labor force	55	70	17
CLASS OF WORKER – 16+ Years Old⁴	57,368	59,051	62,799
Private Wage and Salary Workers	45,390	45,205	48,733
Government Workers	5,717	7,140	6,814
Self Employed Workers	6,063	6,519	7,252
Unpaid Family Workers	N/A	187	0
INCOME LAST YEAR – Households⁴	36,365	41,792	1,777
Less than \$10,000	1,898	1,353	1,109
\$10,000 to \$14,999	1,355	1,094	3,079
\$15,000 to \$24,999	2,837	2,568	2,709
\$25,000 to \$34,999	3,338	2,927	3,598
\$35,000 to \$49,999	5,770	4,696	1,777
\$50,000 to \$74,999	9,396	7,715	6,086
\$75,000 to \$99,999	5,774	6,766	5,264
\$100,000 to \$149,999	4,087	8,615	9,666
\$150,000 or more (1990 only)	1,910		4,683
\$150,000 to \$199,999		3,095	7,345
\$200,000 or more		2,963	6,086
Median household income	\$56,856	\$76,815	\$95,281
Median family income	\$62,641	\$86,041	\$114,281
Median non-family income	\$33,874	\$45,088	\$44,567
Per capita income	\$23,683	\$34,314	\$43,636

¹ 2010 American Community Survey 1-Year: Table DP02

² 2010 American Community Survey 1-Year, Table DP02, only identifies population in occupied units that moved in 2005 or later and population that moved in prior periods. Data from 2010 does not use the same categories as 1990 and 2000.

³ 2010 American Community Survey 1-Year Estimates: Table DP02

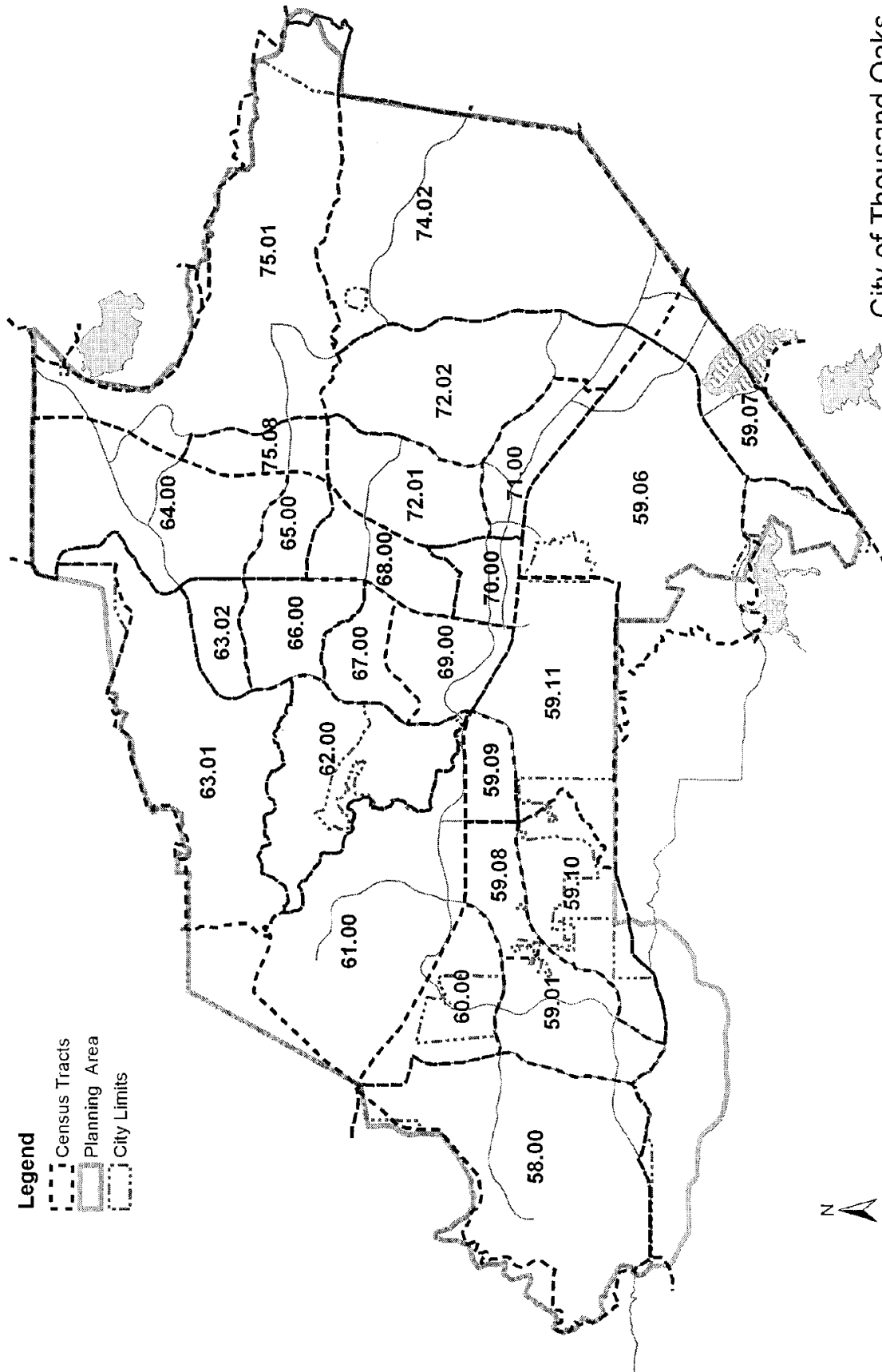
⁴ 2010 American Community Survey 1-Year Estimates: Table DP03

⁵ 2006-2010 American Community Survey 3-year estimates: Table B14005

For additional, or more detailed, Census 2010 information please visit the U. S. Census Bureau's web site at www.census.gov or factfinder2.census.gov

2000 Census Tracts

- Legend**
- Census Tracts
 - Planning Area
 - City Limits



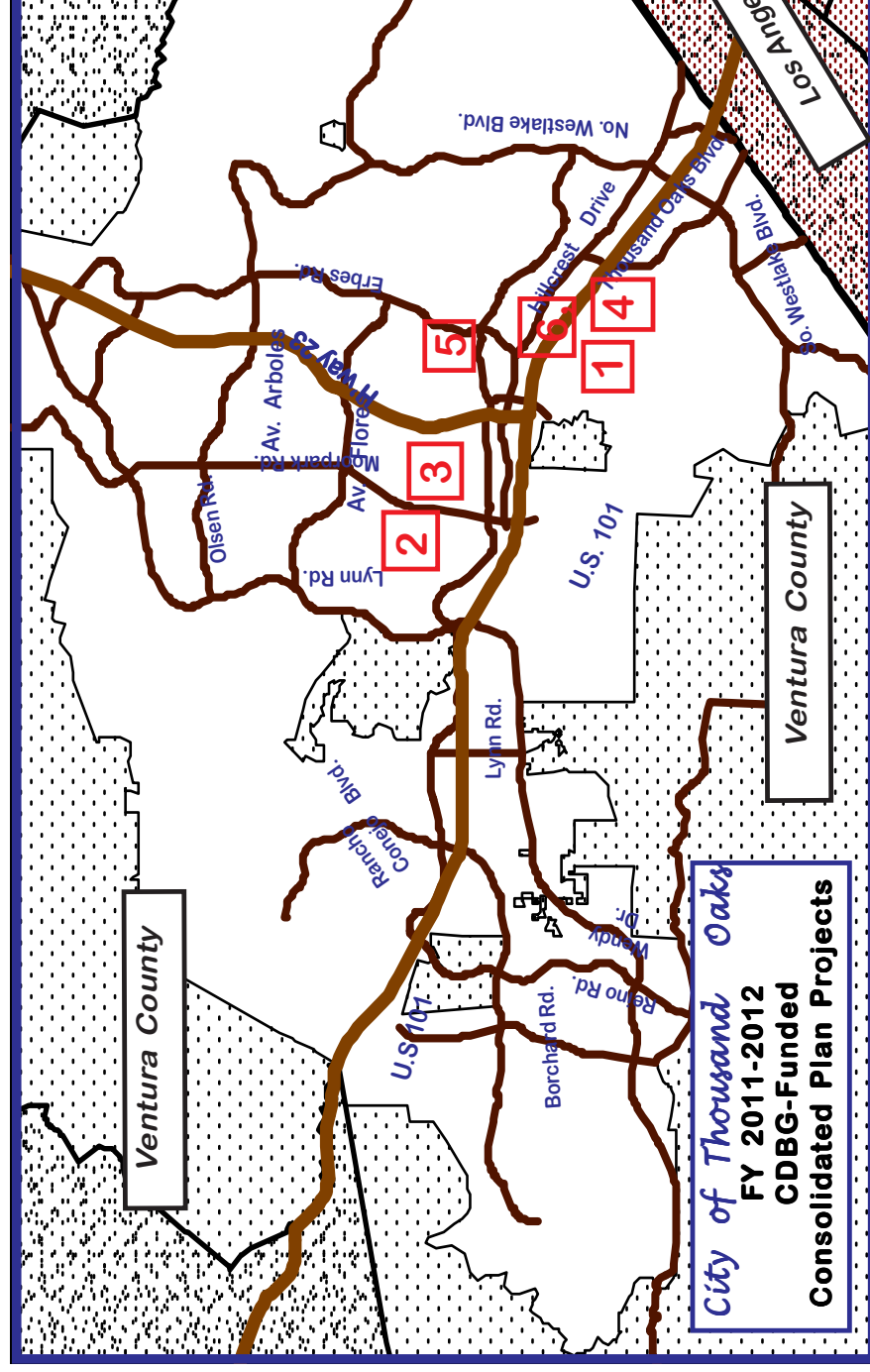
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City of Thousand Oaks
Community Development Department

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FY 2010-2015 City of Thousand Oaks Consolidated Plan -- Year One Action Plan (I



- 1. Neighborhood Improvements Program
- 2. Richmond Terrace Apartments Improvements
- 3. Glenn Oaks Senior Apartments Improvements
- 4. Public Social Services (Human Services Center)
- 5. Day Labor Site Coordination
- 6. WEV Self-Employment Training Program