



# City of Thousand Oaks

PY 2012 (FY 2012-13) (July 1, 2012 — June 30, 2013)



*Views of CDBG-funded Street and Drainage Improvements in Old Town West  
South of Thousand Oaks Boulevard, West of Hampshire Road*



*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***

**Since 2005, the City of Thousand Oaks has used Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) to finance a long-term Neighborhood Master Plan, surveying, preparation of engineering specifications and the construction of street, sidewalk and drainage improvements on Los Robles Road and Fairview Drive in Old Town West, one of the oldest residential neighborhoods in Thousand Oaks.**

**While preserving landmark trees, the City's Public Works Department and its contractors, including C. A. Rasmussen, Inc., added road improvements, sidewalks, curbs and gutters, street lights, storm drains and lighting improvements in this quiet and beautiful neighborhood situated between Thousand Oaks Boulevard to the north and U.S. Highway 101 to the south.**

**According to HUD's 2003 Low and Moderate Income Statistical Data (LMISD) report, 63 percent of neighborhood residents (Census Tract 71, Block Group 2) are lower-income and the area qualifies to be improved with Federal CDBG funds.**

**Program Year 2012-2013**  
**Consolidated Annual Performance and Evaluation Report (CAPER)**

**Public Review: 8/01/13 to 8/30/13**  
**City Council Public Hearing: 9/10/13**  
**Submittal to U.S. Department of HUD: 9/27/13**

**Thousand Oaks City Council**

**Claudia Bill-de la Peña, Mayor**  
**Andrew P. Fox, Mayor Pro Tem**  
**Jacqui V. Irwin, Councilmember**  
**Joel R. Price, Councilmember**  
**Al Adam, Councilmember**

**Thousand Oaks City Administration**

**Scott Mitnick, City Manager**

**Community Development Block Grant (CDBG)**  
**Program Administration**

**John C. Prescott, Community Development Director**  
**Mark A. Towne, Deputy Director / City Planner**  
**Caroline R. Milton, Senior Analyst/Project Manager**  
**Lynn Oshita, Community Development Department Technician II**

**City of Thousand Oaks PY 2012 CAPER Report Check List  
Required CAPER Provisions**

<i>General Narrative Requirements</i>	<i>Page No.</i>
<b>1. Assessment of Strategic Plan Goals and Objectives</b>	4 - 8, 110, Exhibit F
<b>2. Progress during Program Year</b>	
Accomplishments during the Program Year and compared to Consolidated Plan and Action Plan goals	18 - 56
<b>3. Resources Available during Program Year</b>	
Federal, private and non-federal public resources used to address priority needs and Action Plan objectives	1 - 4
<b>4. Geographic Distribution of Funds Expended</b>	
Area(s) where CDBG funds were expended	9 - 16 Exhibits B & C
<b>5. Beneficiaries</b>	
Who benefits from each CDBG-funded activity including race and ethnicity and how actual beneficiaries compare with those projected in Action Plan	13 - 16
<b>6. Affirmatively Furthering Fair Housing</b>	
Actions the jurisdiction has taken during the Program Year	73 - 83, Exhibit I
<b>7. Affordable Housing Activities</b>	11-12, 57 - 71, Exhibit H
<b>8. Homeless and Other Special Needs Activities</b>	95 - 99
Actions to address emergency shelter & transitional housing needs of homeless persons (including sub-populations)	95 - 99
Prevent low-income individuals & families/children (especially those with incomes <30% of MFI) from becoming homeless	11 - 12, 57 - 71, Exhibit H
Help homeless persons transition to permanent housing & independent living	95 - 100
Address the special needs of non-homeless persons	13 - 16, 84 - 94, Exhibit D
<b>9. Continuum of Care</b>	95 - 99
<b>10. Other Actions</b>	
Actions to overcome obstacles to meeting underserved needs	100 - 101
Fostering and maintaining affordable housing including number of lower-income persons served	11-13, 57-74, 84-85, 99-100, 103, 105-109
Removal of barriers to affordable housing	57 - also see above
Evaluating and reducing lead-based paint hazards	70 - 71
Reducing the number of poverty-level families (Anti-poverty strategy)	105 - 109

**City of Thousand Oaks PY 2012 CAPER Report Check List  
Required CAPER Provisions**

	<i>Page No.</i>
Describe institutional structure (collaboration with private industry, non-profit organizations & public institutions) and efforts to overcome gaps in the delivery system	102 - 103
Improving coordination between public and private housing and social service agencies	106 - 109, Exhibits D, H
Fostering public housing improvements & resident initiatives	106-109
<b>11. Public Housing</b>	
Include input from the Comprehensive Grant program and public housing residents	70
Describe coordination with local Public Housing Authority	12-13, 68-70
Organizational relationship of City and PHA and appointing authority for housing agency board commissioners	68 - 70
<b>12. Monitoring</b>	
Standards and procedures used to monitor CDBG-funded activities including sub-grantee activities	113 - 114
<b>13. Leveraging Resources</b>	103 - 104
<b>14. Citizen Comments</b>	115 - 119
<b>15. Self-Evaluation</b>	110
<b>16. CDBG-Specific Narratives</b>	
Describe activities funded & accomplished for all CDBG funds expended during the Program Year	18 - 57
Any program income in the Program Year	3 (Table)
Full amount of income from float-funded activities	3 (Table)
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 during Program Year	119
Nature and reasons for any changes in program objectives and how jurisdiction would change its programs as a result of its experiences	56
<b>17. Cover Letter</b>	
Attesting to completeness and accuracy of the grantee-entered performance data in IDIS	√



	<i>Page</i>
<b>SECTION 1-A — PROGRESS IN ACHIEVING PY 2010 - 2015 CONSOLIDATED (STRATEGIC) PLAN GOALS</b>	<b>1</b>
<i>Introduction to Resources</i>	<i>1</i>
Community Development Block Grant (CDBG) Program	1
Program Year 2012 CDBG Funds	1
Prior Year CDBG Funds	1
Benefit to Low- and Moderate-Income Residents	1
Summary of PY 2012 CDBG-funded Activities	1
<u>Table 1.1: Status of Prior Year CDBG Funds Carried Forward to PY 2012</u>	2
PY 2012 Administrative Cap (20 Percent)	2
PY 2012 Public Services Cap (15 Percent)	2
PY 2012 CDBG Funding Sources	3
<u>Table 1.2: PY 2012 CDBG Entitlement Grant Funding Sources</u>	3
PY 2012 Other Funding Sources	3
Social Services Endowment Fund	3
HOME Program	4
Thousand Oaks Redevelopment Agency (RDA) 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>	4
Estimated CDBG-Eligible Population in Thousand Oaks	5
<u>Table 1.4: Estimated CDBG-Eligible Population in Thousand Oaks</u>	5
Housing Needs of the City's Low-Income Populations	5
Rental Housing Costs	5
Housing Ownership Costs	6
Housing Needs of Special Needs Populations	6
Persons Aged 60 Years and Older	6
Persons with Disabilities	7
Large Families	7
Female-Headed Households	7
Housing Needs of the Homeless Population	8

	<i>Page</i>
<b>Geographic Distribution of CDBG-Funded Projects and Minority Concentrations of CDBG-Eligible Populations</b>	<b>9</b>
Serving the Needs of Minority Persons	9
<u>Table 1.5:</u> Examples of CDBG-Funded Investments and Low-Mod, Minority Concentration Benefit Areas	9
<b>Beneficiaries – Minority Populations Served by CDBG- Funded Activities</b>	<b>10</b>
Hispanic Population in Census Tract 61	10
Assistance to First-Time Home Buyers at Conejo Creek Condominiums (Census Tract 61)	11
<b>Housing for Minority Populations (Census Tracts 61, 66, 69, 70 and 71)</b>	<b>11</b>
Many Mansions (CHDO) Affordable Housing Projects (Census Tracts 69, 71)	11
<u>Table 1.6:</u> 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
<u>Table 1.7:</u> Public Housing (Federally Owned) Managed by Area Housing Authority	12
<u>Table 1.8:</u> Ethnicity of Tenants at Thousand Oaks Public Housing Units	12
<u>Table 1.9:</u> Affordable Housing Owned and Managed by Area Housing Authority (Thousand Oaks)	12
<u>Table 1.10:</u> Ethnicity of Section 8 Tenants at Area Housing Authority-Owned Units in Thousand Oaks	12
<b>Delivery of Social Services to Minority Populations</b>	<b>13</b>
Summary of Minority Population Information	14
<u>Table 1.11:</u> Racial and Ethnic Profile of Lower-Income Persons Assisted with CDBG-Funded Public Services (PY 2012)	15
Comparing PY 2012 Public Services Action Plan Goals to Actual Accomplishments	16
<u>Table 1.12:</u> Estimated & Actual Number of Low-Income Persons Assisted in PY 2012 with CDBG Funds	16
<b>PY 2012 CDBG Program Expenditures</b>	<b>16</b>
<u>Table 1.13:</u> PY 2012 CDBG Program Expenditures	17

	<i>Page</i>
<b>SECTION 1-B -- PY 2012 PROGRESS DURING PROGRAM YEAR — CDBG PROJECT SUMMARY SHEETS (ACCOMPLISHMENTS)</b>	<b>18</b>
<b>Capital Projects</b>	<b>18</b>
Old Town West Street and Drainage Improvements (CI 4298)	18
Bella Vista 2011 Improvements (HS 9936)	21
Non-Profit Capacity Building (HS 9937)	24
<b>Code Enforcement Activity</b>	<b>26</b>
Day Labor Site Code Enforcement (BG 2025)	26
<b>Micro-Enterprise Assistance Activity</b>	<b>28</b>
Women's Economic Ventures (BG2022)	28
<b>Public Services</b>	<b>31</b>
Conejo Free Clinic (BG 9816)	31
Long Term Care Ombudsman Program (BG 9821)	34
Lutheran Social Services Homeless Services (BG 9822)	37
Westminster Free Clinic (BG 2026)	40
Senior Concerns – Meals on Wheels (BG 9818)	43
United Cerebral Palsy (BG 9832)	46
<b>Program Administration</b>	<b>49</b>
Fair Housing Program	49
CDBG Program Administration	53
<b>Nature and Reasons for Program Objectives and Changes</b>	<b>56</b>
 <b>SECTION 2-A — HOUSING ISSUES: FOSTERING AND MAINTAINING AFFORDABLE HOUSING</b>	 <b>57</b>
<b>A. Removal of Barriers to Affordable Housing</b>	<b>57</b>
Public Policies and Other Efforts to Foster and Maintain Affordable Housing	57
Consolidated Plan Housing Goals	57
Housing Priorities 2010-2015	57
2006 - 2014 Housing Element Goals	58

	<b>Page</b>
<u>Table 2.1</u> : Cumulative Low and Moderate-Income Housing Production in Thousand Oaks – PY 2007 – 2012	59
<b>B. PY 2012 Implementation of Housing Goals</b>	<b>60</b>
<b>1. Allocate Funding to Assist Development of Affordable Units</b>	<b>60</b>
Program A: New Construction of Multi-Family Rental Units Meta Housing Project (Operating Engineers)	60
Program B: Land Assembly	60
Program C: Affordable Housing Program	61
<b>2. Facilitate Apartment Improvements</b>	<b>62</b>
<b>3. Preserve Existing Units as Affordable to Low and Moderate-Income Households</b>	<b>62</b>
Program A: Park Lane Townhomes	63
<b>4. Provide Financial Assistance to Non-Profit Groups</b>	<b>63</b>
Program A: Revenue Sharing with Many Mansions	63
<b>5. HOME – Tenant-Based Rental Assistance</b>	<b>63</b>
<b>6. First-Time Home Buyer Programs</b>	<b>64</b>
Program A: Ownership Assistance Program	64
Program B: Mortgage Credit Certificates	65
<b>7. Housing Rehabilitation Program</b>	<b>65</b>
<b>8. Provide Housing Inspections</b>	<b>65</b>
<b>9. Mobile Home Parks Rent Stabilization Ordinance</b>	<b>66</b>
<b>10. Supplemental Rent/Utilities Payments</b>	<b>67</b>
Program A: Housing Assistance Program (HAP)	67

	<i>Page</i>
<u>Table 2.2:</u> PY 2012 Housing Assistance Program (HAP)	67
<b>11. Public Housing</b>	<b>68</b>
Fostering Public Housing Improvements and Resident Initiatives	68
Creation of New Public Housing Units	68
<u>Table 2.3:</u> RDA and City Investments in Public Housing (1973-2012)	68
Section 8 Certificates	68
<u>Table 2.4:</u> Section 8 Certificate Information (Area Housing Authority)	69
Board of Commissioners	69
Community Service and Self-Sufficiency	69
Resident Advisory Board	70
Regional Resident Council	70
Resident Services Program	70
<b>12. Evaluate and Reduce Lead-Based Paint Hazards</b>	<b>70</b>
Program A: Residential Lead Hazard Reduction Program	71
<b>13. Provide Fair Housing Activities</b>	<b>71</b>
<b>SECTION 2-B—HOUSING ISSUES: AFFIRMATIVELY FURTHERING FAIR HOUSING</b>	<b>73</b>
<b><i>Ventura County Analysis of Impediments to Fair Housing Choice</i></b>	<b>73</b>
<b>2012 Update to the Analysis of Impediments (AI) to Fair Housing Choice in Ventura County</b>	<b>73</b>
Fair Housing Services	73
Housing Rights Center (HRC) (Services Provider)	74
Housing Rights Center (HRC) – Public Outreach	74

	<i>Page</i>
<b>2012 AI Impediments, Recommendations &amp; City's Responses</b>	<b>75</b>
<b>1. DEMOGRAPHICS</b>	<b>75</b>
Impediment B-1 (Linguistic Isolation)	75
Impediment B-2 (Residential Segregation)	76
Impediment B-3 (Housing Affordability)	76
<b>2. HOUSING MARKET CONDITIONS</b>	<b>77</b>
Impediment B-4 (Need for Housing Rehabilitation)	77
<b>3. PUBLIC POLICIES</b>	<b>78</b>
Impediment B-5 (City's Housing Element)	78
Impediment B-6 (Zoning Ordinance)	78
Impediment B-7 (Density Bonus Policy)	78
Impediment B-8 (Parking Space Requirements)	79
Impediment B-9 (Pyramid or Cumulative Zoning)	79
Impediment B-10 (Second Residential Unit)	80
Impediment B-11 (Manufactured & Mobile Homes)	80
Impediment B-12 (Residential Care Facilities)	81
Impediment B-13 (Emergency Shelters)	82
Impediment B-14 (Transitional & Supportive Housing)	82
Impediment B-15 (Single Room Occupancy Housing)	83
 <b>SECTION 3 — HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES</b>	 <b>84</b>
 <b>A. Housing and Services for Special Needs Populations</b>	 <b>84</b>
1. Provide Housing Opportunities for Disabled Persons	84
2. Housing Assistance Program (for Disabled and Elderly)	85

	<i>Page</i>
<u>Table 3.1:</u> PY 2012 Housing Assistance Program	85
3. Provide Special Needs Housing	85
4. Provide Supportive Services for Special Needs Persons	86
<u>Program A:</u> Supportive Services for Seniors	88
<u>Table 3.2:</u> PY 2012 Public Services Grants for Seniors	88
<u>Program B:</u> Supportive Services for Children and Youth	90
<u>Table 3.3:</u> PY 2012 Public Services for Children and Youth	90
<u>Program C:</u> California Department of Education Child Care Grants	91
Thousand Oaks Child Care Center, Conejo Valley Neighborhood for Learning	91
<u>Program D:</u> Supportive Services for Individuals and Families in Crisis	92
<u>Table 3.4:</u> PY 2012 Public Services for Crisis Programs	92
<u>Program E:</u> Supportive Services for Other Special Needs Persons	94
<u>Table 3.5:</u> PY 2012 Public Services for Special Needs Persons	94
5. Programs for Homeless & At-Risk Persons	95
<u>Table 3.6:</u> FY 2012 Ventura County Continuum of Care Funding	95
Continuum of Care	96
A. Recalibrated 10-Year Plan to End Homelessness in Ventura County (2007-2017)	96
Annual Survey of Homeless Population	96
2012 Continuum of Care Grant	97
B. Public Services for Homeless and At-Risk Persons	97
C. Emergency Shelter and Transitional Housing	98
D. Supportive Housing	99
E. Homeless Prevention	99

	<i>Page</i>
<b>SECTION 4 — ADDRESSING OTHER HUD PRIORITIES (OTHER ACTIONS)</b>	<b>100</b>
<b>A. <i>Overcoming Obstacles to Meeting Underserved Needs</i></b>	<b>100</b>
Affordable Housing	100
Suitable Living Environment	100
Community Development	101
Economic Development	101
<u>Program</u> : Commercial Revitalization Grants	101
<b>B. <i>Overcoming Gaps in the Institutional Structure</i></b>	<b>102</b>
Supportive Housing for Disabled Persons	102
Conejo Valley Senior Concerns	102
Conejo Valley YMCA – Newbury Park Child Care Center	103
Transportation Center	103
<b>C. <i>Leveraging Resources</i></b>	<b>103</b>
Leveraging Housing Resources	103
Leveraging Public Improvements Funding	104
Leveraging Economic Development Resources	104
Leveraging Public Services Funding	104
<b>D. <i>Reducing the Number of Poverty-Level Families</i></b>	<b>105</b>
Estimated CDBG-Eligible Population in Thousand Oaks	105
Programs and Activities to Reduce the Number of Poverty-Level Families	105
1. Mobile Home Park Rent Stabilization Ordinance	105
2. Mobile Home Park Resident Protection Ordinance	105

	<b>Page</b>
3. Social Services Providers	106
4. Housing Partnerships	106
A. Improving Coordination With Public and Private Housing Providers	106
B. Housing Collaborations with the Area Housing Authority	106
<u>Table 4.1:</u> City/Former Agency Housing Partnerships with the Area Housing Authority	106
Organizational Relationship of City and PHA and Appointing Authority for Housing Agency Board Commissioners	107
PY 2012 Area Housing Authority Assistance to Thousand Oaks Households	107
<u>Table 4.2:</u> Area Housing Authority Statistics – May 24, 2012	107
C. Housing Partnerships with Non-Profit Housing Developer Many Mansions	107
<u>Table 4.3:</u> City/Agency Housing Partnerships with Many Mansions	108
D. Housing Partnerships with Other Affordable Housing Developers	108
<u>Table 4.4:</u> City/Agency Housing Partnerships with Other Affordable Housing Providers	109
 <b>SECTION 5 — PROGRAM EVALUATION, ADMINISTRATION AND MONITORING</b>	 <b>110</b>
<b>A. Assessment of Strategic Plan Goals and Objectives</b>	<b>110</b>
<b>B. Program Evaluation</b>	<b>110</b>
Self-Evaluation	110
PY 2012 Draw Down Error	110
Meeting Program and Consolidated Plan Requirements	110
IDIS Financial Summary Report	111
Program Timeliness	111

	<i>Page</i>
<b>C. Program Administration</b>	<b>111</b>
Community Development Projects (Capital Improvement Projects)	111
Public Services	112
Commercial Revitalization	112
Public Review of Consolidated Plan, Annual Action Plan and Annual Performance Report	112
Compliance with Davis-Bacon Act and Section 3 Requirements	113
Integrated Disbursement and Information Systems (IDIS)	113
Grant Agreements	113
<b>D. Program Monitoring</b>	<b>113</b>
Monitoring of Construction Projects	113
Monitoring of Sub-Grantees	114
<b>E. Environmental Review of CDBG Projects</b>	<b>115</b>
<u>Table 5.1:</u> PY 2012 CDBG-Funded Activity Environmental Review	115
<b>F. Managing Changes in Program Objectives</b>	<b>115</b>
<b>G. Citizen Participation Process</b>	<b>115</b>
Citizen Participation Plan	115
Public Hearings	116
<u>Table 5.2:</u> PY 2012 Consolidated Plan Public Hearings	116
Citizen Participation and Public Comments	116
Public Hearing Comments	116
Public Hearing # 1 (Needs Assessment) (January 28, 2013)	117

	<i>Page</i>
<u>Table 5.3:</u> Written Comments Received by City	117
Written Comments Received During the Needs Assessment Process	118
Needs Assessment Written Submittals Received by City	118
Responses to Written Comments for the 2012 Needs Assessment	118
<u>Table 5.4:</u> City's Responses to Written Comments Received	118
Public Comments at Public Hearing # 2 (Action Plan Review & Approval)	119
<u>Table 5.5:</u> Public Comments at Public Hearing # 2: April 23, 2013	119
Responses to Public Hearing # 2 Comments	119
<u>Table 5.6:</u> <u>Public Hearing # 2:</u> PY 2012 Action Plan Approval -- City's Responses to Public Hearing Comments	119
Public Review and Comment on this CAPER Report; Public Hearing # 3, September 10, 2013	119
<b>H. Other CDBG Submittal Requirements</b>	<b>119</b>
Float-Funded Activities	119
Contingency	119
Urgent Needs	119
Certificate of Consistency	120
Consolidated Plan and/or Action Plan Implementation	120
Locations of PY 2012 CDBG-Funded Projects	120
<u>Table 5.7:</u> PY 2012 CDBG-Funded Activity Locations and Service Areas / Clientele	120

## **SECTION 6 — PY 2012 CAPER EXHIBITS**

PY 2012 CDBG Activities and Expenses	Exhibit A
PY 2012 CDBG Activity Locations (Map)	Exhibit B
CDBG-Eligible Census Tracts and Block Groups (Map)	Exhibit C
PY 2012 Public/Social Services Grants	Exhibit D

	<i>Page</i>
Citizen Participation Plan (Resolution 2010 – 085)	Exhibit E
PY 2010-2015 Consolidated Plan Accomplishments (CDBG and Other Funds)	Exhibit F
Commercial Revitalization Program: 1998 - 2009	Exhibit G
City of Thousand Oaks and Redevelopment Agency Affordable Housing Investment History 1973 to 2012	Exhibit H
PY 2012 Fair Housing Program Report	Exhibit I
<u>PY 2012 Integrated Disbursement and Information System (IDIS) Required Reports for CAPER</u>	Exhibit J
• PY 2012 Financial Summary Report (C04PR26)	J - 1
• PY 2012 CDBG Activity Summary Report (GPR) (C04PR03)	J - 2
• PY 2012 Summary of Consolidated Plan Projects (C04PR06)	J - 3
<u>PY 2012 Public Notices</u>	Exhibit K
• <u>Public Review</u> -- PY 2011 CAPER Review	K - 1
• <u>Public Hearing</u> -- PY 2011 CAPER Approval	K - 2
• <u>Public Hearing</u> -- PY 2013 Action Plan Needs Assessment (Display Ad)	K - 3
• <u>Public Hearing</u> -- PY 2013 Action Plan Needs Assessment (Legal Notice)	K - 4
• <u>Public Review</u> -- PY 2013 Action Plan Public Review (Display Ad)	K - 5
• <u>Public Review</u> -- PY 2013 Action Plan Public Review (Legal Notice)	K - 6
• <u>Public Hearing</u> – PY 2013 Action Plan Approval	K - 7
• <u>Public Review</u> – PY 2012 CAPER Report	K - 8
• <u>Public Hearing</u> – PY 2012 CAPER Report	K - 9
Old Town West Neighborhood Improvements Constructed in 2012-2013 (Map)	Exhibit L
PY 2012 City Council approval of CAPER Report (9/10/13)	Exhibit M
PY 2010-2015 Consolidated Plan Update Reports	Exhibit N

	<i>Page</i>
<ul style="list-style-type: none"><li>• <u>HUD Transition Table 1-C</u>: Summary of Specific Housing / Community Development Objectives (Table 1A/1B Continuation Sheet)</li></ul>	N - 1
<ul style="list-style-type: none"><li>• <u>HUD Transition Table 2-C</u>: Summary of Specific Housing / Community Development Objectives (Table 2A/2B Continuation Sheet)</li></ul>	N - 2
<ul style="list-style-type: none"><li>• <u>HUD Table 3-A</u>: Summary of Specific Annual Objectives</li></ul>	N - 3
<ul style="list-style-type: none"><li>• <u>HUD Table 3-B</u>: Annual Affordable Housing completion Goals</li></ul>	N - 4
City of Thousand Oaks Housing Opportunities 2013	Exhibit O
References	Exhibit P
<ul style="list-style-type: none"><li>• HUD Section 8 Income Limits Table for PY 2012-13 (Oxnard-Thousand Oaks-Ventura Metropolitan Statistical Area)</li></ul>	P-1
<ul style="list-style-type: none"><li>• National Low-Income Housing Coalition's "Out of Reach California 2013"</li></ul>	P - 2
<ul style="list-style-type: none"><li>• 2013 Population and Housing (City of Thousand Oaks publication)</li></ul>	P - 3

**END PY 2012 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 2012 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 2012 (July 1, 2012 through June 30, 2013) annual grant totaled \$567,950.

#### Prior Year CDBG Funds

In addition, \$858,031 in prior year CDBG funds was carried forward to PY 2012 for a total CDBG budget of \$1,425,981. As shown in Table 1.13 on page 17, \$1,400,190 of these CDBG funds were expended in PY 2012 and \$25,791 is being carried forward to PY 2013 (July 1, 2013 through June 30, 2014.)

#### Benefit to Low- and Moderate-Income Residents

Eighty (80) percent of the City's PY 2012 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 2012 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 \$1,400,190 (see table on page 17) in CDBG funds between July 1, 2012 and June 30, 2013.

These CDBG expenditures included funds carried forward to PY 2012 from prior program years. As of July 1, 2012, the City had a total CDBG budget of \$1,425,981 including \$858,031 from prior program years and \$567,950 from the PY 2012 program year CDBG grant.

Following expenditures that included Old Town West street, sidewalk and drainage improvements, day labor site coordination, social services grants, fair housing counseling and program administration totaling \$1,400,190, the City carried forward a balance of \$25,791 to program year (PY) 2013.

Part of the CDBG funds expended in PY 2012 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 2012**

CDBG Funds	Activity Description	Activity Status as of June 30, 2013
\$ 849,228	Neighborhood Improvements Program  (Old Town West Master Plan Streetscape Improvements, CI 4298)	These carry-over funds were combined with \$264,988 in PY 2012 funds (and a miscellaneous transfer of \$2) for a total PY 2012 budget of \$1,114,218. Of this amount, \$1,089,799 was spent for construction of neighborhood improvements, leaving \$24,419 to carry forward to PY 2013.
\$ 1,015	Bella Vista Apartments 2011 Improvements (HS 9936)	These carry-over funds were not spent. The project is still active due to a wage compliance issue that will be resolved as of September 20, 2013.
\$ 7,788	Emergency Shelter Non-Profit Capacity Building (HS 9937)	These carry-over funds totaling, \$7,788 were spent on non-profit capacity building for a future year-round emergency shelter. Many Mansions is managing the project on behalf of the non-profit Conejo Valley Affordable Housing Workgroup.
\$ 858,031	<i>Total Prior Year Funds Carried Forward to PY 2012</i>	

**PY 2012 Administrative Cap (Up to 20 Percent)**

A total of \$113,590 (20% of the \$567,950 PY 2012 CDBG entitlement grant) was expended for program administration, including \$12,300 for a Fair Housing counseling program.

**PY 2012 Public Services Cap (Up to 15 Percent)**

A total of \$85,190 (15% of the \$567,950 PY 2012 CDBG entitlement grant) was expended for public/social services.

## PY 2012 CDBG Funding Sources

As shown below, the City's PY 2012 CDBG budget totaled \$1,425,981 including the PY 2012 CDBG entitlement grant of \$567,950 and \$858,031 in prior year funds.

**Table 1.2: PY 2012 CDBG Entitlement Grant Funding Sources**

<b>1. PY 2011 CDBG Entitlement Grant</b>	<b>\$ 567,950</b>
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
<b>7. CDBG funds carried forward from prior years</b>	<b>\$858,031</b>
<b>TOTAL (2012 CDBG Entitlement Grant Plus Prior Year CDBG Funds)</b>	<b>\$1,425,981</b>

## PY 2012 Other Funding Sources

### Social Services Endowment Fund (SSEF)

The City annually matches up to 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 2012, the City matched \$85,192 in CDBG funds with \$110,618 in matching SSEF grant funds for public and social services, for a total PY 2012 public/social services budget of \$195,810. PY 2012 grants are summarized in **Exhibit D** and highlighted in Section 3 of this Report, "Homeless and Other Special Needs Activities".

## HOME Program

Thousand is not a HOME funds participating jurisdiction but is eligible to receive HOME 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, to stimulate the economy to create jobs, and to revitalize blighted areas. The City continues to seek alternative 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, 2013, Thousand Oaks's population was estimated at **128,143**, an increase of 0.6 percent from the January 1, 2012 population of 127,431.

- 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.

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

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
<b>TOTALS</b>	<b>126,683</b>	<b>100.00</b>
Hispanic or Latino Ethnicity (All Races)	21,341	16.8

### Estimated CDBG-Eligible Population in Thousand Oaks

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.

According to the 2010 American Community Survey (Table II-7B), approximately 12,376 (27%) of the City's 45,836 households earn less than \$50,000 annually. Based on a household occupancy rate for Thousand Oaks of 2.73 persons, the population which could benefit from CDBG-funded activities totals 33,786 persons. Households with limited income usually have a higher incidence of housing problems, such as overpayment (paying more than 30% of income on housing) and overcrowding. As show in Table 1.4 below, the 27% of Thousand Oaks households earning less than \$50,000 annually, compares with 35% in that income category in all of Ventura County.

**Table 1.4 Income Distribution – Thousand Oaks vs. Ventura County**

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

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

### 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 California 2013", rental housing costs in the Oxnard-Thousand Oaks-Ventura Metropolitan Statistical Area (MSA) are 11.7% higher than the statewide average. In 2013 the Fair Market Rent (FMR) for a 2-bedroom apartment in the MSA is \$1,499 or 11.7% (\$158) higher than the average California FMR of \$1,341 for the same size unit. The following additional data also apply to the Oxnard-Thousand Oaks-Ventura MSA.

- The Fair Market Rent (FMR) for a 2-bedroom apartment is \$1,499, compared with a maximum affordable monthly housing cost of \$783, based on 30% of the household Area Median Income (AMI) totaling \$86,700.

- In order to afford the 2-bedroom unit plus utilities, without paying more than 30 % of income for housing costs, a household must earn \$4,997 monthly or \$59,964 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of \$28.83 per hour
- In California, a minimum wage worker earns an hourly wage of \$8.00. In order to afford the \$1,499 FMR for a 2-bedroom apartment in Thousand Oaks, a minimum wage household must work more than 144 hours per week, 52 weeks a year, or the equivalent of 3.6 minimum wage earner(s) working 40 hours per week year-round in order to afford the 2-bedroom FMR.
- In the Oxnard/Thousand Oaks/Ventura MSA, the mean or average renter wage is \$15.06 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 76 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 afford a 2-bedroom FMR.
- 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 11, 2013, in May 2013, the median price for homes in Ventura County increased by 18% since May 2012. According to DataQuick, the real estate research firm, in April 2013, 111 homes were sold in Thousand Oaks at a median price of \$538,000, a 9.35% increase from the 2012 median cost of \$492,000.

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. These costs place home-buying beyond the reach of low income and lower middle-income households.

### **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 has increased rapidly as the Baby Boomer generation (persons born between 1946 and 1964) reached this milestone between 2000 and 2010, resulting in a 32 percent increase by 2010. Beginning in 2010, 1 in 5 Californians are at least 60 years of age. This population will increase another 38 percent by 2020.

Over time, the elderly population itself becomes “older”. 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. As of 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 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 age group, 1 in 34 persons will be in this age group by 2040. Because the oldest often have severe chronic health problems which demand special services, the supply of senior housing and supportive housing units would need to expand rapidly to meet this accelerated 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 County of Ventura (County Executive Office) is the lead coordinator for the regional process to implement the “Recalibrated 10-Year Plan to End Homelessness in Ventura County” (January 2013). Participants include the ten cities of Ventura County, the County of Ventura, the Ventura County Homeless and Housing Coalition, Lutheran Social Services, Salvation Army, Society of St. Vincent de Paul, the Rescue Mission, United Way and Ventura County Office of Education.

On January 29, 2013, the Ventura County coalition conducted a count of homeless persons on the streets, in homeless shelters and in transitional housing facilities throughout the County. In Thousand Oaks, 44 unsheltered adults and 7 unsheltered children were counted. The number of unsheltered persons counted in Thousand Oaks represents approximately 2.8% of the County-wide total of 1,774 persons who lack a permanent home.

To address local homelessness issues, the City is collaborating with the Conejo Valley Affordable Housing Workgroup, a grassroots group of local stakeholders, to implement the “Recalibrated 10-Year Regional Plan to End Homelessness in Ventura County” (2008-2017), for the Thousand Oaks area. The Plan was recently re-adopted by local governments (in Ventura County), as part of HUD’s regional Continuum of Care process.

The Conejo Valley Affordable Housing 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.
- Hillcrest Villas: 15 units of permanent, supportive housing for homeless persons or families
- 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 household<sup>1</sup>.) 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.

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

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<sup>1</sup>Estimated by the Conejo Creek Condominiums Association.

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
Hillcrest Villas Apartments (60 units)	Hillcrest 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	* ---
<b>Total</b>	<b>160</b>	<b>100%</b>

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	----
<b>Total</b>	<b>387</b>	<b>100%</b>

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**

The City of Thousand Oaks has a long history of supporting local delivery of public and social services. For example, 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 2012, 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, County of Ventura Human Services Agency, Lutheran Social Services Community Care Center, Conejo Pregnancy Center, Villa Esperanza Services and Community Conscience

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 Recreation 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 2012 social services funded with \$85,192 in CDBG funds and \$110,618 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 2012, the total low-income population receiving CDBG-funded social services was 5,803 or 4.5 percent of the City's January 2013 population of 128,143 (estimated by the California Department of Finance).

Of the lower-income persons assisted with these social services:

- 33% (1,924 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 (73 persons).
- Asians receiving social services comprised 6 % 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 in PY 2012 totaled 379.

### **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 2012, 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 2012.**

**Table 1.11: Racial and Ethnic Profile of Lower-Income Persons Assisted with CDBG-funded Public Services (7/1/12 – 6/30/13)**

Provider	A Hispanic Ethnicity	Race Categories											Total B - K
		B	C	D	E	F	G	H	I	J	K		
Conejo Free Clinic	489	945	41	139	14	9	4	1	7	1	63	1,224	
Long Term Care	474	2,787	8	226	9	-0-	-0-	-0-	-0-	-0-	-0-	3,030	
Lutheran Social Services	143	221	19	5	1	3	-0-	-0-	1	-0-	153	403	
Senior Concerns - Meals	17	167	1	1	-0-	-0-	-0-	-0-	-0-	-0-	-0-	169	
Westminster Free Clinic	797	925	4	8	-0-	3	-0-	4	-0-	-0-	2	946	
United Cerebral Palsy	4	31	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	31	
<b>TOTALS</b>	<b>1,924</b>	<b>5,076</b>	<b>73</b>	<b>379</b>	<b>24</b>	<b>15</b>	<b>4</b>	<b>5</b>	<b>8</b>	<b>1</b>	<b>216</b>	<b>5,803</b>	

	# Persons	Percent		# Persons	Percent
A. Hispanic Ethnicity (All Races)	1,924	33 %	I. Black /African-American and White	8	> 1 %
B. White	5,076	87 %	J. Amer. Indian/Alaskan Native & Black /African-American	1	> 1 %
C. Black/African American	73	1 %	K. Other Multi-Racial	216	3 %
D. Asian	379	6 %			
E. American Indian/ Alaskan Native	24	> 1 %			
F. Native Hawaiian/Other Pacific Islander	15	> 1 %	L. Female Household Heads: persons	827	13 %
G. American Indian/Alaskan Native & White	4	> 1 %	M. Disabled Persons: persons	2,789	44 %
H. Asian and White	5	> 1 %	N. Seniors: persons	3,693	58 %

## Comparing PY 2012 Action Plan Goals to Actual Public Services Accomplishments

The following chart compares PY 2012 Action Plan public services goals with actual results 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 2012 CDBG-Funded Public Services**

	# Estimated Clients	# Actual Clients	Difference + or (-)
Conejo Free Clinic	300	1,224	+ 924
Long Term Care	3,000	3,030	+ 30
Lutheran Social Services	413	403	(10)
Senior Meals on Wheels	201	169	(32)
Westminster Free Clinic	160	946	+ 786
United Cerebral Palsy	29	31	+ 2
Totals	4,103	5,803	+ 1,700

## PY 2012 CDBG Program Expenditures

**The following table describes the City's CDBG expenditures of \$1,400,190 for community development activities, public/social services and program administration activities from July 1, 2012 through June 30, 2013.**

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

**Table 1.13: FY 2012 – 2013 (PY 2012) CDBG PROGRAM EXPENDITURES**

This table summarizes City's CDBG-funded expenditures from 7/1/12 through 6/30/13 and includes unspent CDBG funds from prior years

Balance 6/30/12	Project	PY 2012 Allocations	Amendments	Total Budget	PY 2012 Expenses	Balance 6/30/13
<b>\$ 858,031</b>	<b>Capital Projects ( 50% )</b>	<b>\$ 264,988</b>	<b>-0-</b>	<b>\$ 1,123,019</b>	<b>\$ 1,097,587</b>	<b>\$ 25,434</b>
849,228	Old Town West Street Improvements CI 4298	264,988	-0-	1,114,216	1,089,799	24,417
1,015	Bella Vista 2011 Improvements HS 9936	-0-	-0-	1,015	-0-	1,015
7,788	Non-Profit Capacity Building (Future Shelter) HS 9937	-0-	-0-	7,788	7,788	-0-
<b>-0-</b>	<b>Code Enforcement ( 14% )</b>	<b>\$ 94,180</b>	<b>-0-</b>	<b>\$ 94,180</b>	<b>\$ 94,180</b>	<b>\$ -0-</b>
-0-	Day Labor Site Code Enforcement BG 2025	94,180	-0-	94,180	94,180	0-
<b>-0-</b>	<b>Micro-Enterprise Assist ( 1% )</b>	<b>\$ 10,000</b>	<b>-0-</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ -0-</b>
-0-	Women's Economic Ventures BG 2022	10,000	-0-	10,000	10,000	-0-
<b>-0-</b>	<b>Public Services ( 15% )</b>	<b>\$ 85,192</b>	<b>-0-</b>	<b>\$ 85,192</b>	<b>\$ 84,833</b>	<b>\$ 359</b>
-0-	Conejo Free Clinic BG 9816	15,000	-0-	15,000	15,000	-0-
-0-	Long Term Care BG 9821	15,000	-0-	15,000	15,000	-0-
-0-	Luth Soc Services BG 9822	20,192	-0-	20,192	20,192	-0-
-0-	Meals on Wheels BG 9818	20,000	-0-	20,000	20,000	-0-
-0-	West. Free Clinic BG 2026	10,000	-0-	10,000	10,000	-0-
-0-	United Cerebral Palsy BG 9832	5,000	-0-	5,000	4,641	359
<b>-0-</b>	<b>Administration ( 20% )</b>	<b>\$ 113,590</b>	<b>-0-</b>	<b>\$ 113,590</b>	<b>\$ 113,590</b>	<b>\$ -0-</b>
-0-	Administration BGADMN	91,290	-0-	91,290	91,290	-0-
-0-	Fair Housing BGADMN	12,300	-0-	12,300	12,300	-0-
-0-	Ventura County Homeless & Housing Coalition BG ADMN Or CDBG Administration	10,000	-0-	10,000	10,000	-0-
<b>858,031</b>	<b>CDBG Program ( 100% )</b>	<b>\$ 567,950</b>	<b>-0-</b>	<b>\$ 1,425,981</b>	<b>\$ 1,400,190</b>	<b>\$ 25,791</b>



**Section 1-B – PY 2012 Progress During Program Year  
CDBG Activity Summary Sheets  
(Accomplishments)**

**CAPITAL PROJECTS**

IDIS Project ID: 2012-01 IDIS Activity ID: 336 Local ID: CI 4298

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

**Funding Summary:**

PY 2011 Carry Over Funds:	\$ 849,228
PY 2012 Funds Allocation:	<u>264,988</u>
Sub-Total	1,114,216
PY 2012 Draw Down	(1,089,799)
Balance Forward to PY 2013	24,417

**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 2012, the City constructed the subject street, sidewalk, curb, gutter and drainage improvements on 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 included 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
<b>OBJECTIVE #1 Suitable Living Environment</b>	Accessibility for the purpose of creating Suitable Living Environments	Affordability for the purpose of creating Suitable Living Environments	<b>Sustainability for the purpose of creating Suitable Living Environments</b>
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 (Estimated): 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)*

**Activity:** 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	\$ 1,015
PY 2012 CDBG Allocation	\$ -0-
Sub-Total	\$ 1,015
PY 2012 Draw Down	\$ -0-
Balance Forward to PY 2013	\$ 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 2012, the City and its wage compliance consultant, Comprehensive Housing Services, made unsuccessful efforts to obtain the remainder of required certified payroll records from the project's primary contractor. In accordance with Federal requirements, as of July 2013, the City will transfer the sum of

\$8,749.05 to HUD's Office of Labor Relations, and will close this activity.

*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	<b>Outcome 3: Sustainability</b>
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
<b>OBJECTIVE #2 Decent Housing</b>	Accessibility for the purpose of providing Decent Housing	Affordability for the purpose of providing Decent Housing	<b>Sustainability for the purpose of providing Decent Housing</b>
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: *Non-Profit Capacity Building*

Activity: Assistance to Many Mansions and the Conejo Workforce Housing Workgroup for non-profit, capacity building activities for a future year-round emergency shelter for single-parent families.

**Funding Summary:**

PY 2011 Carry Over Funds	\$ 7,788
PY 2012 CDBG Allocation	\$ -0-
PY 2012 Draw Down	\$ 7,788
Forward to PY 2013	\$ -0-

**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:** Non-profit capacity building activities for future development of a year-round emergency shelter for homeless single-parent families.

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

**Activity Summary:** During PY 2012, local non-profit organization Many Mansions used CDBG funds for organizational capacity building to better serve extremely low-income and homeless persons in our community. Activities included staff development and training related to housing options for extremely low-income and homeless persons in the community, particularly homeless shelters and homeless prevention and/or rapid re-housing.

**Project Output:** Some of the new skills and information learned were the available local/state/federal programs, local shelter requirements/codes and best practices from homeless services and shelter providers in the region.

**Project Outcome:** The increase in organizational capacity has and will enable Many Mansions to revitalize neighborhoods and increase economic development by helping to get extremely low-income and homeless families off the streets, linked to available services and into permanent housing.

**Outcome Measurement:** Increased organizational capacity toward the future development of a year-round emergency shelter facility for homeless, extremely low-income, single-parent families.

**PERFORMANCE MEASUREMENT SYSTEM (OCT. 1, 2006)**

**OUTCOME STATEMENTS for Non-Profit Capacity Building**

**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
<b>OBJECTIVE #1 Suitable Living Environment</b>	<b>Accessibility for the purpose of creating Suitable Living Environments</b>	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. 120 L/M persons annually
3. Income Levels of Persons Assisted	# Moderate-Income Persons: -0- # Low-Income Persons: 120
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	120
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-

**CODE ENFORCEMENT ACTIVITY**

IDIS Project ID: 2012-04 IDIS Activity ID: 347 Local ID: BG 2025

Name: *Day Labor Site*

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

Funding Summary: PY 2011 Carry-Over Funds: \$ -0-  
PY 2012 Funds Allocation: \$ 94,180  
PY 2012 Project Budget: \$ 94,180  
PY 2012 Draw Down: \$ 94,180  
Forward to PY 2013 \$ -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 2012, the City continued contracting with a non-profit organization to provide two, part-time bilingual coordinators who help 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	<b>Outcome 3: Sustainability</b>
<b>OBJECTIVE #1 Suitable Living Environment</b>	Accessibility for the purpose of creating Suitable Living Environments	Affordability for the purpose of creating Suitable Living Environments	<b>Sustainability for the purpose of creating Suitable Living Environments</b>
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-

## **MICRO-ENTERPRISE ASSISTANCE**

*IDIS Project ID:* 2012-05      *IDIS Activity ID:* 348      *Local ID:* BG 2022

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

*Funding Summary:*      PY 2011 Carry Over Funds:      -0-  
                                 PY 2012 Funds Allocation:      \$ 10,000  
                                 PY 2012 Draw Down:      \$ 10,000  
                                 Forward to PY 2013:      \$ -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 2012, Women's Economic Ventures enrolled 5 City residents, including 1 extremely low-income, 1 low-income and 2 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 2012.

**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**

	<b>Outcome 1: Availability/Accessibility</b>	<b>Outcome 2: Affordability</b>	<b>Outcome 3: Sustainability</b>
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
<b>OBJECTIVE #3 Economic Opportunity</b>	<b>Accessibility for the purpose of creating Economic Opportunity</b>	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: 5
3. Income Levels of Persons Assisted	# Extremely Low-Income Persons: 1 # Very Low-Income Persons: 1 # Low-Income Persons: 2 # Middle-Income Persons: 1
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	5
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 2012-13 Statistical Summary for Grant-Funded Social Services Activities			
<b>QUARTER:</b> <input type="checkbox"/> 1st <input type="checkbox"/> 2nd <input type="checkbox"/> 3rd <input checked="" type="checkbox"/> 4th    (check one)			
<b>GRANTEE NAME:</b> Women's Economic Ventures			
<b>PROGRAM NAME:</b> Microenterprise Development			
<b>CLIENTS SERVED BY HOUSEHOLD INCOME CATEGORIES</b>		<b>Total Client This Qtr</b>	<b>Total Client This Yr.</b>
a. Extremely Low-Income (0-30% AMI):			1
b. Low-Income (31-50% AMI):			1
c. Moderate-Income (51-80% AMI):			2
d. Non-Low/Moderate-Income (<81% AMI):			1
<b>Total Clients Served* (a + b + c + d):</b>			5
Total Clients Served total must equal Race totals below.			
<b>RACE &amp; ETHNICITY CATEGORIES</b>		<b>ETHNICITY HISPANIC CULTURE</b>	
		<b>Race</b>	
		<b>This Qtr.</b>	<b>This Year</b>
		<b>This Qtr.</b>	<b>This Year</b>
1.	White		5
2.	Black / African American		
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		
<b>Total Race* and Ethnicity (add rows 1 thru 10):</b>			
Total Race totals must equal Total Clients Served totals above.		0	5
		0	2
<b>DEMOGRAPHIC INFORMATION</b>		<b>This Qtr.</b>	<b>This Year</b>
Total Clients in Female-Headed Households:			2
Total Disabled Clients served:			
Total Elderly served (age 62 years and older):			21
<b>Report Totals:</b> The total for 'Client Served' and the total for 'Race' must equate to the same number.			

✓ OK  
7/9/13

**PUBLIC / SOCIAL SERVICES**

IDIS Project ID: 2012-03      IDIS Activity ID: 343      Local ID: BG 9816

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

Funding Summary: PY 2011 Carry-Over Funds: \$ -0-  
PY 2012 Funds Allocation: \$ 15,000  
PY 2012 Draw Down: \$ 15,000  
Forward to PY 2013: \$ -0-

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

National Objective: Benefits Low/Mod Income Persons

Census Tract: Community Wide

Low/Mod  
Population: 1,224 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 2012, 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**

	<b>Outcome 1: Availability/Accessibility</b>	<b>Outcome 2: Affordability</b>	<b>Outcome 3: Sustainability</b>
<b>OBJECTIVE #1 Suitable Living Environment</b>	<b>Accessibility for the purpose of creating Suitable Living Environments</b>	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: 1,224

3. Income Levels of Persons Assisted

# Extremely Low-Income Persons	359
# Low-Income Persons:	386
# Moderate-Income Persons:	313
# Non Low-Mod Persons	166

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 1,224

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 for Grant-Funded Social Services Activities						
QUARTER: <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input checked="" type="checkbox"/> 4 <sup>th</sup> (check one)						
GRANTEE NAME: CONEJO FREE CLINIC						
PROGRAM NAME: MEDICAL SERVICES PROGRAM						
CLIENTS SERVED BY HOUSEHOLD INCOME CATEGORIES (UNDUPLICATED)				Total Client This Qtr.	Total Client This Year	
a.	Extremely Low-Income (0-30% AMI):			91	359	
b.	Low-Income (31-50% AMI):			61	386	
c.	Moderate-Income (51-80% AMI):			89	313	
d.	Non-Low/Moderate-Income (< 81% AMI):			61	166	
<b>Total Clients Served* (a + b + c + d):</b>				<b>302</b>	<b>1,224</b>	
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		217	945	121	489
2.	Black/African American		12	41		
3.	Asian		43	139		
4.	American Indian/Alaska Native		2	14		
5.	Native Hawaiian/Other Pacific Islander		0	9		
6.	American Indian/Alaska Native <i>and</i> White		0	4		
7.	Asian <i>and</i> White		1	1		
8.	Black/African American <i>and</i> White		2	7		
9.	Amer. Indian/Alaska Native <i>and</i> Black/African American		1	1		
10.	Other Multi-Racial		24	63		
<b>Total Race* and Ethnicity (add rows 1 thru 10):</b>			<b>302</b>	<b>1,224</b>	<b>121</b>	<b>489</b>
Total Race totals must equal Total Clients Served totals above.						
DEMOGRAPHIC INFORMATION			This Qtr.	This Year	<b>Report Totals:</b> 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:			n/a			
Total Elderly served (age 62 years and older):			64	299		

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IDIS Project ID: 2012-03 IDIS Activity ID: 344 Local ID: BG 9821

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

Funding Summary: PY 2011 Carry Over Funds: \$ -0-  
PY 2012 Funds Allocation: \$ 15,000  
PY 2012 Draw Down: \$ 15,000  
Forward to PY 2013: \$ -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: 3,030 low-income, disabled seniors were served in PY 2012.

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 2012, the Program served frail and elderly clients at 61 long-term care facilities and nursing homes in Thousand Oaks.

Project Output: 303 visits (434 hours) by trained volunteers at 61 long-term care facilities.

Project Outcome: 70 abuse cases were handled and resolved; 124 non-compliant related problems were resolved; 2 advanced health care directives were witnessed; 7 families received pre-admission counseling for their loved ones; 37 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**

	<b>Outcome 1: Availability/Accessibility</b>	<b>Outcome 2: Affordability</b>	<b>Outcome 3: Sustainability</b>
<b>OBJECTIVE #1 Suitable Living Environment</b>	<b>Accessibility for the purpose of creating Suitable Living Environments</b>	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		3,030
3. Income Levels of Persons Assisted	# Extremely Low-Income Persons	757
	# Low-Income Persons	1,061
	# Moderate-Income Persons:	606
	# Middle-Income Persons	606
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	3,030
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-

<b>FY 2012-13 Statistical Summary for Grant-Funded Social Services Activities</b>					
<b>QUARTER:</b> <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input checked="" type="checkbox"/> 4 <sup>th</sup> (check one)					
<b>GRANTEE NAME:</b> Long Term Care Services of Ventura County, Inc.					
<b>PROGRAM NAME:</b> LONG TERM CARE OMBUDSMAN PROGRAM					
<b>CLIENTS SERVED BY HOUSEHOLD INCOME CATEGORIES (UNDUPLICATED)</b>			<b>Total Client This Qtr.</b>	<b>Total Client This Year</b>	
a.	Extremely Low-Income (0-30% AMI):		197	757	
b.	Low-Income (31-50% AMI):		275	1061	
c.	Moderate-Income (51-80% AMI):		157	606	
d.	Non-Low/Moderate-Income (< 81% AMI):		157	606	
<b>Total Clients Served* (a + b + c + d):</b>			<b>786</b>	<b>3030</b>	
Total Clients Served total must equal Race totals below.					
<b>RACE &amp; ETHNICITY CATEGORIES</b>		<b>Race</b>		<b>ETHNICITY HISPANIC CULTURE</b>	
		<b>This Qtr.</b>	<b>This Year</b>	<b>This Qtr.</b>	<b>This Year</b>
1.	White	723	2787	123	474
2.	Black/African American	2	8		
3.	Asian	59	226		
4.	American Indian/Alaska Native	2	9		
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				
<b>Total Race* and Ethnicity (add rows 1 thru 10):</b>		<b>786</b>	<b>3030</b>	<b>123</b>	<b>474</b>
Total Race totals must equal Total Clients Served totals above.					
<b>DEMOGRAPHIC INFORMATION</b>		<b>This Qtr.</b>	<b>This Year</b>	<b>Report Totals:</b> 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:		629	2424		
Total Elderly served (age 62 years and older):		786	3030		

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IDIS Project ID: 2012-03 IDIS Activity ID: 341 Local ID: BG 9822

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

Funding Summary: PY 2011 Carry Over Funds: \$ -0-  
PY 2012 Funds Allocation: \$ 20,192  
PY 2012 Draw Down: \$ 20,192  
Forward to PY 2013: \$ -0-

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

National Objective: Benefits Low/Mod Income Persons

Census Tract: Community Wide

Low/Mod  
Population: 403 homeless and/or extremely low-income persons were served in PY 2012.

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 2012, 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.



<b>FY 2012-13 Statistical Summary for Grant-Funded Social Services Activities</b>					
<b>QUARTER:</b> <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input type="checkbox"/> 4 <sup>th</sup> (check one)					
<b>GRANTEE NAME:</b> Lutheran Social Services					
<b>PROGRAM NAME:</b> EMERGENCY SERVICES PROGRAM					
<b>CLIENTS SERVED BY HOUSEHOLD INCOME CATEGORIES (UNDUPLICATED)</b>			<b>Total Client This Qtr.</b>	<b>Total Client This Year</b>	
a.	Extremely Low-Income (0-30% AMI):		403	403	
b.	Low-Income (31-50% AMI):				
c.	Moderate-Income (51-80% AMI):				
d.	Non-Low/Moderate-Income (< 81% AMI):				
<b>Total Clients Served* (a + b + c + d):</b>			<b>403</b>	<b>403</b>	
Total Clients Served total must equal Race totals below.					
<b>RACE &amp; ETHNICITY CATEGORIES</b>		<b>Race</b>		<b>ETHNICITY HISPANIC CULTURE</b>	
		<b>This Qtr.</b>	<b>This Year</b>	<b>This Qtr.</b>	<b>This Year</b>
1.	White	221	193		193
2.	Black/African American	19			
3.	Asian	5			
4.	American Indian/Alaska Native	1			
5.	Native Hawaiian/Other Pacific Islander	3			
6.	American Indian/Alaska Native <i>and</i> White	0			
7.	Asian <i>and</i> White	0			
8.	Black/African American <i>and</i> White	1			
9.	Amer. Indian/Alaska Native <i>and</i> Black/African American	0			
10.	Other Multi-Racial	153			
<b>Total Race* and Ethnicity (add rows 1 thru 10):</b>		<b>403</b>	<b>193</b>	<b>193</b>	<b>193</b>
Total Race totals must equal Total Clients Served totals above.					
<b>DEMOGRAPHIC INFORMATION</b>		<b>This Qtr.</b>	<b>This Year</b>	<b>Report Totals:</b> The total for 'Client Served' and the total for 'Race' must equate to the same number.	
Total Clients in Female-Headed Households:		63	63		
Total Disabled Clients served:		33	33		
Total Elderly served (age 62 years and older):		21	21		

4/22/13

IDIS Project ID: 2012-03 IDIS Activity ID: 345 Local ID: BG 2026

Name: *Westminster Free Clinic*

Activity: *Preventive Care and Teen Internship Program*

Funding Summary: PY 2011 Carry Over Funds: \$ -0-  
PY 2012 Funds Allocation: \$ 10,000  
PY 2012 Draw Down: \$ 10,000  
Forward to PY 2013: \$ -0-

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

National Objective: Benefits Low/Mod Income Persons

Census Tract: Community Wide

Low/Mod Population: 946 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 2012, this provider used CDBG funds to support the provision of health care services to low-income, medically uninsured City residents with no other access to these services.

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**

	<b>Outcome 1: Availability/Accessibility</b>	<b>Outcome 2: Affordability</b>	<b>Outcome 3: Sustainability</b>
<b>OBJECTIVE #1 Suitable Living Environment</b>	<b>Accessibility for the purpose of creating Suitable Living Environments</b>	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: 946
3. Income Levels of Persons Assisted	# Extremely Low-Income Persons: 845 # Low-Income Persons: 101
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	946
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-

<b>FY 2012-13 Statistical Summary for Grant-Funded Social Services Activities</b>					
<b>QUARTER:</b> <input type="checkbox"/> 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input type="checkbox"/> 4 <sup>th</sup> (check one)					
<b>GRANTEE NAME:</b> Westminster Free Clinic					
<b>PROGRAM NAME:</b> ECONOMIC RESPONSE PROGRAM					
<b>CLIENTS SERVED BY HOUSEHOLD INCOME CATEGORIES (UNDUPLICATED)</b>		<b>Total Client This Qtr.</b>	<b>Total Client This Year</b>		
a.	Extremely Low-Income (0-30% AMI):	514	845		
b.	Low-Income (31-50% AMI):	35	101		
c.	Moderate-Income (51-80% AMI):	0	0		
d.	Non-Low/Moderate-Income (< 81% AMI):	0	0		
<b>Total Clients Served* (a + b + c + d):</b>		<b>549</b>	<b>946</b>		
Total Clients Served total must equal Race totals below.					
<b>RACE &amp; ETHNICITY CATEGORIES</b>		<b>Race</b>		<b>ETHNICITY HISPANIC CULTURE</b>	
		<b>This Qtr.</b>	<b>This Year</b>	<b>This Qtr.</b>	<b>This Year</b>
1.	White	540	925	479	797
2.	Black/African American	1	4		
3.	Asian	3	8		
4.	American Indian/Alaska Native	0	0		
5.	Native Hawaiian/Other Pacific Islander	0	3		
6.	American Indian/Alaska Native <i>and</i> White	0	0		
7.	Asian <i>and</i> White	4	4		
8.	Black/African American <i>and</i> White	0	0		
9.	Amer. Indian/Alaska Native <i>and</i> Black/African American	0	0		
10.	Other Multi-Racial	1	2		
<b>Total Race* and Ethnicity (add rows 1 thru 10):</b>		<b>549</b>	<b>946</b>	<b>479</b>	<b>797</b>
Total Race totals must equal Total Clients Served totals above.					
<b>DEMOGRAPHIC INFORMATION</b>		<b>This Qtr.</b>	<b>This Year</b>	<b>Report Totals:</b> The total for 'Client Served' and the total for 'Race' must equate to the same number.	
Total Clients in Female-Headed Households:		104	185		
Total Disabled Clients served:		9	18		
Total Elderly served (age 62 years and older):		33	58		

✓ 1/10/13

IDIS Project ID: 2012-03 IDIS Activity ID: 342 Local ID: BG 9818

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

Funding Summary: PY 2011 Carry Over Funds: \$ -0-  
PY 2012 Funds Allocation: \$ 20,000  
PY 2012 Draw Down: \$ 20,000  
Forward to PY 2013: \$ -0-

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

National Objective: Benefits Low/Mod Income Persons

Census Tract: Community Wide

Low/Mod  
Population: 169 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 2012, the Program delivered hot noontime meals and cold evening snacks to 169 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**

	<b>Outcome 1: Availability/Accessibility</b>	<b>Outcome 2: Affordability</b>	<b>Outcome 3: Sustainability</b>
<b>OBJECTIVE #1 Suitable Living Environment</b>	<b>Accessibility for the purpose of creating Suitable Living Environments</b>	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: 169
3. Income Levels of Persons Assisted	# Extremely Low-Income Persons: 82 # Low-Income Persons: 33 # Moderate-Income Persons 9 # Middle-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	169
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-

<b>FY 2012-13 Statistical Summary for Grant-Funded Social Services Activities</b>			
<b>QUARTER:</b> <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input checked="" type="checkbox"/> 4 <sup>th</sup> (check one)			
<b>GRANTEE NAME:</b> Senior Concerns			
<b>PROGRAM NAME:</b> MEALS ON WHEELS			
<b>CLIENTS SERVED BY HOUSEHOLD INCOME CATEGORIES (UNDUPLICATED)</b>		<b>Total Client This Qtr.</b>	<b>Total Client This Year</b>
a.	Extremely Low-Income (0-30% AMI):	10	82
b.	Low-Income (31-50% AMI):	12	33
c.	Moderate-Income (51-80% AMI):	4	9
d.	Non-Low/Moderate-Income (< 81% AMI):	2	45
<b>Total Clients Served* (a + b + c + d):</b>		<b>28</b>	<b>169</b>
Total Clients Served total must equal Race totals below.			
<b>RACE &amp; ETHNICITY CATEGORIES</b>		<b>ETHNICITY HISPANIC CULTURE</b>	
		<b>Race</b>	
		<b>This Qtr.</b>	<b>This Year</b>
1.	White	28	167
2.	Black/African American		1
3.	Asian	0	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		
<b>Total Race* and Ethnicity (add rows 1 thru 10):</b>		<b>28</b>	<b>169</b>
Total Race totals must equal Total Clients Served totals above.			
<b>DEMOGRAPHIC INFORMATION</b>		<b>This Qtr.</b>	<b>This Year</b>
Total Clients in Female-Headed Households:		3	71
Total Disabled Clients served:		28	169
Total Elderly served (age 62 years and older):		27	165
<b>Report Totals:</b> The total for 'Client Served' and the total for 'Race' must equate to the same number.			

IDIS Project ID: 2012-03      IDIS Activity ID: 346      Local ID: BG 9832

Name: *United Cerebral Palsy*  
Activity: *Transportation for Disabled UCP Clients*

Funding Summary:      PY 2011 Carry Over Funds:      \$ -0-  
                                 PY 2012 Funds Allocation:      \$ 5,000  
                                 PY 2012 Draw Down:      \$ 4,641  
                                 Forward to PY 2013:      \$ 359

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

National Objective: Benefits Low/Mod Income Persons

Census Tract: Community Wide

Low/Mod  
Population: 31 disabled residents of Thousand Oaks-area UCP residences were served.

Description: This grant provided funds for specially-equipped vans to accommodate UCP facility residents with severe disabilities on life-enriching excursions and destinations.

Justification: Clients are severely disabled persons who need special accommodations to be transported around the city and to nearby destinations for shopping, recreation and related activities.

Activity Summary: In PY 2012, these disabled residents were transported to restaurants, to the local mall for shopping excursions, taken to friends' homes and escorted to church services. All transportation expenses were free to clients who could not afford to pay.

Project Output: Transportation in specially equipped vans, including fuel costs and services, for persons in wheelchairs and needing special care and handling.

Project Outcome: Life-enhancing interactions with family, friends and community for severely disabled persons who would otherwise be house-bound and isolated.

Outcome  
Measurement: Number of persons served and number of total trips made.

Client Profile: Persons with severe physical disabilities who reside in local Cerebral Palsy residences in the Thousand Oaks-Westlake area.

**PERFORMANCE MEASUREMENT SYSTEM (OCT. 1, 2006)**

**OUTCOME STATEMENTS for United Cerebral Palsy Disabled Transportation**

**Objective** for this Limited Clientele  
– Public Services Activity:

**Suitable Living Environment**

**Outcome** for this Limited Clientele  
– Public Services Activity:

**Availability/Accessibility**

	<b>Outcome 1: Availability/Accessibility</b>	<b>Outcome 2: Affordability</b>	<b>Outcome 3: Sustainability</b>
<b>OBJECTIVE #1 Suitable Living Environment</b>	<b>Accessibility for the purpose of creating Suitable Living Environments</b>	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: 31
3. Income Levels of Persons Assisted	# Extremely Low-Income Persons: 31 # Low-Income Persons: # Moderate-Income Persons -0- # Middle-Income Persons -0-
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	31
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-

<b>FY 2012-13 Statistical Summary for Grant-Funded Social Services Activities</b>			
<b>QUARTER:</b> <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input checked="" type="checkbox"/> 4 <sup>th</sup> (check one)			
<b>GRANTEE NAME:</b> United Cerebral Palsy of Los Angeles and Ventura Counties			
<b>PROGRAM NAME:</b> UNITED CEREBRAL PALSY DISABLED TRANSPORTATION PROJECT			
<b>CLIENTS SERVED BY HOUSEHOLD INCOME CATEGORIES (UNDUPLICATED)</b>		<b>Total Client This Qtr.</b>	<b>Total Client This Year</b>
a.	Extremely Low-Income (0-30% AMI):	1	31
b.	Low-Income (31-50% AMI):		
c.	Moderate-Income (51-80% AMI):		
d.	Non-Low/Moderate-Income (< 81% AMI):		
<b>Total Clients Served* (a + b + c + d):</b>		<b>1</b>	<b>31</b>
Total Clients Served total must equal Race totals below.			
<b>RACE &amp; ETHNICITY CATEGORIES</b>		<b>ETHNICITY HISPANIC CULTURE</b>	
		<b>Race</b>	
		<b>This Qtr.</b>	<b>This Year</b>
1.	White	1	31
2.	Black/African American		
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.	Amer. Indian/Alaska Native <i>and</i> Black/African American		
10.	Other Multi-Racial		
<b>Total Race* and Ethnicity (add rows 1 thru 10):</b>		<b>1</b>	<b>31</b>
Total Race totals must equal Total Clients Served totals above.			
<b>DEMOGRAPHIC INFORMATION</b>		<b>This Qtr.</b>	<b>This Year</b>
Total Clients in Female-Headed Households:			
Total Disabled Clients served:		1	31
Total Elderly served (age 62 years and older):		0	10
<b>Report Totals:</b> The total for 'Client Served' and the total for 'Race' must equate to the same number.			

*4/22/13*

**PROGRAM ADMINISTRATION**

IDIS Project ID: 2012-02 IDIS Activity ID: 338 Local ID: BG ADMN

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

Funding Summary: PY 2011 Carry Over Funds: \$ -0-  
 PY 2012 Funds Allocation: \$ 12,300  
 PY 2012 Draw Down: \$ 12,300  
 Forward to PY 2013: \$ -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 100 Thousand Oaks residents were assisted, as follows:

<b>2012-2013 Fair Housing Activity (Thousand Oaks)</b>	
General Housing	88
Discrimination	12
Inquiries	11
Cases	1
Total	100

- 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](http://www.toaks.org)) to the Housing Rights Center's website ([www.hrc-la.org](http://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 June 10, 2013.

*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 100 Thousand Oaks residents.

*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**

	<b>Outcome 1: Availability/Accessibility</b>	<b>Outcome 2: Affordability</b>	<b>Outcome 3: Sustainability</b>
<b>OBJECTIVE #1 Suitable Living Environment</b>	<b>Accessibility for the purpose of creating Suitable Living Environments</b>	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: 100
3. Income Levels of Persons Assisted	# Moderate-Income Persons 8 # Low-Income Persons 6 # Very Low-Income Persons 16 # Extremely Low-Income Persons 70
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	100
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, 2012 THROUGH JUNE 30, 2013					
<b>GRANTEE NAME:</b> <i>City of Thousand Oaks – Housing Rights Center of Los Angeles (Sub-Recipient)</i>					
<b>PROGRAM NAME:</b> <i>Fair Housing Counseling 1-800 Line Activity</i>				<b>TOTAL CLIENTS</b>	
<b>CLIENTS SERVED BY HOUSEHOLD INCOME CATEGORIES (UNDUPLICATED):</b>				<b>Total Client This Qtr.</b>	<b>Percentage</b>
a. Extremely Low-Income (0-30% AMI):				---	70
b. Very Low-Income (31-50% AMI):				---	16
c. Low-Income (51-80% AMI):				---	6
d. Non-Low/Moderate Income (<81% AMI):				---	8
Total Clients Served				---	100
<b>DEMOGRAPHIC INFORMATION:</b>					
Total Clients residing in Female-Headed Households:				---	6
Total Disabled Clients served:				---	0
Total Elderly Clients served (age 62 years and older):				---	9
<b>RACE CATEGORIES*</b>				<b>ETHNICITY*</b>	
	<b>RACE</b>	<b>RACE</b>		<b>HISPANIC CULTURE</b>	
		<i>This Qtr.</i>	<i>This Year</i>	<i>This Qtr.</i>	<i>This Year</i>
1	White	---	67	---	19
2	Black/African American	---	1	---	0
3	Asian	---	2	---	0
4	American Indian/Alaska Native	---	22	---	0
5	Native Hawaiian/Other Pacific Islander	---	0	---	0
6	American Indian/Alaska Native <i>and</i> White	---	1	---	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.	---	1	---	0
10	Other Multi-Racial	---	6	---	0
	<b>Total</b>	---	<b>100</b>	---	<b>19</b>

IDIS Project ID: 2012-02 IDIS Activity ID: 337 - 339 Local ID: BG ADMN

Name: *Program Administration*  
Activity: *Administrative and Operating Expenses*

Funding Summary: PY 2011 Carry Over Funds: \$ -0-  
PY 2012 Funds Allocation: \$ 113,590  
PY 2012 Draw Down: \$ 113,590  
Forward to PY 2013: \$ -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, 2013, Thousand Oaks's population was estimated at **128,143**, an increase of 0.6 percent from the January 1, 2012 population of 127,431.

- 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.
- According to the 2010 American Community Survey (Table II-7B), approximately 12,376 (27%) of the City's 45,836 households earn less than \$50,000 annually. Based on a household occupancy rate for Thousand Oaks of 2.73 persons, the population which could benefit from CDBG-funded activities totals 33,786 persons. Households with limited income usually have a higher incidence of housing problems, such as overpayment (paying more than 30% of income on housing) and overcrowding. As show in Table 1.4 below, the 27% of Thousand Oaks households earning less than \$50,000 annually, compares with 35% in that income category in all of Ventura County.

*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 2012 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 were completed in PY 2012. For more information, see pages 18 – 20.

Non-Profit Capacity Building HS 9937

During PY 2012, the City continued to collaborate with the non-profit Conejo Workforce Housing Group and Many Mansions to identify resources that would assist in the future development 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 move homeless persons from the streets 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 26 - 27.

Public and Social Services Grants

The City allocated \$85,192 in CDBG funds and \$110,618 from the local Social Services Endowment Fund (SSEF) – total budget of \$195,810 – to finance 25 grants to local public and social services providers, as follows. (All but \$359 of these funds was used.) In the chart below, "C" indicates CDBG funds and "S" indicates Social Services Endowment Funds (SSEF).

- Senior Services – \$57,310
  - \$ 20,000 to Senior Concerns for Meals on Wheels program (C)
  - \$ 15,000 to Long Term Care for Senior Ombudsman program (C)
  - \$ 9,000 to Senior Concerns for Adult Day Care Scholarships (S)
  - \$ 7,310 to Livingston Memorial VNA for Subsidized Care (S)
  - \$ 3,000 to Grey Law for Senior Legal Services (S)
  - \$ 3,000 to Senior Concerns – Senior Advocates Program (S)

- Family Services – \$58,000

- \$ 15,000 to Conejo Free Clinic for Medical Services (C)
- \$ 10,000 to Westminster Free Clinic for Medical Services (C)
- \$ 8,000 to St. Vincent de Paul for Poor/Homeless program (S)
- \$ 7,500 to Food Share for Regional Food Bank (S)
- \$ 8,000 to Manna for Community Food Bank (S)
- \$ 3,500 for Jewish Family Service Counseling Program (S)
- \$ 3,000 to Rotary Club for Immunization Clinic (S)
- \$ 3,000 to Interface for 2-1-1 Referral Service (S)

- Homeless Services – \$37,000

- \$ 25,000 to Lutheran Social Serv. for Homeless Programs (C, S)
- \$ 4,000 to Turning Point Foundation for Appleton House (S)
- \$ 8,000 to County of Ventura for RAIN Transitional Housing (S)

- Youth Services -- \$26,562

- \$ 8,000 to Assistance League for Operation School Bell (C)
- \$ 8,000 to Conejo Rec./Park District for Conejo Creek prog. (S)
- \$ 4,000 to Big Brothers, Big Sisters for Youth Mentoring (S)
- \$ 3,500 to Conejo Valley YMCA for Scholarships program (S)
- \$ 3,062 to Kids and Families Together for Kinship Support (S)

- Services for Special Needs (Disabled) Persons -- \$20,000

- \$ 8,500 to Hospice Conejo for Hospice Support Services (S)
- \$ 5,000\* to United Cerebral Palsy for Disabled Transportation (C)
- \$ 3,500 to ARC Ventura County for After-School for Disabled (S)
- \$ 3,000 to Villa Esperanza for Employment Services (S)

\*Of the \$5,000 grant to United Cerebral Palsy, \$359 was not expended.

Micro-Enterprise Assistance - \$ 10,000

A \$10,000 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 - \$ 13,590

As part of the overall management of PY 2012 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 — \$ 12,300

\$12,300 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

There were no amendments to Thousand Oaks's approved PY 2012 Action Plan.

*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 constrains on 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 2012 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 2010-2015 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 H** shows Thousand Oaks city and former Redevelopment Agency investments in affordable housing from 1973 through June 2013.

**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 2008 through 2013.

**Table 2.1: Cumulative Low and Moderate-Income Housing Production  
In Thousand Oaks -- PY 2008-2013**

Programs / Projects	Category	Income Level	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	Totals
<b>Category - Programs</b>								
Housing Rehabilitation Program (HRP)	Single Family & Mobile Home Rehabilitation	VL	1	9	5	-	-	15
		L	1	8	-	-	-	9
		M	0	0	-	-	-	0
Mortgage Credit Certificate (MCC)	First-Time Homebuyer	VL	-	0	-	-	-	0
		L	-	1	-	-	-	1
		M	-	0	-	1	1	2
Tenant Based Rental Assistance (TBRA)	Rental Assistance	VL	27	15	29	27	10	108
		L	-	-	-	-	-	-
		M	-	-	-	-	-	-
Housing Assistance Program for Seniors (HAPS)	Utility Assistance	VL	570	553	512	515	434	2,584
		L	42	49	50	44	40	225
		M	-	-	-	-	-	-
<b>Totals - Programs</b>			<b>641</b>	<b>635</b>	<b>596</b>	<b>587</b>	<b>485</b>	<b>2,944</b>
<b>Category - Projects</b>								
Habitat (200 Houston)	New Construction Ownership	VL	-	-	1	-	-	1
		L	-	-	-	-	-	-
		M	-	-	-	-	-	-
Hillcrest Villas	New Construction Rental	VL	-	-	-	-	30	30
		L	-	-	-	-	21	21
		M	-	-	-	-	8	8
<b>Totals - Projects</b>			<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>59</b>	<b>60</b>
<b>TOTAL UNITS</b>			<b>641</b>	<b>635</b>	<b>597</b>	<b>587</b>	<b>544</b>	<b>3,004</b>

**Section 2-A Continued on Next Page**

## **B. PY 2012 Implementation of Housing Goals**

In PY 2012, 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: Meta Housing Project (Operating Engineers)**

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 2012 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 2012 Accomplishments:**

- Hillcrest Villas Project: Many Mansions' 60-unit Hillcrest Apartments opened in April 2013. The project comprises 60 new permanent, rental family units including 30 new permanent supportive units. The former Thousand Oaks Redevelopment Agency (RDA) invested \$7.2 million toward the \$26.5 million project.
- Los Feliz Project: The Area Housing Authority of the County of Ventura (AHA) is in the pre-construction stage for an additional 56 permanent, affordable family units. The Former RDA has invested \$6.6 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.
- Hillcrest Senior Project: Many Mansions' 80-unit senior affordable rental project is in the acquisition and pre-development stage. The City's Housing Trust Fund has invested \$2 million toward the project which includes the \$1 million State of California Housing Trust Fund. Many Mansions seeks to apply for additional State and 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.

**PY 2012 Accomplishments:**

In PY 2010 the City was awarded \$1 million in State funds for the Housing Trust Fund of which in PY 2012 funds were applied to the 80 unit affordable senior rental project for acquisition of property and pre-development cost at the Hillcrest Senior Project as well as an additional \$1 million from the City's Housing Trust Fund.

## **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

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.

### **PY 2012 Accomplishment:**

No financial assistance was provided in PY 2012; however, the City continues to seek partnership opportunities in assisting low-income rental rehabilitation projects.

## **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 2012 Accomplishment:**

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

**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 2012 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. In PY 2012 the City and Many Mansions continued with the revenue-sharing agreement.

**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 2012 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 and in PY 2011 the City received a one year extension from the State. In PY 2012 the TBRA program served 10 tenants. Funding for the program expired in 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: Affordability and Sustainability for the purpose of providing Decent Housing  
Measurement: 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 2012 Accomplishments:**

No new loans were provided in PY 2012; however, the City continues to monitor 13 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 2012 Accomplishments:**

In Thousand Oaks, 1 moderate income homebuyer qualified for the mortgage credit certificate program in PY 2012.

**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 2012 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 2012; however, the City continues to monitor over 60 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 2012 Accomplishments:**

In PY 2012, the City streamlined the administrative resale research process by providing electronic reports. The City performed 1,674 record searches, 0 physical home inspection and 238 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 2012 Accomplishments:**

The City continued to enforce the City's Mobile Home Rent Stabilization Ordinance to ensure restricted rents on these units. In 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 which brought about a revised ordinance with a new definition for a decontrolled space 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:** 400 - 550 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 and annual household income limitations under \$32,500.

### PY 2012 Accomplishments:

With the dissolution of the former RDA, the City did not accept new applications in PY 2012. The program is currently under review. During the past year, the HAPS program disbursed \$145,506 in benefits to 474 lower-income households who were under contract with the City prior to February 1, 2012 and remained in the program for PY 2012, as follows:

**Table 2.2: PY 2012 Housing Assistance Program**

<b>Total Very Low and Low: Income:</b>	<b>474</b>
<i>Selected Demographics</i>	
<i>Household:</i>	
1 Person	394
2 Persons	78
3 Persons	2
<i>Owner/Tenant:</i>	
Owner	261
Tenant	213
<i>Disabled:</i>	
Mental	42
Physical	154
<i>Female Head Of Household:</i>	349
<i>Senior:</i>	<u>416</u>
<b>TOTAL</b>	<b>474</b>

## 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.

<i>Project Name</i>	<i>Rental Units</i>	<i>Yr Complete</i>	<i>Affordable Units</i>	<i>City&amp; RDA Investment</i>
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	\$350,000
Fiore Gardens	50	1996	50	\$3.3 million
Royal Oaks	5	1998	5	**See below
Sunset Villas	11	2001	11	\$750,000
Oak Creek Senior Villas	57	2004	57	\$3.5 Million
<b>TOTALS</b>	<b>318</b>		<b>318</b>	<b>\$9.3 Million</b>

\*\*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 558 Section 8 vouchers were used by Thousand Oaks residents as of December 31, 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.

<u>Thousand Oaks</u>	Population: 120,000 Number of dwelling units: 47,400				
	Total units receiving assistance from the AHA: 876				
<b>AHA Owned Housing</b>	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
<b>Total AHA Owned</b>	<b>144</b>	<b>123</b>	<b>51</b>	<b>318</b>	<b>\$35,452,124</b>
<b>Section 8 Assistance</b>	<b>212</b>	<b>113</b>	<b>233</b>	<b>558</b>	Annual Housing Payments \$6,085,392
<b>Total AHA Assisted</b>	<b>356</b>	<b>236</b>	<b>284</b>	<b>876</b>	

The percentage of households assisted by the AHA in Thousand Oaks in 2012 is as follows:

	Units	%
<b>Families</b>	1,278	37%
<b>Elderly</b>	1,143	33%
<b>Disabled</b>	1,018	30%
<b>Total</b>	<b>3,439</b>	<b>100%</b>

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". In 2012-13, Commissioners Chuck Lech and Mark Lunn represented 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 2012 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 (2010-2015)
- 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 2012 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 2012, the Housing Rights Center served a total of 258 residents Countywide, including 100 in Thousand Oaks. Of the Thousand Oaks callers, 88 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 other Ventura County cities 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**

**2012 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 2012 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 2012, the Housing Rights Center provided the following Fair Housing services to Thousand Oaks residents. Please see **Exhibit I** for a copy of HRC's Thousand Oaks report.

- In PY 2012, HRC assisted 100 residents via the 1-800 call line including 88 general housing concerns and 12 callers with potential discrimination issues. One of these calls resulted in a follow-up investigation.

- A fair housing presentation for Ventura County residents was held during the Housing Issues Forum sponsored by the Housing Opportunities Made Easier (HOME) non-profit, advocacy group on April 16, 2013.
- A workshop for local government and non-profit organization staffs was held at the Ventura County Hall of Justice on April 29, 2013.

## **2012 AI IMPEDIMENTS, RECOMMENDATIONS & CITY'S 2012 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 2012 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 2012 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 2012 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 2012 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 2012 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 2012 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 2012 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 2012 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 2012 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 2012 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 2012 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 2012 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 2012 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 2012 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 2012 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 2012 RESPONSES TO THE  
2011 ANALYSIS OF IMPEDIMENTS RECOMMENDATIONS**



**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 2012 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.

**Many Mansions'** Hillcrest Apartments opened in April 2013 and added 30 permanent supportive housing units, including 15 units set aside for 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 2012, 403 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 3 mentally ill, homeless individuals at Appleton House in Simi Valley, a neighboring community 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 400+ Households Annually

Benefit: Low-Income Elderly and Disabled

Source: RDA Housing Set-Aside Funds

**PY 2012 Accomplishments:**

During the past year, the HAP program disbursed utilities' subsidies benefits to 474 lower-income households, as follows:

**Table 3.1: PY 2012 Housing Assistance Program**

<b>Total Very Low and Low: Income:</b>	<b>474</b>
<i>Selected Demographics</i>	
<i>Household:</i>	
1 Person	394
2 Persons	78
3 Persons	2
<i>Owner/Tenant:</i>	
Owner	261
Tenant	213
<i>Disabled:</i>	
Mental	42
Physical	154
<i>Female Head Of Household:</i>	349
<i>Senior:</i>	<u>416</u>
<b>TOTAL</b>	<b>474</b>

**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:** Social Services Endowment Fund (SSEF)

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

**PY 2012 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.

**Many Mansions'** Hillcrest Apartments opened in April 2013 and added 30 permanent supportive housing units, including 15 units set aside for persons with disabilities and another 15 set aside for homeless persons.

**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 2012 Accomplishments:**

In PY 2012, the City allocated \$195,810 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 \$85,192 in CDBG funds and matching funds of \$110,618 from the General Fund (Social Services Endowment Fund).

**Lutheran Social Services and St. Vincent de Paul Society** 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, Conejo Valley Unified School District and various 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 2012 CDBG-funded public services grant accomplishments are summarized in the table on page 16. In PY 2012, 6,391 lower-income persons received services from six (6) providers whose programs were supported with CDBG funds. These programs addressed long-term goals from the City's 2010-2015 Consolidated Plan and were supplemented by \$110,618 in additional services funded by the City's own Social Services Endowment Fund.

**Exhibit D** to this CAPER includes a complete list of PY 2012-2013 public/social services grants funded with up to 15 percent of the City's CDBG grant (\$85,192) plus \$110,618 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 2012 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.

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**Table 3.2 PY 2012 Public/Social Services Grants for Seniors - \$57,310**

- \$ 20,000 to Senior Concerns for Meals on Wheels program (C)
- \$ 15,000 to Long Term Care for Senior Ombudsman program (C)
- \$ 9,000 to Senior Concerns for Adult Day Care Scholarships (S)
- \$ 7,310 to Livingston Memorial VNA for Subsidized Care (S)
- \$ 3,000 to Grey Law for Senior Legal Services (S)
- \$ 3,000 to Senior Concerns – Senior Advocates Program (S)

Services provided include the following:

- **Meals on Wheels (C)** **\$ 20,000**

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 (C)** **\$ 15,000**

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.

- **Senior Concerns Adult Day Care (S)** **\$ 9,000**

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.

- **Livingston Memorial Visiting Nurse Association (S)** **\$ 7,310**

The Subsidized Care Program provided at-home nursing and related care for the chronically ill, post-surgery patients, wound care, respite care and medical hospice services for the terminally ill. Services include nursing, social work, physical therapy, nutrition, palliative care, bathing and in-home support.

- **Grey Law – Legal Services for Seniors (S)** **\$ 3,000**

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 Advocates (S)** **\$ 3,000**

Conejo Valley Senior Concerns manages this program at the Goebel Senior Adult Center that provides practical advice, recommendations and referrals for seniors and their families.

**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 2012 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 2012 Public/Social Services Grants for Children and Youth \$ 26,562**

- \$ 8,000 to Assistance League for Operation School Bell (C)
- \$ 8,000 to Conejo Rec./Park District for Conejo Creek prog. (S)
- \$ 4,000 to Big Brothers, Big Sisters for Youth Mentoring (S)
- \$ 3,500 to Conejo Valley YMCA for Scholarships program (S)
- \$ 3,062 to Kids and Families Together for Kinship Support (S)

Services provided include the following:

- **Assistance League – Operation School Bell (S) \$ 8,000**  
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.
- **Conejo Recreation & Park District – Conejo Creek Programs (S) \$ 8,000**  
Park District staffers coordinate an after-school homework activity at the Conejo Creek Neighborhood Center and provides year-round recreational activities for Conejo Creek neighborhood youth.

- **Big Brothers, Big Sisters – Youth Mentoring (S)** **\$ 4,000**  
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.
  
- **Conejo Valley YMCA (S)** **\$ 3,000**  
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.
  
- **Kids and Families Together (S)** **\$3,092**  
Funding supported the Kinship Support Services Program providing services to individuals raising grandchildren, nieces, nephews, younger brothers and sisters or others, acting as primary caregivers for children in a formal arrangement with child protective services.

**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 2012 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). The PY 2012 grant totaled \$487,808 and provided subsidized daily pre-school and child care for approximately 110 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 2012 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 2012 Public/Social Services Grants for Critical Needs Programs -- \$58,000**

\$ 15,000	to Conejo Free Clinic for Medical Services (C)
\$ 10,000	to Westminster Free Clinic for Medical Services (C)
\$ 8,000	to St. Vincent de Paul for Poor/Homeless program (S)
\$ 7,500	to Food Share for Regional Food Bank (S)
\$ 8,000	to Manna for Community Food Bank (S)
\$ 3,500	for Jewish Family Service Counseling Program (S)
\$ 3,000	to Rotary Club for Immunization Clinic (S)
\$ 3,000	to Interface for 2-1-1 Referral Service (S)

Services include the following:

- **Conejo Free Clinic – Medical Exams & Lab Tests (C) \$ 15,000**

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.

- **Westminster Free Clinic – Preventive Care & Teen Internships (C)** **\$ 10,000**

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 (S)** **\$ 8,000**

Assistance provided includes food, rental assistance to avoid eviction, utilities payments, prescription medications, gas and food vouchers and motel nights for homeless families.
  
- **Food Share – Brown Bag Program (S)** **\$ 7,500**

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.
  
- **Manna – Conejo Valley Food Bank (S)** **\$8,000**

Funding supports the community's primary food bank. Clients may visit once every four weeks to select 7 – 10 days' worth of food at no cost. Available items include canned goods, bread, pastry, dairy items, toiletries and fresh produce. Each Thanksgiving, over 500 complete turkey dinners are distributed.
  
- **Ventura County Jewish Family Service (S)** **\$ 3,500**

Program offers counseling services to those with little ability to pay for such services. Referrals are received from social services providers, medical clinics and various faith-based community agencies.
  
- **Thousand Oaks Rotary – Immunization Program (S)** **\$3,000**

The Thousand Oaks Rotary Club matches the City's contribution dollar for dollar and collaborates with the Conejo Free Clinic and the Westminster Free Clinic to offer Hepatitis A, Hepatitis B, T-Dap, Tetanus and Influenza vaccines to low-income persons to protect them and the entire community.
  
- **Interface Children and Family Services** **\$ 3,000**

Program provides a "211" hotline service (1-800 toll-free number) that provides referrals to available public and social services to meet the critical needs of City residents.

#### 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 2012 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 2012 Public/Social Services Grants for Special Needs (Disabled) Persons -- \$20,000**

- \$ 8,500 to Hospice Conejo for Hospice Support Services (S)
- \$ 5,000 to United Cerebral Palsy for Disabled Transportation (C)
- \$ 3,500 to ARC Ventura County for After-School for Disabled (S)
- \$ 3,000 to Villa Esperanza for Employment Services (S)

Services provided include the following:

- **Hospice of the Conejo (S) \$ 8,500**  
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.
- **United Cerebral Palsy – Transportation Services (C) \$ 5,000**  
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. Of funds made available, \$4,641 was expended and \$359 will be re-programmed.

- **Association. for Retarded Citizens (ARC) – After-School Program (S)** **\$ 3,500**

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

- **Villa Esperanza** **\$ 3,000**

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

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

**Table 3.6 PY 2012 Public/Social Services Grants for Homeless and At-Risk Persons -- \$37,000**

\$ 25,000 to Lutheran Social Serv. for Homeless Programs (C, S)  
\$ 4,000 to Turning Point Foundation for Appleton House (S)  
\$ 8,000 to County of Ventura for RAIN Transitional Housing (S)

- **Lutheran Social Services -- Homeless Services (C, S)** **\$ 25,000**

Funds support the coordination of 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.

- **Turning Point Foundation – Appleton House** **\$ 4,000**

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.

- **County of Ventura, RAIN Transitional Living Center** **\$ 8,000**

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.

## **Continuum of Care**

### **A. Recalibrated 10-Year Plan to End Homelessness in Ventura County (2007 – 2017)**

The City collaborates in the regional Continuum of Care process that includes activities to implement the Recalibrated 10-Year Plan to End Homelessness in Ventura County (updated January 2013). The County of Ventura (Chief Executive Office) is the lead agency having superseded the non-profit Ventura County Homeless and Housing Coalition (VCHHC) to advocate for the homeless population and those at-risk. In addition, the County is the lead organization in planning and coordinating the regional response to the problems of homelessness, formulating a unified plan to end chronic homelessness and preparing the region's annual grant application for HUD Continuum of Care funds.

### **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 Ventura County governments and non-profit agencies have collaborated to conduct a countywide enumeration of persons living on the streets and in shelters and transitional facilities on one night in the year

### **PY 2012 Update**

The most recent count of homeless persons housed in shelters and transitional housing occurred on January 29, 2013, and resulted in the following data on homeless persons sheltered in Thousand Oaks:

- 121 homeless persons were counted on the streets and in facilities including 114 adults and 7 children.
- 44 adults (36%) and 7 children (in 3 families) were unsheltered (counted on the streets) and another 70 persons (58%) were counted in facilities (Conejo Valley Winter Shelter and Stoll House).
- 36 (30%) of unsheltered persons were adult men and 8 (7%) were of unsheltered adults were women.
- 3 families were counted, consisting of 3 adults and 7 children (12%)..

**2012 Continuum of Care Grant**

In response to its PY 2012 Continuum of Care grant application, HUD awarded Ventura County regional homeless advocacy consortium VCHHC \$1,331,114 for the requests shown below. (The projects shown in bold type are located in Thousand Oaks.)

**Table 3.6 – 2012 Continuum of Care Funding for Ventura County  
(Thousand Oaks Facilities in Boldface Type)**

2011	Stephenson Place (Turning Point)	\$ 26,075	
	<b>Esseff Village (Many Mansions)</b>	<b>39,998</b>	
	<b>Richmond Terrace (Many Mansions)</b>	<b>61,600</b>	
	Our Place (Safe Haven, Turning Point)	249,999	
	Salvation Army (Transitional Living Center)	204,637	
	<b>Stoll House (Many Mansions)</b>	<b>59,911</b>	
	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	
	Ventura County Shelter (Turning Point)	146,700	
	East County Shelter (V.C. Behavioral Health)	43,200	
			<b>\$1,331,114</b>

**B. Public Services for Homeless and At-Risk Persons**

**PY 2012 Update**

In PY 2012, the City supported a variety of grants to providers of services to homeless persons and those at-risk of losing their housing. (C) denotes support with CDBG funds and (S) denotes funding from the City's Social Services Endowment Fund.

- **St. Vincent de Paul – Charity Assistance** **\$ 8,000**

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.

- **Conejo Free Clinic – Medical Exams & Lab Tests (C) \$ 15,000**

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.

- **Westminster Free Clinic – Preventive Care & Teen Internships (C) \$ 10,000**

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.

- **Food Share – Brown Bag Program (S) \$ 7,500**

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.

- **Manna – Conejo Valley Food Bank (S) \$8,000**

Funding supports the community's primary food bank. Clients may visit once every four weeks to select 7 – 10 days' worth of food at no cost. Available items include canned goods, bread, pastry, dairy items, toiletries and fresh produce. Each Thanksgiving, over 500 complete turkey dinners are distributed.

### **C. Emergency Shelter and Transitional Housing**

#### **PY 2012 Update**

- **Lutheran Social Services – Homeless Services \$ 25,000**

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.

- **Stoll House Transitional Housing**

This Many Mansions facility offers 11 units of transitional and supportive housing for single parents who have been homeless. Families reside here for 1 to 2 years while participating in counseling, job development and a savings program.

- **RAIN Transitional Living Center** **\$8,000**

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.

#### **D. Supportive Housing**

##### **PY 2012 Update**

- **Housing and Services**

Local non-profit housing agency Many Mansions manages the following supportive housing units.

**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**. This new 60-unit, permanent, affordable housing project includes 30 units of supportive housing, 15 set aside for formerly homeless persons and 15 units for persons with disabilities.

#### **E. Homeless Prevention**

- **Homelessness Prevention and Rapid Re-Housing Program (HPRP)**

The County of Ventura Human Services Agency makes Federal funds available to County residents who are currently homeless or facing homelessness from rental housing within 21 days. Assistance includes rental deposits, short-term rental payments; utility deposits and/or payments and/or moving and storage costs. Case managers work closely with clients to stabilize their housing and help avoid future housing crises.

**END OF 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 collaboration (\$7.2 million) with AHA to help finance the pending 55-unit affordable rental complex Los Feliz Apartments and its partnership with Many Mansions to construct the 60-unit affordable rental project Hillcrest Villas, including 30 units of permanent, supportive housing.

The above-noted projects received extensive financing assistance from the Thousand Oaks Redevelopment Agency to remain viable and to ensure units will remain affordable to lower-income renters for at least 55 years.

#### ▪ Suitable Living Environment

Overcoming Obstacles – Example: Conejo Creek Condominiums Neighborhood  
Prior to 2000, 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 that is nearing completion in August 2013.

- **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 G** 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.

Through 2011, the City and the Thousand Oaks Redevelopment Agency invested \$7.2 million in Many Mansions' new, 60-unit affordable family complex, Hillcrest Apartments. Thirty (30) of these units are permanent, supportive housing for disabled and 15 formerly homeless persons.

▪ **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 2012, the City assisted Meals on Wheels with a CDBG grant totaling \$20,000 and local Social Services Endowment Fund (SSEF) grants including \$9,000 for Adult Day Care Scholarships and \$3,000 for the Senior Advocates Program that provides guidance, practical assistance and referrals to services for senior adults.

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 \$7.2 million in RDA Housing Set-Aside funds to structure financing for the pending 55-unit Los Feliz Apartments, a collaboration with the Area Housing Authority of the County of Ventura.

The City and the Thousand Oaks Redevelopment Agency (terminated February 2012) also partnered with Many Mansions (\$7.2 million in public funds) on the construction of 60 additional affordable family rental units, half with supportive services, on Hillcrest Drive (Hillcrest Apartments).

Through 2012, the City 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 2012, the project budget totaled \$1.2 million for construction on Los Robles Road and Fairview Drive.

### **Leveraging Economic Development Resources**

Through 2009, the City's Commercial Revitalization Program provided rehabilitation grants of CDBG funds and/or Thousand Oaks Redevelopment Agency (RDA) funds to eligible commercial property owners. In nearly every instance, property owners 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 grants to local non-profit agencies, 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 (\$110,618 in PY 2012). (The **Exhibit D** table at the end of this CAPER report lists the public and social services funded in FY 2012 with \$85,192 in CDBG funds and \$110,618 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:

- 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**

##### **Estimated CDBG-Eligible Population in Thousand Oaks**

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.

According to the 2010 American Community Survey (Table II-7B), approximately 12,376 (27%) of the City's 45,836 households earn less than \$50,000 annually. Based on a household occupancy rate for Thousand Oaks of 2.73 persons, the population which could benefit from CDBG-funded activities totals 33,786 persons. Households with limited income usually have a higher incidence of housing problems, such as overpayment (paying more than 30% of income on housing) and overcrowding. As show in Table 1.4 below, the 27% of Thousand Oaks households earning less than \$50,000 annually, compares with 35% in that income category in all of Ventura County.

##### **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 control rents in the 8 mobile home parks in the City.

##### **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.

## 2. 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 2012, the City allocated \$195,810 to social services providers, including \$85,192 in Community Development Block Grant (CDBG) funds and \$110,618 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.

## 3. 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 H** 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 2,611 units, all affordable to low and moderate-income households. The total City/Agency investment in providing these affordable housing units is approximately \$62 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.

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
Flore 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	55 Rent		55 Family	7,208,060
<b>TOTALS</b>			<b>378 Units</b>	<b>\$16,785,660</b>

**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 2012 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 2012-2013.

**Table 4.2: Area Housing Authority Statistics -- December 31, 2012**

Thousand Oaks	Population: 120,000		Number of dwelling units: 47,400		
	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	212	113	233	558	Annual Housing Payments \$6,085,392
Total AHA Assisted	356	236	284	876	

**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	2013	60 Family**	7,276,500
<b>TOTALS</b>			<b>454 Units</b>	<b>\$29,469,192</b>

\* Includes 13 units with supportive services for persons with disabilities.  
 \*\*Includes 30 units with supportive services for persons with disabilities.

### 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
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
<b>TOTALS</b>			<b>1710 Units</b>	<b>\$12,155,922</b>

*End of Section 4*



**Section 5 — Program Evaluation, Administration, and Monitoring**

**A. Assessment of Strategic Plan Goals and Objectives**

Exhibit F to this CAPER provides a summary of PY 2010-2015 Consolidated Plan goals and objectives and how PY 2012 CDBG-funded, and other funded, activities were implemented to address the City's identified needs.

**B. Program Evaluation**

Self-Evaluation

During the PY 2012 program year, the City successfully drew down \$1.4 million dollars in CDBG funds, primarily for the construction of street and drainage improvements in the Old Town neighborhood of Thousand Oaks. HUD's timeliness requirement was met and there were no amendments to the PY 2012 Action Plan.

PY 2012 Draw Down Error

On June 27, 2013, the City used IDIS to draw down \$1,930 in CDBG funds, representing reimbursement to the City for expenses incurred by the City's sub-recipient, United Cerebral Palsy (UCP) of Los Angeles, Ventura and Santa Barbara Counties for a program that provides transportation to educational, recreational and social events for severely disabled residents of local Cerebral Palsy residences.

On July 15, 2013, the City received a letter from the sub-recipient advising that the prior invoice totaling \$1,930 actually exceeded CDBG grant funds expended by \$357.25. UCP also enclosed a check payable to the City in that amount.

On August 21, 2013 the City in turn forwarded its check for \$357.25 to HUD with a cover letter, explaining the circumstances of the draw down error. The expenses table, shown on page 18 and as Exhibit A to this report, shows a balance at year-end of \$359 for public/social services sub-recipient United Cerebral Palsy. This amount represents the \$357.25 described above, plus \$1.90 left in the grant that was not expended during the program year. The actual amount in IDIS is \$359.15.

Meeting Program and Consolidated Plan Requirements

The City's PY 2012 program activities were implemented following public review and comment and reviewed by staff for compliance with HUD requirements prior to City Council approval.

During the program year, the City made progress in the implementation of 2010-2015 Consolidated Plan goals, including construction of Old Town West street, sidewalk and drainage improvements – an activity that has been in the planning and preparation stages since 2005.

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. A Community Development Technician provides support for the oversight of CDBG, Social Services Endowment Fund (SSEF) and related activities, as well as 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 IDIS draw downs and maintaining required reports for the CDBG program.

#### IDIS Financial Summary Report

The IDIS Financial Summary Report (C04PR26) (**Exhibit J-1**) shows PY 2012 expenditures totaling \$1,396,787 including \$84,831 (99.6%) for Public Services and \$113,590 (20%) for Program Administration.

#### 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, 2013.

### **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 G** 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 2012 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 2012 social service non-profit agencies received a desktop monitoring:

<b>Agency</b>	<b>CDBG Funded Program</b>
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 received on-site monitoring visits in September 2012 and no major issues found:

<b>Agency</b>	<b>CDBG Funded Program</b>
Conejo Free Clinic	Medical Clinics
Lutheran Social Services	Homeless Services Program
Senior Concerns	Meals on Wheels

At the conclusion of monitoring site visits, all three agencies seem to meet national objective, meet eligibility category and provide service to low/mod clientele. The agencies are in conformance to City CDBG contract and provided services in a timely manner for the contracted amount. The agencies do determine and document client's income. The agencies seem to be meeting HUD regulations.

**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 2012 CDBG-funded projects:

**Table 5.1: PY 2012 CDBG-Funded Activity Environmental Review**

Activity	Environmental Finding
<i>Capital Improvements</i>	
Old Town West Street and Drainage Improvements (CI 4298)	Categorical Exclusion
Day Labor Site (Code Enforcement) 3120 Royal Oaks Drive Thousand Oaks, CA 91362 (BG 2025)	Categorical Exclusion
Non-Profit Capacity Building (Future Shelter) (HS 9937)	Categorical Exclusion
<i>Micro-Enterprise Assistance</i>	
Women's Economic Ventures 400 E. Esplanade Drive, Suite 300 Oxnard, CA 93036	Exempt Activity
<i>Public Services</i>	
Grants to 6 Social Services Providers from several locations in CDBG-eligible block groups	Exempt Activity
<i>Program Administration</i>	
Project Management, Program Compliance City of Thousand Oaks 2100 Thousand Oaks Boulevard Thousand Oaks, CA 91362	Exempt Activity

**F. Managing Changes In Program Objectives**

There were no changes in PY 2012 program objectives or Action Plan activities.

**G. Citizen Participation Process**

▪ Citizen Participation Plan

The City's updated Citizen Participation Plan (Resolution 2010-085 – see **Exhibit E** 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 2012, the City held 3 Action Plan-related public hearings between September 2012 and April 2013, and will hold a fourth public hearing on September 10, 2013 for review/approval of this CAPER document. The City's PY 2012 hearings are summarized in the table below.

**Table 5.2: PY 2012 CDBG Needs Assessment / Action Plan  
Public Hearing & Review Schedule**

Jan. 22, 2013	Community Needs Assessment Public Hearing
Mar. 8 – April 10, 2013	Public Review of Draft PY 2013 Action Plan
April 23, 2013	City Council Review of Draft PY 2013 Action Plan
Aug. 1- 31, 2013	Public Review of Draft PY 2012 CAPER Report
Sept. 10, 2013	PY 2012 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 K** 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 2012 Action Plan-related public hearings.

Public Hearing # 1 – PY 2013 Needs Assessment

**Table 5.3: Public Comments (January 22, 2013)**

1. Rick Schroeder, President, Many Mansions and Chair, Conejo Affordable Housing Workgroup

Mr. Schroeder identified 3 basic needs for CDBG funds in Thousand Oaks.

a) Develop more Affordable Housing

The City needs more affordable housing units, particularly for seniors and persons with disabilities. Many Mansions may be participating in a new senior housing project and will provide additional information when available.

b) Year-Round Emergency Shelter

The Conejo Affordable Housing Workgroup (CAHW) is pursuing the potential to acquire Fire Station # 35 from the County of Ventura for conversion to a future Year-Round Shelter for homeless persons and families. The group has engaged an architect to design the renovation of the building and estimate how many persons can be accommodated at one time. The CAHW is seeking funding to offset its costs for architectural design, soils tests and related costs.

c) Preserving Affordable Housing

The City has a good stock of affordable housing units; but many buildings are old and need rehabilitation. For example, Many Mansions' Bella Vista Apartments (72 units) needs surface (sidewalk) repairs, and Villa Garcia (80 units) needs replacement of windows and aging A/C units (30 – 40 years old) to achieve energy savings.

Mr. Schroeder said he will provide written comments to the City shortly concerning these needs and requesting CDBG funds.

2. Kathy Goodspeed, Thousand Oaks resident, representing the Senior Alliance for Empowerment (SAFE)

Representing the Senior Alliance for Empowerment (SAFE), the speaker advocated for the City to fund a residential rehabilitation program for very low-income homeowners, including those in mobile homes, that need structural improvements, such as a new water heater, a furnace, a new roof, etc. but cannot afford to make the improvement on their own.

3. Sylvia Sullivan, Thousand Oaks resident, Advocate for the Disabled

Ms. Sullivan, an architect, expressed her support for more housing units designed for seniors and disabled persons and more disabled parking spaces. She requested that the City convert the two easternmost and westernmost parking spaces on Thousand Oaks Boulevard in front of The Lakes for disabled parking. She also volunteered her time to educate housing advocates and City staff on the principles of universal design including turnaround space for wheelchairs, lever door handles, wider doorways, and other features that make housing units adaptable and accessible for aging persons and those with disabilities.

**Written Comments Received During the Needs Assessment Process**

The following persons submitted written comments for consideration by the City in advance of drafting the PY 2013 CDBG Action Plan.

**Needs Assessments Written Submittals Received by City**

1.	Many Mansions' # 1 Request for CDBG Funds	\$60,000 for Emergency Shelter Pre-Development
2.	Many Mansions' # 2 Request for CDBG Funds	\$298,483 for Multi-Family Residential Rehabilitation
3.	Senior Alliance for Empowerment (S.A.F.E)	CDBG Funds Requested for a Single-Family Residential Rehabilitation grant program at Ranch Mobile Home Park
4.	Women's Economic Ventures (WEV) Request for Continuing CDBG Funding	\$10,000 in CDBG funds requested for the Micro Business Development Programs
5.	Letter from Resident Mary Harris	Writer supports CDBG funding for Rehabilitation activity at Multi-Family Affordable Rental Properties
6.	Sylvia Sullivan, Architect, of Access America	Submitted a drawing showing a model 3-bedroom apartment with fully accessible features and improvements.

**Responses to Written Comments for the 2013 Needs Assessment**

*Table 5.4: City's Responses to Written Comments*

1. Many Mansions' President Rick Schroeder was advised that the request for \$60,000 in PY 2013 CDBG funds was included in the City's Action Plan that was approved by the City Council on April 23, 2013.
2. Many Mansions' President Rick Schroeder was advised that the City included \$151,535 in the Final PY 2013 Action Plan for Multi-Family Rehabilitation activities at Villa Garcia and/or at Bella Vista Apartments and that the request was approved by the City Council on April 23, 2013.
3. Staff advised S.A.F.E. representatives that the City's Final Action Plan includes \$57,500 in PY 2013 CDBG funds for a new grant program to assist selected very-low income, single-family dwelling, owner-occupants to perform rehabilitation activity.
4. City sent a letter (March 6, 2013) to Women's Economic Ventures (WEV) Executive Director Marsha Bailey that the City's PY 2013 approved Action Plan does not include continuing funding for the Micro-Enterprise Business Development programs due to a shift in the City's priorities and reduced funding.
5. Staff spoke with Resident Mary Harris and advised her that the City's Final CDBG Action Plan includes \$151,535 for Multi-Family Unit Rehabilitation at Villa Garcia and Bella Vista Apartments and another \$57,500 for a new Single-Family, Owner-Occupied Rehabilitation grant program for very low-income residents.
6. Community Development Director John Prescott spoke with Sylvia Sullivan and thanked her for her comments and for providing a model accessible housing unit plan.

6. Community Development Director John Prescott spoke with Sylvia Sullivan and thanked her for her comments and for providing a model accessible housing unit plan.

### **Public Comments at Public Hearing # 2 (April 23, 2013)**

*Table 5.5: Public Hearing # 2 Comments (April 23, 2013)*

1. Rick Schroeder, President, Many Mansions      Responded to questions from the City Council regarding plans and pre-development costs for converting County of Ventura Fire Station # 35 (Lawrence Drive at Hillcrest Drive) to the City's first year-round Emergency Shelter.

*There were no additional Public Comments.*

### **Responses to Public Comments (Public Hearing # 2, April 23, 2013)**

*Table 5.6: City's Responses to Public Hearing # 2 Comments (April 23, 2013)*

1. City staff is working closely with Rick Schroeder and the Conejo Valley Affordable Housing Workgroup to coordinate pre-development activity at the Fire Station # 35 site.

### **Public Review and Comment on this CAPER Report; Public Hearing # 3, September 10, 2013**

This PY 2012 CAPER report was posted to the City's Internet website ([www.toaks.org](http://www.toaks.org)) on August 5, 2013 for 30 days of public review prior to a duly-noticed City Council public hearing for review and approval of the CAPER. That Public Hearing # 3 was held Tuesday, September 10, 2013.

No public comments were received either during the 30-day review period or during Public Hearing # 3 (City Council public hearing, September 10, 2013.)

A copy of the staff report prepared for the City Council's review of this CAPER report is printed as Exhibit M to this CAPER report.

### **H. Other CDBG Submittal Requirements**

#### Float-Funded Activities

Thousand Oaks did not conduct any float-funded activities in PY 2012.

#### Contingency

As shown on the table on page 3 of this CAPER report, the City allocated 100 percent of its PY 2012 CDBG entitlement grant totaling \$567,950.

#### Urgent Needs

The City did not complete any "Urgent Need" activities in PY 2012.

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 2012 Action Plan.

Locations of PY 2012 CDBG-Funded Projects

In PY 2012, the City implemented CDBG-funded activities at the following locations and to benefit the specific service areas and/or clientele listed in the table below.

**Table 5.7: PY 2012 CDBG-Funded Activity Locations and Services Areas/Clientele**

Capital Projects and Grants	Location	Service Area
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
Non-Profit Capacity Building (Future Shelter)	Thousand Oaks, CA 91362	
<i>Code Enforcement</i>		
Day Labor Site	3120 Royal Oaks Drive Thousand Oaks, CA 91362	CT 71.2
<i>Micro-Enterprise Assistance</i>		
Women's Economic Ventures	374 Poli Street, # 207, Ventura	Community-Wide
<i>Public Services</i>		
Conejo Free Clinic	Human Services Center, 80 East Hillcrest Drive, Thousand Oaks, CA 91360	Community Wide
Long Term Care	At 61 long-term care sites In Thousand Oaks	Community Wide
Lutheran Social Services	Human Services Center, 80 East Hillcrest Drive, Thousand Oaks, CA 91360	Community Wide

◆ City of Thousand Oaks ◆ CDBG Program ◆ PY 2012 CAPER ◆

<i>Senior Concerns Meals on Wheels</i>	401 Hodencamp Road Thousand Oaks, CA 91360	Community Wide
<i>Westminster Free Clinic</i>	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
<i>United Cerebral Palsy</i>	United Cerebral Palsy Residences Thousand Oaks	Limited Clientele UCP Clients
<i>Program Administration</i>		
General Administration	2100 Thousand Oaks Boulevard Thousand Oaks, CA 91362	Community Wide
Fair Housing Counseling	Housing Rights Center 1-800-477-5977	Community Wide

**End of PY 2012 CAPER Report Narrative**





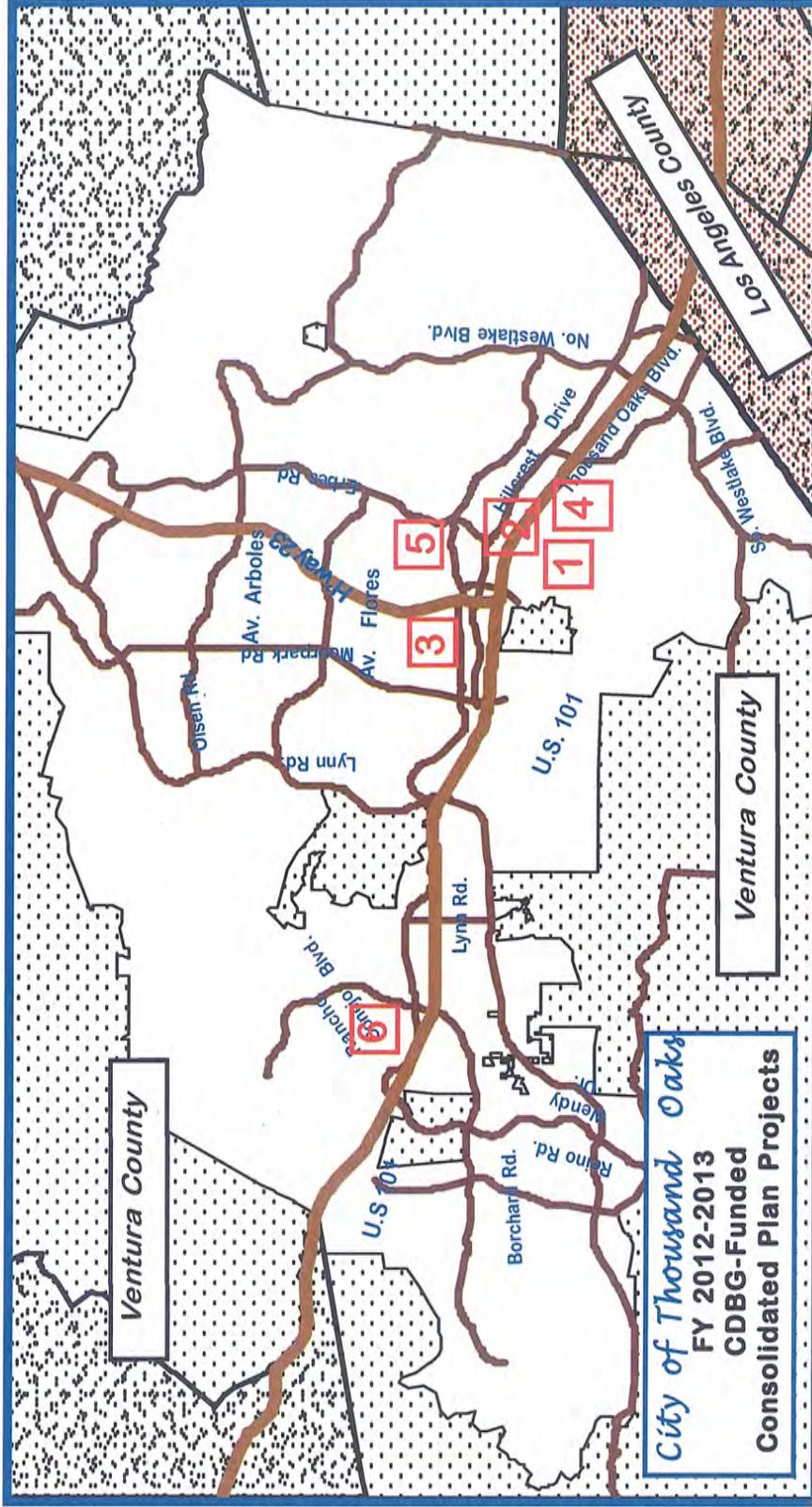
Exhibit A

<b>Table 1.13: FY 2012 – 2013 (PY 2012) CDBG PROGRAM EXPENDITURES</b>						
This table summarizes City's CDBG-funded expenditures from 7/1/12 through 6/30/13 and includes unspent CDBG funds from prior years						
Balance 6/30/12	Project	PY 2012 Allocations	Amendments	Total Budget	PY 2012 Expenses	Balance 6/30/13
<b>\$ 858,031</b>	<b>Capital Projects ( 50% )</b>	<b>\$ 264,988</b>	<b>-0-</b>	<b>\$ 1,123,019</b>	<b>\$ 1,097,587</b>	<b>\$ 25,434</b>
849,228	Old Town West Street Improvements CI 4298	264,988	-0-	1,114,216	1,089,799	24,417
1,015	Bella Vista 2011 Improvements HS 9936	-0-	-0-	1,015	-0-	1,015
7,788	Non-Profit Capacity Building (Future Shelter) HS 9937	-0-	-0-	7,788	7,788	-0-
<b>-0-</b>	<b>Code Enforcement ( 14% )</b>	<b>\$ 94,180</b>	<b>-0-</b>	<b>\$ 94,180</b>	<b>\$ 94,180</b>	<b>\$ -0-</b>
-0-	Day Labor Site Code Enforcement BG 2025	94,180	-0-	94,180	94,180	0-
<b>-0-</b>	<b>Micro-Enterprise Assist ( 1% )</b>	<b>\$ 10,000</b>	<b>-0-</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ -0-</b>
-0-	Women's Economic Ventures BG 2022	10,000	-0-	10,000	10,000	-0-
<b>-0-</b>	<b>Public Services ( 15% )</b>	<b>\$ 85,192</b>	<b>-0-</b>	<b>\$ 85,192</b>	<b>\$ 84,833</b>	<b>\$ 359</b>
-0-	Conejo Free Clinic BG 9816	15,000	-0-	15,000	15,000	-0-
-0-	Long Term Care BG 9821	15,000	-0-	15,000	15,000	-0-
-0-	Luth Soc Services BG 9822	20,192	-0-	20,192	20,192	-0-
-0-	Meals on Wheels BG 9818	20,000	-0-	20,000	20,000	-0-
-0-	West. Free Clinic BG 2026	10,000	-0-	10,000	10,000	-0-
-0-	United Cerebral Palsy BG 9832	5,000	-0-	5,000	4,641	359
<b>-0-</b>	<b>Administration ( 20% )</b>	<b>\$ 113,590</b>	<b>-0-</b>	<b>\$ 113,590</b>	<b>\$ 113,590</b>	<b>\$ -0-</b>
-0-	Administration BGADMN	91,290	-0-	91,290	91,290	-0-
-0-	Fair Housing BGADMN	12,300	-0-	12,300	12,300	-0-
-0-	Ventura County Homeless & Housing Coalition BG ADMN Or CDBG Administration	10,000	-0-	10,000	10,000	-0-
<b>858,031</b>	<b>CDBG Program ( 100% )</b>	<b>\$ 567,950</b>	<b>-0-</b>	<b>\$ 1,425,981</b>	<b>\$ 1,400,190</b>	<b>\$ 25,791</b>

Draft as of 8/22/13



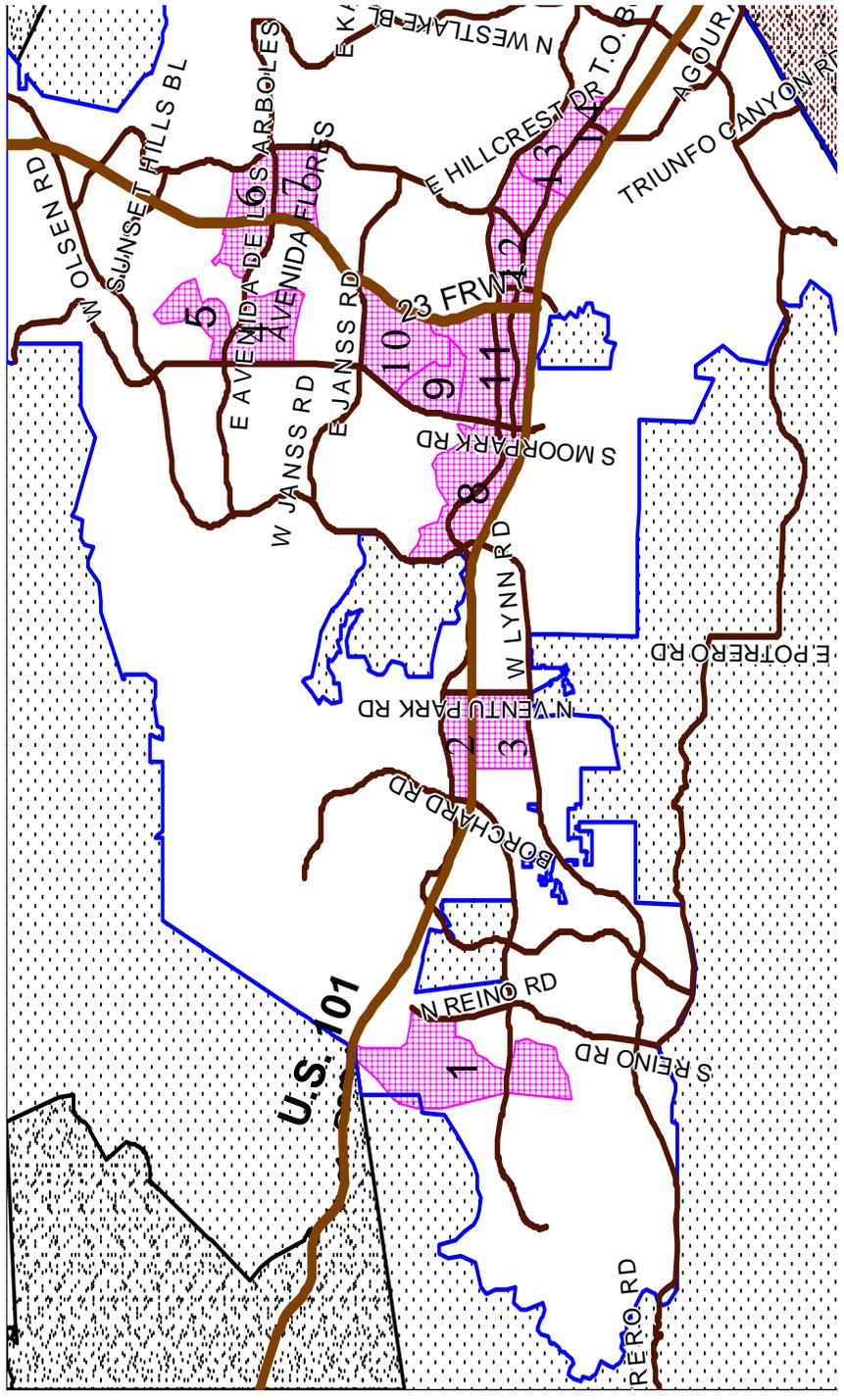
FY 2010-2015 City of Thousand Oaks Consolidated Plan -- Year 3 Action Plan (FY 2012-2013)



1. Old Town West Street & Drainage Imps.
2. Program Administration
3. Public Social Services (Human Services Center)
4. Day Labor Site Coordination
5. WEV Self-Employment Training Program
6. Future Shelter Capacity Building



# City of Thousand Oaks Census 2000 Low and Moderate-Inc 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
1	1	30.0	8	8	35
2	3	32.8	9	9	57
3	2	65.0	10	10	49
4	1	40.7	11	11	30
5	2	48.7	12	12	49.
6	4	34.5	13	13	67.
7	6	53.6	14	14	63.







# Exhibit E

## 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](http://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](http://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.

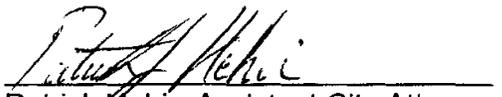
**CITY OF THOUSAND OAKS**

  
Dennis Gillette, Mayor

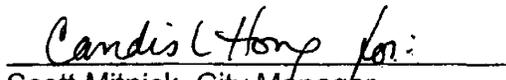
**ATTEST:**

  
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

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 2012-2013 CDBG-funded  
Action Plan Accomplishments  
(July 1, 2012 through June 30, 2013)**

The table below summarizes the City's PY 2010-2015 Consolidated Plan Goals and the PY 2012 CDBG-funded accomplishments accomplish the 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.

Hillcrest Villas Apartments

Following successful construction financing, including a (former) Thousand Oaks Redevelopment Agency investment of \$7.2 million, non-profit affordable housing provider Many Mansions opened the 60-unit, family rental project, Hillcrest Villas Apartments in April 2013. The project includes 30 permanent, supportive units including 15 units for homeless persons/families and 15 units for disabled persons.

Los Feliz Apartments

This project remains in the pre-construction stage and has been partially financed through the former Thousand Oaks Redevelopment Agency with \$7.2 million. When completed, the project will provide 56 new permanent, affordable family units for lower-income Thousand Oaks residents/households.

**Objective Category: Suitable Living Environment**

Improving the safety and livability of neighborhoods.

Old Town West Street & Drainage Improvements (CI 4298)

During PY 2012, the City used nearly \$1.1 million in CDBG funds, and other revenues, including \$422,300 in Developer Fees, to construct street, sidewalk and drainage improvements in the City's Old Town West neighborhood, a CDBG-eligible area in Census Tract 71, Block Group 2.

Eliminating blighting influences and the deterioration of property and facilities.

Day Labor Site Coordination BG 2025

In PY 2012, 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.
<b>Objective Category: Suitable Living Environment</b>	
Increasing the access to quality public and private facilities (and services.)	<u>Non-Profit Agency; Capacity Building – Future Year-Round Emergency Shelter</u>
	In PY 2012, the City's non-profit subrecipient, Many Mansions, representing the Conejo Valley Affordable Housing Workgroup, a participant in the regional Continuum of Care process, expended \$7,788 for capacity building toward future establishment of the first year-round emergency shelter in eastern Ventura County. Plans call for the future conversion of Ventura County Fire Station # 35 (Lawrence Drive at Hillcrest Drive) into the emergency shelter for homeless families, as a first step toward obtaining permanent housing for those households.
	<u>Public and Social Services</u>
	In PY 2012, the City expended \$84,831 (14.9 percent) in CDBG funds for services to lower-income households/persons by the following providers:
	Conejo Free Clinic, \$15,000 (Medical Services)
	Long Term Care, \$15,000 (Senior Ombudsman)
	Lutheran Social Services, \$20,192 (Homeless Serv.)
	Senior Concerns, \$20,000 (Meals on Wheels)
	Westminster Free Clinic, \$10,000 (Medical Services)
	United Cerebral Palsy, \$4,998 (Disabled Transport)
	In PY 2012, the City also expended \$110,618 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.
	ARC Ventura County, \$3,500 (Disabled After-School)
	Assistance League, \$8,000 (Operation School Bell)
	Big Brothers Big Sisters, \$4,000 (Youth Mentoring)
	Conejo Rec & Park Dist, \$8,000 (Conejo Creek Prog)
	County of Ventura, \$8,000 (RAIN Transitional Hous.)
	Food Share, \$7,500 (Food Bank)
	Grey Law, \$3,000 (Senior Legal Services)
	Hospice Conejo, \$8,500 (Hospice Support Services)
	Interface, \$3,000 (2-1-1 Helpline Program)

◆ City of Thousand Oaks ◆ CDBG Program ◆ PY 2012 CAPER ◆

			<p>Jewish Family Service, \$3,500 (Counseling Program)                  Livingston Memorial VNA, \$7,310 (Subsidized Care)                  Lutheran Social Services, \$4,808 (Homeless Progs.)                  Manna Food Bank, \$8,000 (Food Bank)                  Senior Adult Day Care, \$9,000 (Scholarships)                  Senior Concerns, \$3,000 (Senior Advocates Prog.)                  St. Vincent de Paul, \$8,000 (Poor/Homeless Prog.)                  Thousand Oaks Rotary, \$3,000 (Immunization Prog.)                  Turning Point Foundation, \$4,000 (Appleton House)                  Villa Esperanza, \$3,000 (Employment Services)                  Conejo Valley YMCA, \$3,500 (Scholarships)</p>
<b>Objective Category:</b>	<b>Suitable</b>	<b>Living</b>	
<b>Environment</b>			<p><u>CDBG Program Administration</u></p> <p>In PY 2012, the City expended \$113,590 (20.0 percent) of its PY 2012 CDBG grant as follows:</p> <p>General Administration: \$101,290                  (includes staff costs, supplies, printing, newspaper ads, committee costs, wage compliance monitoring, contracted services) and</p> <p>Fair Housing Counseling Program: \$12,300</p>
<b>Objective Category:</b>	<b>Expanding Economic Opportunities</b>		
Provision of public services concerned with employment			<p><u>Micro-Enterprise Assistance</u> BG 2020</p> <p>In PY 2012, \$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.)</p> <p><u>Villa Esperanza</u> (SS 2012)</p> <p>In PY 2012, \$3,000 in local Social Services Endowment Funds was granted to Villa Esperanza to train and employ developmentally disabled persons in building maintenance and other work.</p>
<i>End of Table</i>			



## Commercial Revitalization Grants (1998 – 2010)

Federal CDBG-Funded Grants (1998 – 2005)		
<b>1998 — 1999</b>		
1. <b>Enrique's Restaurant</b> Enrique & Henry Valdez, Owners	159 Thousand Oaks Boulevard	<b>\$60,000</b> Title 24/ADA Restroom and Parking Lot Improvements – Completed
2. <b>Palm Plaza</b> Kenneth Brown, Owner	2681-2715 Thousand Oaks Blvd.	<b>\$31,600</b> Title 24/ADA Parking Lot Improvements – Completed
3. <b>Phantom Electronics</b> Howard Kruger, Owner	2567 Thousand Oaks Blvd.	<b>\$60,000</b> Title 24/ADA Restroom and Façade Improvements – Completed
4. <b>Siesta Plaza</b> Nasser Moradian, Owner	1380 Thousand Oaks Blvd.	<b>\$18,500</b> Title 24/ADA Restroom and path-of-travel improvements – Completed
5. <b>Skyline Commercial Center</b> Sam Manfredi, Owner	2884-2890 Thousand Oaks Boulevard	<b>\$60,000</b> Title 24/ADA Restrooms (4) improvements, path-of- travel and trash enclosure – Completed
<b>Sub-Total 1998-1999 Grants</b>		<b>\$230,100</b>
<b>2000</b>		
6. <b>Hope II Thrift Shop</b> A.M. Stelle, Owner	2410-2418 Thousand Oaks Blvd.	<b>\$32,000</b> Title 24/ADA Restroom and Install new HVAC – Completed
7. <b>Four Seasons Market</b> John C. Bell, Owner	672-740 Moorpark Road at Wilbur Road	<b>\$11,000</b> Title 24/ADA Parking Lot Improvements – Completed
8. <b>Corrigan's Restaurant</b> Tom Corrigan, Owner	556 E. Thousand Oaks Blvd.	<b>\$44,000</b> Title 24/ADA Parking Lot, path-of-travel and restroom improvements – Completed
9. <b>Office Building</b> Steve Steinberg, Owner	911 Greenwich Drive	<b>\$42,900</b> Title 24/ADA parking lot, hardscape and trash enclosure –Completed
<b>Sub-Total 2000 Grants</b>		<b>\$129,900</b>
<b>2001</b>		
10. <b>Service Station</b> Michael Ply, Owner	3102 Thousand Oaks Boulevard	<b>\$60,000</b> Title 24/ADA Improvements (Parking lot, path-of- travel, entrance and restroom) – Completed
11. <b>Sunset Plaza</b> V. LaCagnina & S. Manfredi, Owner	3300-3330 Thousand Oaks Blvd. at Sunset Drive	<b>\$60,000</b> Title 24/ADA Improvements (4 Restrooms and 7 Store Entrances) – Completed
<b>Sub-Total 2001 Grants</b>		<b>\$120,000</b>

Exhibit G

## Commercial Revitalization Grants (1998 – 2010)

Federal CDBG-Funded Grants (1998 – 2005)		
<b>2002</b>		
12. <b>Conejo Players Theatre</b> Conejo Players, Owner	351 So. Moorpark Road	<b>\$60,000</b> Title 24/ADA auditorium Improvements – Completed
13. <b>Select Conejo Plaza</b> Lynn Beliak for Frantin Properties, Owner	2302-2354 Thousand Oaks Boulevard	<b>\$40,000</b> Title 24/ADA Parking Lot Improvements in connection with major renovation of commercial center at Thousand Oaks Boulevard and Conejo School Road – Completed
14. <b>Midtown Trading Center</b> R. Meyer & K. Kritzberger for R & K Properties, Owner	2951-63 Thousand Oaks Boulevard	<b>\$20,000</b> 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
<b>Sub-Total 2002 Grants</b>		<b>\$120,000</b>
<b>2003 — 2004</b>		
15. <b>Lassen's/Skyline Center</b> Howard Stone, Owner	2835-2897 East Thousand Oaks Boulevard	<b>\$46,000</b> 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. <b>101 Moody Court Office Building</b> John W. Miller, Owner	101 Moody Court	<b>\$44,000</b> Install Elevator & Concrete Path at building housing a workers' compensation law firm; as part of a \$500,000 property renovation – Completed
17. <b>Independent Repair of Audi, BMW, Volkswagon</b> George Winkler, Owner	851 E. Thousand Oaks Boulevard	<b>\$26,000</b> 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. <b>Village Plaza Center</b> Chris Chigaridas	1625 E. Thousand Oaks Boulevard	<b>\$4,000</b> Remodel existing Title 24/ADA parking space; in conjunction with Parking Lot improvements – Completed
<b>Sub-Total 2003-2004 Grants</b>		<b>\$120,000</b>
<b>2005 – 2006</b>		
19. <b>Shopping Plaza</b> Viola M. Baptiste Trust, Owner	1165 Thousand Oaks Boulevard (NW corner of Rancho Road)	<b>\$75,000</b> 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. <b>El Cid Plaza</b> Pradeep Kumar, Owner	171 Thousand Oaks Boulevard	<b>\$53,000</b> Parking Lot and ADA Path-of-Travel improvements – Completed
21. <b>Denny's Restaurant</b> Alex Lovi, Owner	50 Thousand Oaks Boulevard	<b>\$25,500</b> Parking Lot Repairs (No ADA improvements required) – Completed
22. <b>Conejo Auto Detail</b> Joseph Ben Ami, Yionis Hernandez, Owner	3177 Thousand Oaks Boulevard	<b>\$25,000</b> ADA Restroom (\$10,000), Façade Improvements (\$10,000), Relocate Front Door for Access to new ADA Parking Space (\$5,000) – Completed
23. <b>Blue Ribbon Chem-Dry</b> Jim & Cecilia Salsbury, Owners	2760 Thousand Oaks Boulevard	<b>\$21,000</b> 2 ADA Restrooms (\$10,000) – Completed ADA Parking Lot (\$11,000) -- Completed
24. <b>Office Building</b> Randy & Kathy Denning, Owners	One Boardwalk	<b>\$20,500</b> ADA Parking Lot (\$18,000) -- Completed Fascia Repairs (\$2,500) – Completed
<b>Sub-Total 2005-2006 Grants</b>		<b>\$220,000</b>
<b>1998 - 2006</b>	<b>Total Federal CDBG-Funded Grants</b>	<b>\$940,000</b>
<b>2007 - 2008</b>	<b>New RDA-Funded Grants</b>	
25. <b>Lakestone Office Bldg.</b> Lakestone Properties LLC Owner	2219 T.O. Boulevard (opposite The Lakes)	<b>\$63,000</b> Exterior painting, replacing windows and doors – Completed
26. <b>Duesenberg Office Bldg.</b> Duesenberg Owners Assn. Owner	141 Duesenberg Drive	<b>\$50,000</b> \$35,000 for ADA remodeling of 2 multi-stall restrooms and \$15,000 for ADA parking lot and path-of-travel improvements - Completed
27. <b>Enrique's Restaurant</b> Valdez Family, Owner	159 T.O. Boulevard	<b>\$50,000</b> Kitchen improvements including new plumbing -- Completed
28. <b>Palm Plaza Center "A"</b> Palm Plaza Shopping Center LLC, Owner	2681-2715 T.O. Boulevard	<b>\$50,000</b> \$42,000 for roof repairs and \$8,000 for ADA parking lot improvements – Completed
29. <b>Dream House Interiors</b> Mani Degani, Owner	2728 T.O. Boulevard	<b>\$32,000</b> ADA parking lot and path-of-travel improvements plus new gate – Completed.
30. <b>Palm Plaza Center "B"</b> Nejat Kohan, Owner	2655-2677 T.O. Boulevard	<b>\$15,000</b> Roof repairs, ADA parking lot improvements and exterior building improvements – Completed
<b>2007— 2008</b>	<b>Sub-Total State RDA- Funded Grants</b>	<b>\$260,000</b>

## Commercial Revitalization Grants (1998 – 2010)

2009-2010*	2nd Round of RDA-Funded Grants	
31. <b>KS-617 LLC</b> Keith Sinclair	322 Thousand Oaks Boulevard	<b>\$100,000</b> Renovation of a former telephone services building to new retail and/or medical uses – Completed.
32. <b>Muntean Dental Blvd.</b> Sorin Muntean, DDS	104-110 Thousand Oaks Boulevard	<b>\$50,000</b> Exterior renovation of dental suite and tenant space – Completed
33. <b>Palm Plaza 2</b> Nejat Kohan	2655-2677 Thousand Oaks Boulevard	<b>\$30,000</b> Installation of new HVAC units combined with roof, electrical and gutter improvements – Completed.
34. <b>Conejo Auto Upholstery</b> Robert Alan Wray	2600 Thousand Oaks Boulevard	<b>\$20,000</b> Building exterior and fascia improvements – Completed
35. <b>Retail Plaza (Balloon Emporium &amp; TO Trophies)</b>	2626 Thousand Oaks Boulevard	<b>\$20,000</b> Parking Lot Improvements – Completed
*. <b>Retail Plaza (Inner Space Interiors &amp; Others)</b>	2510-2598 Thousand Oaks Boulevard	<b>\$20,000</b> Building façade improvements and energy-efficient lighting -- Cancelled
	<b>Sub-Total 2009-2010 RDA Grants</b>	<b>\$220,000</b>
	<b>All Grants to Date</b>	
<b>1998/99 – 2005/06</b>	<b>Total CDBG Grants</b>	<b>\$940,000</b>
<b>2007/08 &amp; 2009/10</b>	<b>Total RDA Grants</b>	<b>\$480,000</b>
<b>All Commercial Revitalization Grants</b>		<b>\$1.42 Million</b>



**Thousand Oaks City and Former Redevelopment Agency Investments in  
Affordable Housing Units 1973-2013**

<b>Project Name</b>	<b>Affordable Units</b>	<b>Year</b>	<b>Investment</b>	<b>Note</b>
Conejo Future Village Apt	90	1975	\$600,000	
Mountclef Apt	18	1977		1
Scrub Oaks	5	1982	\$44,250	2
Camelot	180	1985	\$1,157,500	
Hillcrest Royale	54	1985	\$1,791,633	
Casa de Oaks	185	1986	\$342,900	
Leggett Court Apt	49	1986	\$405,000	
Monterey Woods	40	1986	\$9,000	
Hidden Canyon	648	1987	\$156,044	
Northoaks	112	1987	\$77,150	
Royal Oaks Apt	5	1987		1
Twin Oaks	15	1987	\$35,000	
Florence Janss Apt	64	1988		1
Schillo Gardens Apt	29	1988	\$4,900,000	2
UCP-Bel Air & Hillcrest	20	1993	\$215,000	2
Arroyo Villas Apt	40	1995		1
Habitat For Humanity (720BS)	1	1995	\$40,000	
The Groves	91	1995	\$1,116,082	2
Corta Bella	26	1996	\$150,750	3
Fiore Gardens Apt	50	1996	\$3,300,000	
Glenoaks Senior Apt	39	1997	\$348,100	3
Stoll House Apt	11	1997	\$187,000	
Habitat For Humanity (193FC)	1	1998	\$49,995	
Habitat For Humanity (199FC)	1	1998	\$137,445	
Los Arboles Apt	43	1998	\$1,025,000	2
Villa Garcia Apt	80	1998	\$2,700,000	
Esseff Village Apt	50	1999	\$1,554,600	
Westlake Vista	6	2000		1
Oak Creek Sr Villas Apt	57	2002	\$3,536,500	2
Sunset Villas Apt	11	2002	\$750,000	
Hacienda de Feliz Apt	25	2003	\$600,000	
Park Lane	12	2003	\$1,007,306	1
Premier Apt	5	2003		1
Richmond Terrace Apt	26	2004	\$650,400	2
Bella Vista Apt	72	2005	\$6,128,592	2
Shadow Hills Apt	100	2005	\$5,476,100	
Warwick House	6	2005	\$20,000	
Shadows Apt	147	2007	\$6,900,000	2
Oak Grove	2	2008	\$100,000	
Habitat For Humanity (200HD)	1	2011	\$50,000	
Hillcrest Villas Apt	59	2013	\$7,276,500	
Hillcrest Sr Project (MM)	80	N/A	\$2,000,000	3
Los Feliz Parcels (AHA)	55	N/A	\$7,208,060	3
<b>TOTALS</b>	<b>2,611</b>		<b>\$62,045,907</b>	
<b>Number of Permanent Supportive Units in Above Total: 89</b>				
Note: 1 - Density Bonus or Development Agreement. 2 - Multiple Funding Years. 3 - Not Yet Constructed.				



**FY 2012-13 County of Ventura CDBG Quarterly Status Report** (Revised August 2011)  
 1<sup>st</sup> Qtr. \_\_\_\_\_ 2<sup>nd</sup> Qtr. \_\_\_\_\_ 3<sup>rd</sup> Qtr \_\_\_\_\_ 4<sup>th</sup> Qtr & Final  X

Name of Subrecipient: Housing Rights Center		
Name of Program: Fair Housing Program	ESPR Activity #: 1634	
Contact Person: Chancela Al-Mansour	Phone #: 213.387.8400 ext.1111	Email: calmansour@housingrightscenter.org

**SECTION I - PROJECT STATUS - (Program Progress and/or Delays; not financial)**

HRC's FY 12/13 Fair Housing Program has been completed. Due to high demand for its services, HRC served 379 (126%) of the 300 Ventura County residents required to be served during the fiscal year, and initiated 8 discrimination investigations.

**SECTION II – NUMBER UNDUPLICATED LOW/MOD BENEFICIARIES - ANNUAL GOAL**

Annual Client Goal: # of Persons (P)  300

**SECTION III – NUMBER UNDUPLICATED BENEFICIARIES SERVED Persons (P)**

- Total Beneficiaries Served: **NEW** This Quarter  121  P This Year  379  P
- If Households (H), number of Female Headed Households: This Qtr:  7  This Year:  22
- Beneficiary Income Information - Persons (P)**

Income Category (MFI - Median Family Income)	New Beneficiaries Served This Quarter (P)	Beneficiaries Served This Year (P)
Extremely Low (<30% MFI)	77	257
Very Low (30% to 50% MFI)	29	71
Low/Mod (50% to 80% MFI)	15	51
Non-Low Moderate (>80% MFI)		
<b>Total Beneficiaries*</b>	<b>121</b>	<b>379</b>

**4. Race and Ethnicity - Number of Persons**

Race Category	Number Served this Quarter (new)	Of the # served this Quarter, how many are also Hispanic	Number Served This Fiscal Year	Of the # served this Year, how many are also Hispanic
11 – White	76	2	250	5
12– Black or African American	3	0	5	0
13 – Asian	2	0	7	0
14 – American Indian or Alaska Native	32	32	90	90
15 – Native Hawaiian or Other Pacific Islander				
16 - American Indian or Alaska Native and White	1	1	4	3
17 – Asian and White				
18 – Black or African American and White				
19 – American Indian or Alaska Native and Black or African American	2	2	4	4
20– Multi-Racial -Individuals not included in any of the categories listed above – NOT "Other".	5	0	19	0
<b>Total*</b>	<b>121</b>	<b>37</b>	<b>379</b>	<b>102</b>

(\*Totals in cells of the same color must be the same.)

**Housing Rights Center**  
**Program Summary**  
 Cities of Ventura County  
 Fiscal Year 2012/2013

	1st Qtr July - Sept	2nd Qtr Oct - Dec	3rd Qtr Jan - March	4th Qtr April - Jun	Total FY 12/13
<b>DIRECT SERVICES</b>					
<b>General Housing</b>	76	80	77	106	339
<b>Discrimination</b>	14	5	6	15	40
Inquiries	9	4	5	14	32
Cases	5	1	1	1	8
<b>Total</b>	<b>90</b>	<b>85</b>	<b>83</b>	<b>121</b>	<b>379</b>

**DEMOGRAPHICS**

<b>Race</b>						
Am Ind or Alsk	15	28	15	32	90	24%
Am Ind/Alsk and Blk	0	0	2	2	4	1%
Am Ind/Alsk and Wht	3	0	0	1	4	1%
Asian	1	2	2	2	7	2%
Blk/Afr Am	0	1	1	3	5	1%
Other	4	4	6	5	19	5%
White	67	50	57	76	250	66%
<b>Total</b>	<b>90</b>	<b>85</b>	<b>83</b>	<b>121</b>	<b>379</b>	<b>100%</b>

<b>Ethnicity</b>						
Cuban	0	0	0	1	1	0%
Mexican/Chicano	15	18	16	24	73	19%
Not Hispanic/Latino	71	56	66	84	277	73%
Other Hispanic/Latino	4	11	1	11	27	7%
Puerto Rican	0	0	0	1	1	0%
<b>Total</b>	<b>90</b>	<b>85</b>	<b>83</b>	<b>121</b>	<b>379</b>	<b>100%</b>

<b>Income</b>						
Moderate	4	11	6	4	25	7%
Low	5	2	8	11	26	7%
Very Low	19	12	11	29	71	19%
Extremely Low	62	60	58	77	257	68%
<b>Total</b>	<b>90</b>	<b>85</b>	<b>83</b>	<b>121</b>	<b>379</b>	<b>100%</b>

<b>Special Groups</b>						
Female Headed	5	5	5	7	22	6%

## Housing Rights Center Program Summary

	1st Qtr July - Sept	2nd Qtr Oct - Dec	3rd Qtr Jan - March	4th Qtr April - Jun	Total FY 12/13	
Senior	10	6	8	11	35	9%
Disabled	22	8	12	27	69	18%
Gov't Subsidized	8	7	5	7	27	7%
<b>Type of Caller</b>						
In-Place Tenant	68	58	65	95	286	75%
Landlord	10	14	4	8	36	9%
Manager	1	0	2	1	4	1%
Other	8	10	6	7	31	8%
Realtor	0	0	0	2	2	1%
Rental Homeseeker	3	3	6	8	20	5%
<b>Total</b>	<b>90</b>	<b>85</b>	<b>83</b>	<b>121</b>	<b>379</b>	<b>100%</b>

## Housing Rights Center Program Summary

	1st Qtr July - Sept	2nd Qtr Oct - Dec	3rd Qtr Jan - March	4th Qtr April - Jun	Total FY 12/13	
<b>DISCRIMINATION INQUIRIES</b> <span style="float: right;">*Including inquiries that became cases*</span>						
<b>Protected Classification</b>						
Familial Status	1	0	0	0	1	3%
Gender	1	0	0	0	1	3%
Mental Disability	2	1	2	4	9	23%
Physical Disability	7	3	2	9	21	53%
Race	0	0	1	0	1	3%
Sexual Orientation	1	0	0	0	1	3%
Discrim. General Information	2	1	1	2	6	15%
<b>Total Inquiries</b>	<b>14</b>	<b>5</b>	<b>6</b>	<b>15</b>	<b>40</b>	<b>100%</b>
<b>Dispositions</b>						
Counseled	8	4	4	10	26	65%
Referred	1	0	1	3	5	13%
Case Opened	5	1	1	1	8	20%
Pending	0	0	0	1	1	3%
<b>Total</b>	<b>14</b>	<b>5</b>	<b>6</b>	<b>15</b>	<b>40</b>	<b>100%</b>

## Housing Rights Center Program Summary

	1st Qtr July - Sept	2nd Qtr Oct - Dec	3rd Qtr Jan - March	4th Qtr April - Jun	Total FY 12/13
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### DISCRIMINATION CASES

Protected Classification	1st Qtr July - Sept	2nd Qtr Oct - Dec	3rd Qtr Jan - March	4th Qtr April - Jun	Total	%
Mental Disability	1	1	1	0	3	38%
Physical Disability	3	0	0	1	4	50%
Sexual Orientation	1	0	0	0	1	13%
<b>Total Cases</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>8</b>	<b>100%</b>

Findings	1st Qtr July - Sept	2nd Qtr Oct - Dec	3rd Qtr Jan - March	4th Qtr April - Jun	Total	%
Sustains Allegation	3	1	1	1	6	75%
Inconclusive Evidence	2	0	0	0	2	25%
<b>Total</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>8</b>	<b>100%</b>

Dispositions	1st Qtr July - Sept	2nd Qtr Oct - Dec	3rd Qtr Jan - March	4th Qtr April - Jun	Total	%
Successful Conciliation	1	1	1	1	4	50%
No Enforcement Action Possible	3	0	0	0	3	38%
Pending	1	0	0	0	1	13%
<b>Total</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>8</b>	<b>100%</b>

## Housing Rights Center Program Summary

1st Qtr July - Sept	2nd Qtr Oct - Dec	3rd Qtr Jan - March	4th Qtr April - Jun	Total FY 12/13
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### TENANT / LANDLORD SERVICES

Housing Issue						
Eviction	3	3	1	5	12	4%
Harassment	1	0	1	3	5	1%
Illegal Entry	2	2	0	0	4	1%
Late Fees	0	0	2	1	3	1%
Lease Terms	10	5	15	13	43	13%
Lockout	0	0	1	1	2	1%
Notices	11	21	18	23	73	22%
Pets	0	1	0	0	1	0%
Refusal to Rent	1	1	0	1	3	1%
Rent Increase	8	1	4	1	14	4%
Secion 8 Information	2	3	2	3	10	3%
Security Deposit	11	14	7	13	45	13%
Substandard Conditions	10	7	5	13	35	10%
Utilities	1	2	1	3	7	2%
Repairs	10	5	8	6	29	9%
L/T General Information	6	12	4	14	36	11%
Other Issue	0	2	3	2	7	2%
Seeking Housing	0	1	5	4	10	3%
<b>Total</b>	<b>76</b>	<b>80</b>	<b>77</b>	<b>106</b>	<b>339</b>	<b>100%</b>

Disposition						
Resolved	42	47	37	67	193	57%
Building and Safety	3	0	5	5	13	4%
Code Enforcement	0	0	1	0	1	0%
Consumer Affairs	0	2	1	0	3	1%
County Assessor	1	0	0	0	1	0%
Health Department	4	4	5	5	18	5%
Housing Authority	2	2	2	2	8	2%
Legal Aid	17	17	17	12	63	19%
Mediation	1	0	1	5	7	2%
Other FHC Group	1	1	1	1	4	1%

## Housing Rights Center Program Summary

	<b>1st Qtr July - Sept</b>	<b>2nd Qtr Oct - Dec</b>	<b>3rd Qtr Jan - March</b>	<b>4th Qtr April - Jun</b>	<b>Total FY 12/13</b>	
Small Claims Court	5	6	2	5	18	5%
Project Place	0	1	5	4	10	3%
<b>Total</b>	<b>76</b>	<b>80</b>	<b>77</b>	<b>106</b>	<b>339</b>	<b>100%</b>

**Housing Rights Center**  
**Program Summary**  
**Type of Issue per Ventura County City**  
**7/1/2012 - 6/30/2013**

	1st Qtr July - Sept	2nd Qtr Oct - Dec	3rd Qtr Jan - March	4th Qtr April - Jun	Total FY 12/13 % to Total	
<b>Camarillo</b>						
General Housing	11	15	13	13	52	15%
Discrimination	2	0	0	5	7	18%
Inquiries	1	0	0	5	6	19%
Cases	1	0	0	0	1	13%
<b>Total</b>	<b>13</b>	<b>15</b>	<b>13</b>	<b>18</b>	<b>59</b>	<b>16%</b>
<b>Fillmore</b>						
General Housing	6	4	4	7	21	6%
Discrimination	0	1	0	1	2	5%
Inquiries	0	1	0	0	1	3%
Cases	0	0	0	1	1	13%
<b>Total</b>	<b>6</b>	<b>5</b>	<b>4</b>	<b>8</b>	<b>23</b>	<b>6%</b>
<b>Moorpark</b>						
General Housing	2	2	5	5	14	4%
Discrimination	0	0	2	1	3	8%
Inquiries	0	0	1	1	2	6%
Cases	0	0	1	0	1	13%
<b>Total</b>	<b>2</b>	<b>2</b>	<b>7</b>	<b>6</b>	<b>17</b>	<b>4%</b>
<b>Ojai</b>						
General Housing	10	9	11	12	42	12%
Discrimination	1	0	1	3	5	13%
Inquiries	0	0	1	3	4	13%
Cases	1	0	0	0	1	13%
<b>Total</b>	<b>11</b>	<b>9</b>	<b>12</b>	<b>15</b>	<b>47</b>	<b>12%</b>
<b>Port Hueneeme</b>						
General Housing	10	7	12	14	43	13%
Discrimination	2	0	1	0	3	8%
Inquiries	1	0	1	0	2	6%
Cases	1	0	0	0	1	13%
<b>Total</b>	<b>12</b>	<b>7</b>	<b>13</b>	<b>14</b>	<b>46</b>	<b>12%</b>
<b>Santa Paula</b>						
General Housing	9	7	8	8	32	9%
Discrimination	2	1	0	2	5	13%
Inquiries	2	0	0	2	4	13%
Cases	0	1	0	0	1	13%
<b>Total</b>	<b>11</b>	<b>8</b>	<b>8</b>	<b>10</b>	<b>37</b>	<b>10%</b>
<b>Unincorporated</b>						
General Housing	10	9	8	20	47	14%
Discrimination	2	1	0	0	3	8%
Inquiries	1	1	0	0	2	6%
Cases	1	0	0	0	1	13%
<b>Total</b>	<b>12</b>	<b>10</b>	<b>8</b>	<b>20</b>	<b>50</b>	<b>13%</b>

**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 12/13 % to Total	
<b>Thousand Oaks</b>						
General Housing	18	27	16	27	88	26%
Discrimination	5	2	2	3	12	30%
Inquiries	4	2	2	3	11	34%
Cases	1	0	0	0	1	13%
<b>Total</b>	<b>23</b>	<b>29</b>	<b>18</b>	<b>30</b>	<b>100</b>	<b>26%</b>
<b>San Jose</b>						
General Housing	76	80	77	106	339	89%
Discrimination	14	5	6	15	40	11%
Inquiries	9	4	5	14	32	80%
Cases	5	1	1	1	8	20%
<b>Grand Total</b>	<b>90</b>	<b>85</b>	<b>83</b>	<b>121</b>	<b>379</b>	<b>100%</b>

***Housing Rights Center***  
***Outreach and Education Report***  
***Ventura County***  
***FY 12/13 - 4th Quarter***

**Highlights**

**4/18/2013 14th Annual Housing Rights Summit**

The Housing Rights Center presented the 14th Annual Housing Rights Summit: The Future of Fair Housing at the California Endowment in the City of Los Angeles. The all-day conference featured expert speakers from across the nation who discussed key issues impacting low income communities and communities of color. This year's Summit focused on a diverse group of topics including veterans' issues as they related to homelessness, income expansion, and improved access to mental health services. Also featured were panels on complex housing laws including the rights of convicted sex offenders and the barriers faced by people with criminal convictions in obtaining housing. The conference also focused on raising awareness of discrimination against transgender community members, and the need to establish culturally competent and legal frameworks to address all areas of discrimination. Over two hundred nonprofit agencies, housing industry professionals and government officials attended the conference. Literature distributed included: HRC Agency Brochure (E-200), What is Fair Housing (E-200), Housing Rights for People with Disabilities (E-200) and Familial Status Discrimination (E-200).

<b>Attendance</b>	200	<b>Literature Distribution</b>	800
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**Agency Contacts**

**4/4/2013 April 2013 Project Place**

Amy Ly, Outreach Coordinator, distributed the April 2013 Project Place to 226 agency representatives from throughout the Los Angeles and Ventura Counties. Project Place will be made available to community members and residents, free of charge.

<b>Attendance</b>	226	<b>Literature Distribution</b>	226
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**5/6/2013 May 2013 Project Place**

Amy Ly, Outreach Coordinator, distributed the May 2013 edition of Project Place to 227 social service representatives throughout Los Angeles and Ventura Counties. Project Place will be made available for free, upon request, to the public.

<b>Attendance</b>	227	<b>Literature Distribution</b>	227
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**6/6/2013 June 2013 Project Place**

Amy Ly, Outreach Coordinator, distributed the June 2013 edition of Project Place to 229 community agencies and advocates throughout the Los Angeles and Ventura Counties. Project Place will be made available for free, upon request to the public.

<b>Attendance</b>	229	<b>Literature Distribution</b>	229
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**6/7/2013 Fair Housing Training for City Staff**

Marisol Arzate, Director of Outreach and Education, emailed an invitation to HRC's contract monitors to host a free fair housing training for their staff members and city-affiliated agencies conducted by the Housing Rights Center. The trainings would provide an overview of the federal and state fair housing laws, protected characteristics, general landlord-tenant rights and responsibilities, and discriminatory housing practices.

<b>Attendance</b>	<b>Literature Distribution</b>
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**Booths**

## *Outreach and Education Report*

### *Ventura County FY 12/13 - 4th Quarter*

#### **5/7/2013 50 Plus Senior Expo**

Marisol Arzate, Director of Outreach and Education, staffed an informational booth at the 50 Plus Senior Expo at the Camarillo Community Center. The fair provides the opportunity for social, health, non-profit organizations/offices, and local businesses to connect with residents and local community members and share information about their goods and services. Ms. Arzate was available to distribute fair housing literature and provide information on the Housing Rights Center and its programs and services, as well as answer questions about HRC, landlord-tenant concerns, and housing discrimination. Approximately 300 residents attended the fair. Literature distributed included: HRC Agency Brochure (E-25), What is Fair Housing (E-25), The Unlawful Detainer Process (E-5), Familial Status Discrimination (E-25), Housing Rights for People With Disabilities (E-25), and Basic Legal Rights for Tenants (E-16). Total literature distributed: One-hundred and twenty-one.

<b>Attendance</b>	300	<b>Literature Distribution</b>	121
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#### **Literature Distribution**

#### **5/2/2013 Ventura County Government Center**

Marisol Arzate, Director of Outreach and Education, conducted a literature distribution at the Ventura County Government Center. The fair housing literature will be made available to staff and patrons. Literature distributed included: HRC Agency Brochure (E-65, S-45), and HRC Services Flyer (140). Total literature distributed: Two-hundred and fifty (250).

<b>Attendance</b>		<b>Literature Distribution</b>	250
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#### **Media - Advertisements**

#### **4/4/2013 14th Annual Housing Rights Summit**

The Los Angeles Times featured an advertisement on the 14th Annual Housing Rights Summit: The Future of Fair Housing. The advertisement includes the Summit topics, theme and the Housing Rights Center's contact information.

<b>Attendance</b>		<b>Literature Distribution</b>	1
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#### **4/30/2013 LA Times Real Estate Section**

The Los Angeles Times Real Estate Section features daily an advertisement concerning fair housing entitled 'Live Free From Discrimination.' The ad references the federal and state fair housing laws that protect tenants from housing discrimination and what the protected characteristics are. The Housing Rights Center's contact info, hotline, and website are provided.

<b>Attendance</b>		<b>Literature Distribution</b>	1
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#### **5/30/2013 Periodico Vida - Spanish Advertisement**

The Housing Rights Center published a Spanish language advertisement in Vida Newspaper, a free weekly Spanish and English newspaper that covers Ventura County. The advertisement featured HRC's toll free number and included information on HRC's services and programs.

<b>Attendance</b>		<b>Literature Distribution</b>	1
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#### **5/31/2013 LA Times Real Estate Section**

The Los Angeles Times Real Estate Section features daily an advertisement concerning fair housing entitled 'Live Free From Discrimination.' The ad references the federal and state fair housing laws that protect tenants from housing discrimination and what the protected characteristics are. The Housing Rights Center's contact info, hotline, and website are provided.

<b>Attendance</b>		<b>Literature Distribution</b>	1
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## ***Outreach and Education Report***

### ***Ventura County FY 12/13 - 4th Quarter***

#### **4/3/2013 HRC General and Discrimination PSA**

Geraldine Noguera, Outreach Coordinator, submitted two public service announcements in English and Spanish to HRC's Los Angeles and Ventura County media contacts. The PSAs announce HRC's free services and programs, and include information on the fair housing laws, and common forms of housing discrimination.

**Attendance**

**Literature Distribution**

#### **Other**

#### **4/2/2013 April 2013 Project Place**

David Huezo, Director of Counseling, created the April 2013 edition of Project Place. Project Place is a monthly property rental listing gathered from various classified and rental property sources and made available upon request, free of charge to the public.

**Attendance**

**Literature Distribution**

1

#### **5/1/2013 May 2013 Project Place**

David Huezo, Director of Counseling, created the May 2013 edition of Project Place. Project Place is a monthly property rental listing gathered from various classified and rental property sources and made available upon request, free of charge to the public.

**Attendance**

**Literature Distribution**

1

#### **6/1/2013 June 2013 Project Place**

David Huezo, Director of Counseling, created the June 2013 edition of Project Place. Project Place is a monthly property rental listing gathered from various classified and rental property sources and made available upon request, free of charge to the public.

**Attendance**

**Literature Distribution**

1

#### **Presentations to Governments**

#### **4/29/2013 Ventura County/City Training**

Marisol Arzate, Director of Outreach and Education, conducted a Fair Housing Training for Ventura County/City employees at the Ventura County Hall of Justice. The presentation included an introduction to the Housing Rights Center and its programs and services, landlord-tenant rights and responsibilities, and an overview of the fair housing laws, protected classes, and unlawful practices. Ms. Arzate was available to answer questions pertaining to housing discrimination and landlord-tenant issues. Thirty-five (35) employees attended the training. Literature distributed included: HRC Services Flyer (E-35), L/T Common Questions Flyer (E-35) and Mobile Home Park Rights (E-11).

**Attendance**

35

**Literature Distribution**

81

#### **Presentations to the Community**

#### **4/16/2013 Housing Issues Forum - HOME**

Judith Vasan, Staff Attorney, conducted a fair housing presentation as part of the Housing Issues Forum presented by Housing Opportunities Made Easier (HOME). HOME is a nonprofit, advocacy group with a mission to promote diversity and affordable housing in Ventura County. The presentation included an introduction to the Housing Rights Center and its programs and services, as well as an overview of the fair housing laws, protected classes, and unlawful practices. Ms. Vasan was also available to answer questions pertaining to housing discrimination. Approximately fifteen attorneys, advocates and real-estate professionals were in attendance.

**Attendance**

15

**Literature Distribution**

0

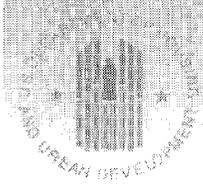
*Outreach and Education Report*

*Ventura County  
FY 12/13 - 4th Quarter*

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<b>Total Contacts</b>	17914	<b>Total Literature Distributed</b>	17914
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Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Integrated Disbursement and Information System  
PR26 - CDBG Financial Summary Report  
Program Year 2012  
THOUSAND OAKS , CA

DATE: 08-27-13  
TIME: 20:16  
PAGE: 1

**PART I: SUMMARY OF CDBG RESOURCES**

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	858,031.13
02 ENTITLEMENT GRANT	567,950.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 RETURNS	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,425,981.13

**PART II: SUMMARY OF CDBG EXPENDITURES**

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,286,956.75
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,286,956.75
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	113,590.00
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	(357.00)
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	1,400,189.75
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	25,791.38

**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	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,286,956.75
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	(357.00)
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,286,599.75
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	99.97%

**LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS**

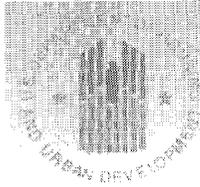
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2012 PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	1,079,457.23
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	1,079,457.23
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	100.00%

**PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS**

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	85,190.10
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	1.90
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	85,192.00
32 ENTITLEMENT GRANT	567,950.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	567,950.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	15.00%

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	113,590.00
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)	113,590.00
42 ENTITLEMENT GRANT	567,950.00
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)	567,950.00
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 2012  
THOUSAND OAKS , CA

DATE: 08-27-13  
TIME: 20:16  
PAGE: 2

**LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17**

Report returned no data.

**LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18**

Report returned no data.

**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
2009	1	277	5506954	Street & Sidewalk Improvements Phase 1	03	LMA	\$181,035.34
2010	1	297	5506956	Street & Sidewalk Improvements Phase 1	03	LMA	\$393,179.76
2011	1	316	5506957	Street & Sidewalk Improvements Phase 1	03	LMA	\$95,099.95
2011	1	316	5550442	Street & Sidewalk Improvements Phase 1	03	LMA	\$179,913.05
2011	2	317	5563891	Future Year-Round Emergency Shelter	19C	LMC	\$4,385.39
2011	2	317	5597353	Future Year-Round Emergency Shelter	19C	LMC	\$3,402.51
2012	1	336	5506958	Street and Sidewalk Improvements	03	LMA	\$95,099.95
2012	1	336	5550444	Street and Sidewalk Improvements	03	LMA	\$138,926.95
2012	1	336	5579301	Street and Sidewalk Improvements	03	LMA	\$6,543.75
2012	3	341	5506962	Lutheran Social Services	05	LMC	\$5,047.00
2012	3	341	5550449	Lutheran Social Services	05	LMC	\$5,047.00
2012	3	341	5563894	Lutheran Social Services	05	LMC	\$5,047.00
2012	3	341	5597358	Lutheran Social Services	05	LMC	\$5,051.00
2012	3	342	5506963	Senior Meals on Wheels	05	LMC	\$5,000.00
2012	3	342	5550446	Senior Meals on Wheels	05	LMC	\$5,000.00
2012	3	342	5563892	Senior Meals on Wheels	05	LMC	\$5,000.00
2012	3	342	5597356	Senior Meals on Wheels	05	LMC	\$5,000.00
2012	3	343	5506964	Conejo Free Clinic	05	LMC	\$3,625.00
2012	3	343	5550445	Conejo Free Clinic	05	LMC	\$3,625.00
2012	3	343	5579302	Conejo Free Clinic	05	LMC	\$3,625.00
2012	3	343	5597354	Conejo Free Clinic	05	LMC	\$4,125.00
2012	3	344	5506965	Long Term Care	05	LMC	\$3,750.00
2012	3	344	5550448	Long Term Care	05	LMC	\$3,750.00
2012	3	344	5563893	Long Term Care	05	LMC	\$3,750.00
2012	3	344	5597357	Long Term Care	05	LMC	\$3,750.00
2012	3	345	5550454	Westminster Free Clinic	05	LMC	\$10,000.00
2012	3	346	5506966	United Cerebral Palsy	05	LMC	\$776.00
2012	3	346	5550456	United Cerebral Palsy	05	LMC	\$1,324.10
2012	3	346	5563898	United Cerebral Palsy	05	LMC	\$968.00
2012	3	346	5579307	United Cerebral Palsy	05	LMC	\$1,930.00
2012	4	347	5506959	Day Labor Site Coordination	15	LMA	\$51,799.00
2012	4	347	5550452	Day Labor Site Coordination	15	LMA	\$28,254.00
2012	4	347	5563897	Day Labor Site Coordination	15	LMA	\$7,063.50
2012	4	347	5579305	Day Labor Site Coordination	15	LMA	\$7,063.50
2012	5	348	5506960	Self Employment Program	18C	LMC	\$5,637.00
2012	5	348	5550451	Self Employment Program	18C	LMC	\$2,535.10
2012	5	348	5563896	Self Employment Program	18C	LMC	\$1,524.76
2012	5	348	5579303	Self Employment Program	18C	LMC	\$303.14
<b>Total</b>							<b>\$1,286,956.75</b>

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	Committed Amount	Amount Drawn Thru Report Year	Amount Available to Draw
2012 1	Old Town West Street and Sidewalk Improvements	CDBG	\$264,988.00	\$264,988.00	\$240,570.65	\$24,417.35
	Implementation of Old Town West Master Plan public infrastructure improvements in CDBG-eligible neighborhood west of Hampshire Road, south of Thousand Oaks Boulevard.					
2	Program Administration	CDBG	\$113,590.00	\$113,590.00	\$113,590.00	\$0.00
	The City uses up to 20% of its annual CDBG entitlement grant to reimburse the general fund for a portion of the City's cost to administer program activities including staffing, public outreach, printing, wage compliance, maintenance and operations.					
3	Public Services Grants	CDBG	\$85,192.00	\$85,192.00	\$85,190.10	\$1.90
	Grants to non-profit sub-recipients: Lutheran Social Services, Senior Concerns, Conejo Free Clinic, Long Term Care, Westminister Free Clinic, and United Cerebral Palsy					
4	Code Enforcement at Day Labor Site	CDBG	\$94,180.00	\$94,180.00	\$94,180.00	\$0.00
	Code enforcement activity at the designated day laborer gathering site at 3120 Royal Oaks Drive.					
5	Womens Economic Ventures	CDBG	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00
	Technical assistance to primarily lower-income women to assist them to start or expand their own micro-businesses.					

OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT

PR06 - Summary of Consolidated Plan Projects for Report Year

Plan IDIS Year Project	Project Title and Description	Program	Amount Drawn in Report Year
2012 1	Old Town West Street and Sidewalk Improvements	CDBG	\$240,570.65
	Implementation of Old Town West Master Plan public infrastructure improvements in CDBG-eligible neighborhood west of Hampshire Road, south of Thousand Oaks Boulevard.		
2	Program Administration	CDBG	\$113,590.00
	The City uses up to 20% of its annual CDBG entitlement grant to reimburse the general fund for a portion of the City's cost to administer program activities including staffing, public outreach, printing, wage compliance, maintenance and operations.		
3	Public Services Grants	CDBG	\$85,190.10
	Grants to non-profit sub-recipients: Lutheran Social Services, Senior Concerns, Conejo Free Clinic, Long Term Care, Westminister Free Clinic, and United Cerebral Palsy		
4	Code Enforcement at Day Labor Site	CDBG	\$94,180.00
	Code enforcement activity at the designated day laborer gathering site at 3120 Royal Oaks Drive.		
5	Womens Economic Ventures	CDBG	\$10,000.00
	Technical assistance to primarily lower-income women to assist them to start or expand their own micro-businesses.		



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 2012  
THOUSAND OAKS

Date: 27-Aug-2013  
Time: 19:01  
Page: 1

## Exhibit J - 3

**PGM Year:** 1994  
**Project:** 0002 - CONVERTED CDBG ACTIVITIES  
**IDIS Activity:** 2 - CDBG COMMITTED FUNDS ADJUSTMENT

**Status:** Open 9/17/1999 12:00:00 AM  
**Location:** ,  
**Objective:**  
**Outcome:**  
**Matrix Code:** Public Facilities and Improvement  
 (General) (03) **National Objective:**  
**Description:**

**Initial Funding Date:** 01/01/0001  
**Financing**  
 Funded Amount: 3,891,814.84  
 Drawn Thru Program Year: 3,887,935.84  
 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:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
<b>Total:</b>	<b>0</b>							

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**

No data returned for this view. This might be because the applied filter excludes all data.

NO data returned for this view. This might be because the applied filter excludes all data.

**PGM Year:** 2008  
**Project:** 0001 - NEIGHBORHOOD IMPROVEMENTS  
**IDIS Activity:** 263 - NEIGHBORHOOD IMPROVEMENTS PROGRAM

**Status:** Canceled 10/29/2012 1:24:09 PM  
**Location:** OLD TOWN WEST NEIGHBORHOOD WEST OF HAMPSHIRE ROAD SOUTH OF THOUSAND OAKS BOULEVARD THOUSAND OAKS, CA 91362

**Objective:** Create suitable living environments  
**Outcome:** Sustainability  
**Matrix Code:** Public Facilities and Improvement (General) (03)      **National Objective:** LMA

**Initial Funding Date:** 10/14/2008

**Description:** STREET IMPROVEMENTS AND RELATED PUBLIC WORKS IN ONE OF THE CITY'S OLDEST NEIGHBORHOODS.

**Financing**  
Funded Amount: 0.00  
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

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefiting
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2008  
**PGM Year:** 2009  
**Project:** 0001 - Neighborhood Improvements Program

**IDIS Activity:** 277 - Street & Sidewalk Improvements Phase 1

**Status:** Completed 12/12/2012 12:00:00 AM  
**Location:** 1020 Crescent Way Thousand Oaks, CA 91362

**Objective:** Create suitable living environments  
**Outcome:** Sustainability  
**Matrix Code:** Public Facilities and Improvement (General) (03)      **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: 202,440.60  
Drawn In Program Year: 181,035.34

**Proposed Accomplishments**  
Public Facilities : 1

PR03 - THOUSAND OAKS

Total Population in Service Area: 2,236  
 Census Tract Percent Low / Mod: 63.30

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2009	In PY 2009, the City used \$95,851 in CDBG funds to prepare a set of engineering specifications for Phase 1 street and drainage improvements on Los Robles Road and Fairview Drive. Construction began in August 2012 and will be completed in December 2012.	
2010	This is a multi-year project. Prior to August 2012 (when construction began), funds were used for pre-construction activities including master plan preparation & engineering specifications. The project is expected to be completed in December 2012 and all funds will be drawn down by April 2013.	
2011	This activity was completed on December 12, 2012.	
2012	This activity was completed in December 2012.	

**PGM Year:** 2010  
**Project:** 0001 - Neighborhood Improvements Program  
**IDIS Activity:** 297 - Street & Sidewalk Improvements Phase 1

**Status:** Completed 12/12/2012 12:00:00 AM  
**Location:** 1020 Crescent Way Thousand Oaks, CA 91362

**Objective:** Create suitable living environments  
**Outcome:** Sustainability  
**Matrix Code:** Public Facilities and Improvement (General) (03) **National Objective:** LMA

**Initial Funding Date:** 09/22/2010

**Financing**

**Funded Amount:** 393,179.76  
**Drawn Thru Program Year:** 393,179.76  
**Drawn In Program Year:** 393,179.76

**Description:**  
 Construction of first phase of street and sidewalk improvements under the Old West Neighborhood Master Plan (CI 4298).

**Proposed Accomplishments**

**Public Facilities :** 1  
 Total Population in Service Area: 2,236  
 Census Tract Percent Low / Mod: 63.30

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2010	Activity completed December 12, 2012. Earlier comments: As part of pre-construction activities, City expended \$2,105 for a County permit prior to the start of project construction. The contractor began construction of the improvements in August 2012 and the entire funds balance committed to Activity 297 totaling \$393,179.76 were drawn down on December 12, 2012. The entire project is expected to be completed in December 2012. All funds committed to this project in other Activities will be drawn down prior to April 1, 2013.	

**PGM Year:** 2010  
**Project:** 0002 - Program Administration  
**IDIS Activity:** 300 - Ventura County Homeless & Housing Coalition

**Status:** Completed 10/29/2012 3:08:48 PM  
**Location:**

**Objective:**  
**Outcome:**  
**Matrix Code:** General Program Administration (21A) **National Objective:**

**Initial Funding Date:** 09/22/2010

**Financing**

Funded Amount: 15,000.00  
Drawn Thru Program Year: 15,000.00  
Drawn In Program Year: 0.00

**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).

**Proposed Accomplishments**

**Actual Accomplishments**

*Number assisted:*

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
<b>Total:</b>	<b>0</b>							

*Female-headed Households:*

0

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Percent Low/Mod				

**Annual Accomplishments**

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2010  
 Project: 0003 - Public & Social Services  
 IDIS Activity: 302 - Senior Meals on Wheels

Status: Completed 10/29/2012 2:44:45 PM  
 Location: 401 Hodencamp Rd Thousand Oaks, CA 91360-5467

Objective: Create suitable living environments  
 Outcome: Availability/accessibility  
 Matrix Code: Senior Services (05A)

National Objective: LMC

Initial Funding Date: 09/22/2010

Financing  
 Funded Amount: 20,900.00  
 Drawn Thru Program Year: 20,900.00  
 Drawn In Program Year: 0.00

Description:  
 Provides a daily hot meal, a cold snack and personal interaction to disabled elderly persons unable to shop or cook for themselves.

**Proposed Accomplishments**

People (General) : 211

**Actual Accomplishments**

*Number assisted:*

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	218	6
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
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>219</b>	<b>6</b>
Female-headed Households:	0		0		0			

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low	0	0	0	111
Low Mod	0	0	0	28
Moderate	0	0	0	80
Non Low Moderate	0	0	0	0
Total	0	0	0	219
Percent Low/Mod				100.0%



Total 0 0 0 828  
 Percent Low/Mod 100.0%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefiting
2010	Served low-income and homeless population in Thousand Oaks. Coordinated meal program and drop-in center. Service provided includes food, clothing, referrals, eviction prevention, and gas vouchers.	

PGM Year: 2010

Project: 0003 - Public & Social Services

IDIS Activity: 304 - Long Term Care

Status: Completed 10/29/2012 2:52:15 PM

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: 09/22/2010

**Financing**

Funded Amount: 15,000.00  
 Drawn Thru Program Year: 15,000.00  
 Drawn In Program Year: 0.00

**Description:**

Provides volunteer ombudsman services and advocacy for the disabled elderly residing in long-term care facilities throughout Thousand Oaks.

**Proposed Accomplishments**

People (General) : 1,808

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	1,630	278
Black/African American:	0	0	0	0	0	0	5	0
Asian:	0	0	0	0	0	0	133	0
American Indian/Alaskan Native:	0	0	0	0	0	0	5	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
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,773</b>	<b>278</b>
Female-headed Households:	0		0		0			

Income Category:

Owner Renter Total Person

Extremely Low	0	0	0	737
Low Mod	0	0	0	1,036
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	1,773
Percent Low/Mod				100.0%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefiting
-------	--------------------------	--------------

2010	State certified ombudsman conducted visits, followed up and resolved with abuse cases and complaint cases, advance health care directive were witnessed and preadmission counseling conducted.	
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PGM Year: 2010

Project: 0003 - Public & Social Services

IDIS Activity: 307 - Community Action Network

Status: Completed 10/29/2012 2:53:57 PM

Location: 621 Richmond Ave Oxnard, CA 93030-7207

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Public Services (General) (05)

National Objective: LMC

Initial Funding Date: 09/22/2010

**Financing**

Funded Amount: 7,145.23

Drawn Thru Program Year: 7,145.23

Drawn In Program Year: 0.00

**Description:**

Lease Assistance Program assisting low and moderate-income persons in emergency situations to avoid eviction and/or homelessness due to a crisis such as loss of job, illness, etc.

**Proposed Accomplishments**

People (General) : 15

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	8	4
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
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>4</b>

Female-headed Households: 0 0 0

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	9
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	9
Percent Low/Mod	100.0%			

**Annual Accomplishments**

**Years**      **Accomplishment Narrative**      **# Benefitting**

2010      Provided lease assistance to low-income thousand oaks families who were at risk of becoming homeless.

**PGM Year:** 2010

**Project:** 0003 - Public & Social Services

**IDIS Activity:** 309 - Westminster Free Clinic

**Status:** Completed 10/29/2012 2:56:21 PM  
**Location:** 5560 Napolean Dr Oak Park, CA 91377-4746

**Objective:** Create suitable living environments  
**Outcome:** Availability/accessibility  
**Matrix Code:** Health Services (05M)      **National Objective:** LMC

**Initial Funding Date:** 09/22/2010

**Description:**  
 Offers free direct patient care to low and very low-income persons that would otherwise have little or no access to health care.

**Financing**  
 Funded Amount: 6,000.00  
 Drawn Thru Program Year: 6,000.00  
 Drawn In Program Year: 0.00

**Proposed Accomplishments**

People (General) : 1,500

**Actual Accomplishments**

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	144	144
Black/African American:	0	0	0	0	0	0	1	1
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	1,176	1,176
Asian/Pacific Islander:	0	0	0	0	0	0	0	0

Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,321</b>	<b>1,321</b>

Female-headed Households: 0 0 0

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low	0	0	0	40
Low Mod	0	0	0	1,281
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	1,321
Percent Low/Mod				100.0%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2010	Served low-income Thousand Oaks clients for the Diabetes Clinic program. All services provided at no charge. Program also included consultation with dietitian and discussion groups on diabetes topics, exercise, and weight loss programs. Handouts were given in both English and Spanish	

**PGM Year:** 2010

**Project:** 0003 - Public & Social Services

**IDIS Activity:** 310 - The Arc of Ventura County

**Status:** Completed 10/29/2012 2:58:16 PM

**Location:** 5103 Walker St Ventura, CA 93003-7358

**Objective:** Create suitable living environments

**Outcome:** Availability/accessibility

**Matrix Code:** Health Services (05M)

**National Objective:** LMC

**Description:**

Offers free direct patient care to low and very low-income persons that would otherwise have little or no access to health care.

**Initial Funding Date:** 09/22/2010

**Financing**

Funded Amount: 4,000.00

Drawn Thru Program Year: 4,000.00

Drawn In Program Year: 0.00

**Proposed Accomplishments**

People (General) : 30

**Actual Accomplishments**

*Number assisted:*

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	22	2
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	2	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

PR03 - THOUSAND OAKS

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	2	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>26</b>	<b>2</b>

Female-headed Households: 0 0 0

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low	0	0	0	6
Low Mod	0	0	0	16
Moderate	0	0	0	0
Non Low Moderate	0	0	0	4
Total	0	0	0	26
Percent Low/Mod				84.6%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefiting
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2010 Funds used to serve 26 students who are disabled for ARC After School Program.

PGM Year: 2010

Project: 0006 - 2011 Bella Vista Improvements

IDIS Activity: 313 - 2011 Bella Vista Improvements

Status: Open

Objective: Provide decent affordable housing

Location: 2011 Los Feliz Dr 2011-2015 Los Feliz Drive Thousand Oaks, CA 91362-3066

Outcome: Sustainability

Matrix Code: Rehab; Multi-Unit Residential (14B)

National Objective: LMH

Initial Funding Date: 02/03/2011

**Description:**

**Financing**

Re-roofing and other priority rehabilitation activities at a rental apartment complex, owned by Many Msnsions, for low- and very low-income households.

Funded Amount: 300,000.00

Drawn Thru Program Year: 298,985.10

Drawn in Program Year: 0.00

**Proposed Accomplishments**

Housing Units : 72

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	170	170	170	170	0	0
Black/African American:	0	0	0	0	0	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	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
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>170</b>	<b>170</b>	<b>170</b>	<b>170</b>	<b>0</b>	<b>0</b>
Female-headed Households:	0		0		0			

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	170	170	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	170	170	0
Percent Low/Mod		100.0%	100.0%	

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefiting
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2011

**PGM Year:** 2011

**Project:** 0001 - Neighborhood Improvements Program

**IDIS Activity:** 316 - Street & Sidewalk Improvements Phase 1

**Status:** Completed 12/12/2012 12:00:00 AM  
**Location:** 1020 Candlecrest Dr Westlake Village, CA 91362-5642

**Objective:** Create suitable living environments  
**Outcome:** Sustainability  
**Matrix Code:** Public Facilities and Improvement (General) (03) **National Objective:** LMA

**Initial Funding Date:** 11/04/2011

**Financing**

**Funded Amount:** 275,013.00  
**Drawn Thru Program Year:** 275,013.00  
**Drawn In Program Year:** 275,013.00

**Description:** Construction of first phase of street and sidewalk improvements under the Old West Neighborhood Master Plan (CI 4298).

**Proposed Accomplishments**

Public Facilities : 1  
Total Population in Service Area: 2,236  
Census Tract Percent Low / Mod: 63.30

**Annual Accomplishments**



Percent Low/Mod

100.0%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefiting
2011	Non-profit capacity building activity to better serve extremely low-income and homeless persons. Staff development and training related to housing options for homeless persons and shelters. Enable Many Mansions to revitalize neighborhoods and increase economic development by helping get homeless persons off the streets. Target beneficiaries are low- or no-income homeless persons. Clients will be screened for income eligibility before being assisted with CDBG funds.	

PGM Year: 2011

Project: 0003 - Program Administration

IDIS Activity: 319 - Staff Costs

Status: Completed 10/29/2012 1:40:41 PM

Location:

Objective:

Outcome:

Matrix Code: General Program Administration (21A)

National Objective:

**Description:**

Staff costs including salaries and benefits for those implementing the City's CDBG-funded program activities benefitting lowmod households.

Initial Funding Date: 11/07/2011

**Financing**

Funded Amount: 109,480.00

Drawn Thru Program Year: 109,480.00

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:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
<b>Total:</b>	<b>0</b>							
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**

No data returned for this view. This might be because the applied filter excludes all data.

**PGM Year:** 2011  
**Project:** 0003 - Program Administration

**IDIS Activity:** 320 - Fair Housing Counseling

**Status:** Completed 10/29/2012 1:41:31 PM  
**Location:** ,

**Objective:**  
**Outcome:**  
**Matrix Code:** Fair Housing Activities (subject to 20% Admin Cap) (21D) **National Objective:**

**Initial Funding Date:** 11/07/2011

**Description:**  
 Collaboration with the County of Ventura for fair housing counseling services to be offered to City residents through the Housing Rights Center of Los Angeles.

**Financing**  
 Funded Amount: 11,937.00  
 Drawn Thru Program Year: 11,937.00  
 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:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		

Hispanic: 0 0 0 0 0 0 0 0 0 0

**Total:** 0 0 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	
<b>Total</b>	0	0	0	0
Percent Low/Mod				

**Annual Accomplishments**

No data returned for this view. This might be because the applied filter excludes all data.

**PGM Year:** 2011  
**Project:** 0003 - Program Administration  
**IDIS Activity:** 321 - Ventura County Homeless & Housing Coalition

**Status:** Canceled 10/29/2012 1:44:04 PM  
**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

**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).

**Proposed Accomplishments**

**Actual Accomplishments**

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		

Native Hawaiian/Other Pacific Islander:					0	0
American Indian/Alaskan Native & White:					0	0
Asian White:					0	0
Black/African American & White:					0	0
American Indian/Alaskan Native & Black/African American:					0	0
Other multi-racial:					0	0
Asian/Pacific Islander:					0	0
Hispanic:					0	0
<b>Total:</b>			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**

No data returned for this view. This might be because the applied filter excludes all data.

**PGM Year:** 2011  
**Project:** 0003 - Program Administration  
**IDIS Activity:** 322 - Maintenance & Operations  
**Status:** Canceled 10/29/2012 1:45:36 PM  
**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

**Description:**  
 Costs related to administrative support of City's CDBG-funded activities including supplies, public notices, printing, newspaper display advertising, committee support and staff training.

**Proposed Accomplishments**

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
<b>Total:</b>	<b>0</b>							
Female-headed Households:					0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Percent Low/Mod				

**Annual Accomplishments**

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2011

Project: 0004 - Public & Social Services

IDIS Activity: 323 - Senior Meals on Wheels

Status: Completed 10/29/2012 2:10:32 PM

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: 19,119.00  
 Drawn In Program Year: 0.00

**Description:**  
 Provides a daily hot meal, a cold snack and personal interaction to disabled elderly persons unable to shop or cook for themselves.

**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
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>237</b>	<b>14</b>
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
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>237</b>
Percent Low/Mod				55.7%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2011	This program provided services to 237 low-income, homebound seniors including delivery of one daily hot meal and a cold snack.	
<b>PGM Year:</b>	2011	
<b>Project:</b>	0004 - Public & Social Services	
<b>IDIS Activity:</b>	324 - Lutheran Social Services	

Status: Completed 10/29/2012 2:41:43 PM  
 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: 17,056.00  
 Drawn In Program Year: 0.00

Description:  
 Coordinates a winter shelter program and a 365-day hot meal program at rotating faith sites for homeless persons and other needy persons residing in Thousand Oaks.

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
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>911</b>	<b>287</b>
Female-headed Households:	0		0		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

Years	Accomplishment Narrative	# Benefiting
2011		

PGM Year: 2011  
 Project: 0004 - Public & Social Services  
 IDIS Activity: 325 - Conejo Free Clinic

Status: Completed 10/29/2012 2:18:15 PM  
 Location: 80 E Hillcrest Dr Thousand Oaks, CA 91360-4218

Objective: Create suitable living environments  
 Outcome: Availability/accessibility  
 Matrix Code: Health Services (05M) National Objective: LMC

Initial Funding Date: 11/07/2011

Financing  
 Funded Amount: 13,722.00  
 Drawn Thru Program Year: 13,722.00  
 Drawn In Program Year: 0.00

Description:  
 Offers low-cost lab tests and donated medical services and medications to low and very low-income persons that would otherwise have little or no access to health care.

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
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,646</b>	<b>572</b>
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**

Years	Accomplishment Narrative	# Benefitting
2011	1,646 primarily lower-income persons were served from the local "Under One Roof" facility. The Clinic serves the unemployed, uninsured, homeless and all others without access to medical care.	

**PGM Year:** 2011  
**Project:** 0004 - Public & Social Services  
**IDIS Activity:** 326 - Long Term Care

**Status:** Completed 10/29/2012 2:01:36 PM  
**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: 13,722.00  
 Drawn In Program Year: 0.00

**Description:**  
 Provides volunteer ombudsman services and advocacy for the disabled elderly residing in long-term care facilities throughout Thousand Oaks.

**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
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,165</b>	<b>494</b>
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**

Years	Accomplishment Narrative	# Benefiting
2011	The program served 3,165 frail seniors in 61 long-term care facilities.	

**PGM Year:** 2011

**Project:** 0004 - Public & Social Services

**IDIS Activity:** 327 - Catholic Charities

**Status:** Completed 10/29/2012 2:04:27 PM  
**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: 11,526.00  
 Drawn In Program Year: 0.00

**Description:**  
 Activity at the Community Services Center offering lifeline services including emergency food and shelter, case management and referrals to low and very low-income persons in crisis situations.

**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
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>186</b>	<b>138</b>
Female-headed Households:	0		0		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**

Years	Accomplishment Narrative	# Benefiting
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2011 The program assisted 186 lower-income persons with emergency food and shelter, services and referrals.

PGM Year: 2011

Project: 0004 - Public & Social Services

IDIS Activity: 328 - Assistance League

Status: Completed 10/29/2012 2:07:10 PM

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: 0.00

**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.

**Proposed Accomplishments**

People (General) : 125

**Actual Accomplishments**

Number assisted:

	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
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>137</b>	<b>87</b>

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**

Years	Accomplishment Narrative	# Benefiting
2011	137 elementary school children from extremely low-income households were provided with school-appropriate clothing and shoes.	

PGM Year: 2011  
 Project: 0004 - Public & Social Services  
 IDIS Activity: 329 - Westminster Free Clinic

Status: Completed 10/29/2012 2:22:30 PM  
 Location: 5560 E Napoleon Ave Oak Park, CA 91377-4746

Objective: Create suitable living environments  
 Outcome: Availability/accessibility  
 Matrix Code: Health Services (05M) 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: 0.00

Description:  
 Offers free direct patient care to low and very low-income persons that would otherwise have little or no access to health care.

**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	1,507	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
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,535</b>	<b>1,330</b>
Female-headed Households:	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
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,535</b>
Percent Low/Mod				100.0%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2011	Program offers free, direct patient care of local, low-income, uninsured City residents including free doctor exams, lab tests, generic medication and other services.	

**PGM Year:** 2011

**Project:** 0004 - Public & Social Services

**IDIS Activity:** 330 - The Arc of Ventura County

Status: Completed 10/29/2012 2:25:57 PM  
 Location: 801 Knollwood Dr Newbury Park, CA 91320-5341

Objective: Create suitable living environments  
 Outcome: Availability/accessibility  
 Matrix Code: Health Services (05M) National Objective: LMC

**Initial Funding Date:** 11/07/2011

**Financing** Description: Offers free direct patient care to low and very low-income persons that would otherwise have little or no access to health care.

Funded Amount: 3,659.00  
 Drawn Thru Program Year: 3,659.00  
 Drawn In Program Year: 0.00

**Proposed Accomplishments**

People (General) : 22

**Actual Accomplishments**

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
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>3</b>

Female-headed Households: 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**

Years	Accomplishment Narrative	# Benefiting
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2011	In 2011, the program provided unduplicated services for participants with developmental disabilities between the ages of 12 and 22.	
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PGM Year: 2011

Project: 0005 - Code Enforcement at Day Labor Site

IDIS Activity: 331 - Day Labor Site Coordination

Status: Completed 10/29/2012 2:27:53 PM  
 Location: 3120 Royal Oaks Dr Thousand Oaks, CA 91362

Objective: Create suitable living environments  
 Outcome: Sustainability  
 Matrix Code: Code Enforcement (15) National Objective: LMA

Initial Funding Date: 11/04/2011

**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.

**Financing**  
 Funded Amount: 94,180.00  
 Drawn Thru Program Year: 94,180.00  
 Drawn In Program Year: 0.00

**Proposed Accomplishments**  
 People (General) : 350  
 Total Population in Service Area: 2,236  
 Census Tract Percent Low / Mod: 63.30

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefiting
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2011	THE CITY CONTRACTED WITH A NON-PROFIT ORGANIZATION TO PROVIDE TWO (2) BILINGUAL (ENGLISH/SPANISH) COORDINATORS WHO HELP ENFORCE TRAFFIC AND PARKING LAWS AND DISCOURAGE JAYWALKING AND LOITER-ING BY APPROXIMATELY 50 DAY LABORERS FROM 6 AN TO NOON DAILY.	
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PGM Year: 2011  
 Project: 0006 - Womens Economic Ventures  
 IDIS Activity: 332 - Self Employment Program  
 Status: Completed 10/29/2012 2:34:13 PM  
 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: 10,000.00  
 Drawn In Program Year: 0.00

**Description:**  
 This non-profit organization offers low and mod-income persons assistance to start or expand a micro-business enterprise including a self-employment training course and access to small business loans.

**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
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>0</b>
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**

Years	Accomplishment Narrative	# Benefitting
2011	During PY 2011, the Self-Employment Training Program enrolled 8 City residents including 3 extremely low-income, 2 low-income and 3 moderate-income persons.	

PGM Year: 2011  
 Project: 0007 - 2011 Housing Improvements  
 IDIS Activity: 333 - Many Mansions, Richmond Terrace

Status: Completed 10/29/2012 2:38:58 PM  
 Location: 760 Warwick Ave Thousand Oaks, CA 91360-3701

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: 0.00

Description:  
 Priority rehabilitation at a 27-unit affordable rental complex for low- and very low-income persons, including 13 units for persons with disabilities.

**Proposed Accomplishments**

Housing Units : 27

**Actual Accomplishments**

*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
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>12</b>	<b>27</b>	<b>12</b>	<b>0</b>	<b>0</b>
Female-headed Households:	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**

Years	Accomplishment Narrative	# Benefiting
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2012 In PY 2011 rehabilitated 27-unit, low-income apartment complex.

PGM Year: 2011

Project: 0007 - 2011 Housing Improvements

IDIS Activity: 334 - Area Housing, Glenn Oaks

Status: Completed 10/29/2012 2:41:07 PM  
 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

**Description:** Priority window replacement at a 39-unit affordable rental complex for low- and very low-income seniors.

**Financing**  
 Funded Amount: 77,600.00  
 Drawn Thru Program Year: 77,600.00  
 Drawn In Program Year: 0.00

**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
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>38</b>	<b>7</b>	<b>38</b>	<b>7</b>	<b>0</b>	<b>0</b>
Female-headed Households:	0		0		0			

Income Category:

Owner	Renter	Total	Person
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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**

Years	Accomplishment Narrative	# Benefiting
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2012	In PY 2011 installed 110 double-pane, energy-efficient windows at senior low-income aptmnt complex.	
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**PGM Year:** 2012

**Project:** 0001 - Old Town West Street and Sidewalk Improvements

**IDIS Activity:** 336 - Street and Sidewalk Improvements

**Status:** Open

**Location:** 3120 Royal Oaks Dr Thousand Oaks, CA 91362

**Objective:** Create suitable living environments

**Outcome:** Sustainability

**Matrix Code:** Public Facilities and Improvement (General) (03)

**National Objective:** LMA

**Initial Funding Date:** 11/07/2012

**Financing**

Funded Amount: 264,988.00

Drawn Thru Program Year: 240,570.65

Drawn In Program Year: 240,570.65

**Description:**

Implementation of Old Town West Master Plan public infrastructure improvements in CDBG-eligible neighborhood west of Hampshire Road, south of Thousand Oaks Boulevard.

**Proposed Accomplishments**

Public Facilities : 1

Total Population in Service Area: 2,236

Census Tract Percent Low / Mod: 63.30

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefiting
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2012	This is a multi-year project and construction began in August 2012. Funds totaling \$95,099.95 were drawn down on December 12, 2012 to offset a portion of construction costs. The remaining funds committed to this Activity totaling \$169,888.05 are expected to be drawn down within the next few weeks. Construction is 90 percent complete.	
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**PGM Year:** 2012

**Project:** 0002 - Program Administration

**IDIS Activity:** 337 - Staff Costs

**Status:** Open

**Location:** ,

**Objective:**

**Outcome:**

**Matrix Code:** General Program Administration (21A)

**National Objective:**

**Initial Funding Date:** 11/07/2012  
**Financing**  
 Funded Amount: 101,290.00  
 Drawn Thru Program Year: 101,290.00  
 Drawn In Program Year: 101,290.00

**Description:**

Staff costs including salaries and benefits for those implementing the City's CDBG-funded program activities benefiting lowmod households.  
 Costs related to administrative support including newspaper display advertisting, committee support and staff training.

**Proposed Accomplishments**

**Actual Accomplishments**

*Number assisted:*

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
<b>Total:</b>	<b>0</b>							

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**

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2012  
 Project: 0002 - Program Administration  
 IDIS Activity: 338 - Fair Housing Counseling

Status: Open  
 Location: ,

Objective:  
 Outcome:  
 Matrix Code: Fair Housing Activities (subject to 20% Admin Cap) (21D)      National Objective:

Initial Funding Date: 11/07/2012

Financing  
 Funded Amount: 12,300.00  
 Drawn Thru Program Year: 12,300.00  
 Drawn In Program Year: 12,300.00

Description:  
 Collaboration with the County of Ventura for fair housing counseling services to be offered to City residents through the Housing Rights Center of Los Angeles.

**Proposed Accomplishments**

**Actual Accomplishments**

*Number assisted:*

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
<b>Total:</b>	<b>0</b>							

Female-headed Households:

0

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Percent Low/Mod				

**Annual Accomplishments**

No data returned for this view. This might be because the applied filter excludes all data.  
 PR03 - THOUSAND OAKS

no data returned for this view. this might be because the applied filter excludes all data.

**PGM Year:** 2012  
**Project:** 0002 - Program Administration  
**IDIS Activity:** 339 - Ventura County Homeless & Housing Coalition

**Status:** Canceled 8/20/2013 12:00:00 AM  
**Location:** ,

**Objective:**  
**Outcome:**  
**Matrix Code:** General Program Administration (21A)      **National Objective:**

**Initial Funding Date:** 11/07/2012

**Financing**  
**Funded Amount:** 0.00  
**Drawn Thru Program Year:** 0.00  
**Drawn In Program Year:** 0.00

**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).

**Proposed Accomplishments**

**Actual Accomplishments**

*Number assisted:*

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
<b>Total:</b>	<b>0</b>							
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**

No data returned for this view. This might be because the applied filter excludes all data.

**PGM Year:** 2012  
**Project:** 0003 - Public Services Grants  
**IDIS Activity:** 341 - 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:** 11/07/2012

**Financing**  
 Funded Amount: 20,192.00  
 Drawn Thru Program Year: 20,192.00  
 Drawn In Program Year: 20,192.00

**Description:**  
 Coordinates a winter shelter program and a 365-day hot meal program at rotating faith sites for homeless persons and other needy persons residing in Thousand Oaks.

**Proposed Accomplishments**  
 People (General) : 1,000

**Actual Accomplishments**

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	221	143
Black/African American:	0	0	0	0	0	0	19	0
Asian:	0	0	0	0	0	0	5	0
American Indian/Alaskan Native:	0	0	0	0	0	0	1	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	3	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	1	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	153	0

Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>403</b>	<b>143</b>

Female-headed Households: 0 0 0 0

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low	0	0	0	403
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	403
Percent Low/Mod				100.0%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefiting
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2012	As of June 30, 2013, this program had served 403 extremely low-income clients, including homeless persons, with a daily hot meal, overnight shelter between December 1 and March 31, and additional drop-in services for homeless clients.	
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PGM Year: 2012

Project: 0003 - Public Services Grants

IDIS Activity: 342 - 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: 11/07/2012

**Financing**

Funded Amount: 20,000.00

Drawn Thru Program Year: 20,000.00

Drawn In Program Year: 20,000.00

**Description:**

Provides a daily hot meal, a cold snack and personal interaction to disabled elderly persons unable to shop or cook for themselves.

**Proposed Accomplishments**

People (General) : 200

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	167	17
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
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>169</b>	<b>17</b>

Female-headed Households: 0 0 0

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low	0	0	0	82
Low Mod	0	0	0	33
Moderate	0	0	0	9
Non Low Moderate	0	0	0	45
Total	0	0	0	169
Percent Low/Mod				73.4%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefiting
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2012	As of June 30, 2013, the program served nutritious daily meals to 169 homebound seniors. Meals consist of a hot lunch and a cold snack dinner.	
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**PGM Year:** 2012

**Project:** 0003 - Public Services Grants

**IDIS Activity:** 343 - 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

**Description:**

Offers low-cost lab tests and donated medical services and medications to low and very low-income persons that would otherwise have little or no access to health care.

**Initial Funding Date:** 11/07/2012

**Financing**

Funded Amount: 15,000.00

Drawn Thru Program Year: 15,000.00

Drawn In Program Year: 15,000.00

**Proposed Accomplishments**

People (General) : 1,500

**Actual Accomplishments**

*Number assisted:*

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	945	489
Black/African American:	0	0	0	0	0	0	41	0

Asian:	0	0	0	0	0	0	139	0
American Indian/Alaskan Native:	0	0	0	0	0	0	14	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	9	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	4	0
Asian White:	0	0	0	0	0	0	1	0
Black/African American & White:	0	0	0	0	0	0	7	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	63	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,224</b>	<b>489</b>
Female-headed Households:	0		0		0			

<i>Income Category:</i>				
	<b>Owner</b>	<b>Renter</b>	<b>Total</b>	<b>Person</b>
Extremely Low	0	0	0	359
Low Mod	0	0	0	386
Moderate	0	0	0	313
Non Low Moderate	0	0	0	166
Total	0	0	0	1,224
Percent Low/Mod				86.4%

**Annual Accomplishments**

<b>Years</b>	<b>Accomplishment Narrative</b>	<b># Benefiting</b>
2012	As of June 30, 2013, the program had provided medical services to 1,224 predominantly low-income persons. Most or all of these persons were medically uninsured and had no other options to obtain medical care.	

**PGM Year:** 2012  
**Project:** 0003 - Public Services Grants  
**IDIS Activity:** 344 - 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:** 11/07/2012

**Financing**  
 Funded Amount: 15,000.00  
 Drawn Thru Program Year: 15,000.00  
 Drawn In Program Year: 15,000.00

**Description:**  
 Provides volunteer ombudsman services and advocacy for the disabled elderly residing in long-term care facilities throughout Thousand Oaks.

**Proposed Accomplishments**  
 People (General) : 3,000

**Actual Accomplishments**

*Number assisted:*

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	2,787	474
Black/African American:	0	0	0	0	0	0	8	0
Asian:	0	0	0	0	0	0	226	0
American Indian/Alaskan Native:	0	0	0	0	0	0	9	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
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,030</b>	<b>474</b>
Female-headed Households:	0		0		0			

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low	0	0	0	757
Low Mod	0	0	0	1,061
Moderate	0	0	0	606
Non Low Moderate	0	0	0	606
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,030</b>
Percent Low/Mod				80.0%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefiting
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2012 Effective June 30, 2013, the program had served 3,030 Predominantly low-income seniors in long-term care facilities.

**PGM Year:** 2012

**Project:** 0003 - Public Services Grants

**IDIS Activity:** 345 - 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:** 11/07/2012

**Financing**

Funded Amount: 10,000.00

Drawn Thru Program Year: 10,000.00

**Description:**

Offers free direct patient care to low and very low-income persons that would otherwise have little or no access to health care.

Drawn In Program Year: 10,000.00

**Proposed Accomplishments**

People (General) : 1,500

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	925	797
Black/African American:	0	0	0	0	0	0	4	0
Asian:	0	0	0	0	0	0	8	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	3	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	4	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	2	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>946</b>	<b>797</b>

Female-headed Households:

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	845
Low Mod	0	0	0	101
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	946
Percent Low/Mod				100.0%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefiting
-------	--------------------------	--------------

2012	A total of 946 extremely low and low-income persons were provided with medical exams, medication, diabetes care, lab tests, and other services. The entire community benefits when everyone has access to health care as there is less chance of healthy persons becoming ill from contact with anyone who might have an untreated or undiagnosed illness.	
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PGM Year: 2012

Project: 0003 - Public Services Grants

IDIS Activity: 346 - United Cerebral Palsy

Status: Open

Objective: Create suitable living environments

Location: 6430 Independence Ave Woodland Hills, CA 91367-2607

Outcome: Availability/accessibility

Matrix Code: Public Services (General) (05)

National Objective: LMC

**Initial Funding Date:** 11/07/2012

**Description:**

The Disabled Transportation Program, comprised of specialized transportation for wheelchair-bound and/or otherwise disabled residents of the Thousand Oaks area Cerebral Palsy residences, provides access to social and recreational activities to enhance residents growth and development.

**Financing**

Funded Amount: 5,000.00  
 Drawn Thru Program Year: 4,998.10  
 Drawn In Program Year: 4,998.10

**Proposed Accomplishments**

People (General) : 30

**Actual Accomplishments**

**Number assisted:**

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	31	4
Black/African American:	0	0	0	0	0	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	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
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>31</b>	<b>4</b>
Female-headed Households:	0		0		0			

**Income Category:**

	Owner	Renter	Total	Person
Extremely Low	0	0	0	31
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	31
Percent Low/Mod				100.0%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2012	As of June 30, 2013, funds were used for transportation services to 31 clients who are severely disabled and require special accommodations to be transported around the City and nearby destinations for shopping, recreation and related activities.	
<b>PGM Year:</b>	2012	
<b>Project:</b>	0004 - Code Enforcement at Day Labor Site	
<b>IDIS Activity:</b>	347 - 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

Initial Funding Date: 11/07/2012

**Financing**

Funded Amount: 94,180.00  
 Drawn Thru Program Year: 94,180.00  
 Drawn In Program Year: 94,180.00

**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.

**Proposed Accomplishments**

People (General) : 250  
 Total Population in Service Area: 5,767  
 Census Tract Percent Low / Mod: 65.90

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2012	There was no delay in providing the CDBG-funded services. This activity daily assists approximately 30 very low-income laborers to meet with prospective, short-term employers, at a designated outdoor location. The City's coordinator maintains order and enforces traffic and public nuisance codes.	

PGM Year: 2012  
 Project: 0005 - Womens Economic Ventures  
 IDIS Activity: 348 - 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: 11/07/2012

**Financing**

Funded Amount: 10,000.00  
 Drawn Thru Program Year: 10,000.00  
 Drawn In Program Year: 10,000.00

**Description:**

This non-profit organization offers low and mod-income persons assistance to start or expand a micro-business enterprise including a self-employment training course and access to small business loans.

**Proposed Accomplishments**

People (General) : 12

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	5	2
Black/African American:	0	0	0	0	0	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	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
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>2</b>
Female-headed Households:	0		0		0			

<i>Income Category:</i>				
	<b>Owner</b>	<b>Renter</b>	<b>Total</b>	<b>Person</b>
Extremely Low	0	0	0	1
Low Mod	0	0	0	1
Moderate	0	0	0	2
Non Low Moderate	0	0	0	1
Total	0	0	0	5
Percent Low/Mod				80.0%

**Annual Accomplishments**

<b>Years</b>	<b>Accomplishment Narrative</b>	<b># Benefitting</b>
2012	Between July 2012 and June 30, 2013, the program served 5 Thousand Oaks residents, through the Self-Employment Training program. These included 1 extremely-low income person, 1 very low-income person and 2 moderate-income persons.	
<b>Total Funded Amount:</b>		<b>\$6,357,527.43</b>
<b>Total Drawn Thru Program Year:</b>		<b>\$6,328,214.28</b>
<b>Total Drawn In Program Year:</b>		<b>\$1,400,546.75</b>



**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](http://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](mailto: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 27<sup>th</sup> 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](mailto: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](mailto:cmilton@toaks.org) at least 48 hours prior to the hearing.

DATED THIS 28<sup>th</sup> day of August, 2012.

  
\_\_\_\_\_  
Linda D. Lawrence, City Clerk  
City of Thousand Oaks, California

PUBLISH: August 28, 2012

**Fiscal Year 2013-2014  
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 \$550,000 in federal Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) from July 1, 2013 to June 30, 2014.

This administrative hearing will be held at 6 pm, Monday, January 28, 2013 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, January 31, 2013, to: City of Thousand Oaks, Attention: Caroline Milton, 2100 Thousand Oaks Boulevard, Thousand Oaks, CA 91362. Please mark submittals: "FY 2013-2014 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 by no later than 5 pm, January 31, 2013.

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 send an e-mail to [cmilton@toaks.org](mailto:cmilton@toaks.org).



Linda D. Lawrence, City Clerk  
City of Thousand Oaks, California

Publish: December 27, 2012 and January 10, 17 and 24, 2013

(Thousand Oaks Acorn)

**Exhibit K – 3**

**Fiscal Year 2013-2014  
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 \$550,000 in federal Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) from July 1, 2013 to June 30, 2014.

This administrative hearing will be held at 6 pm, Monday, January 28, 2013 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, January 31, 2013, to: City of Thousand Oaks, Attention: Caroline Milton, 2100 Thousand Oaks Boulevard, Thousand Oaks, CA 91362. Please mark submittals: "FY 2013-2014 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 by no later than 5 pm, January 31, 2013.

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 send an e-mail to [cmilton@toaks.org](mailto:cmilton@toaks.org).

DATED THIS 12<sup>th</sup> day of December, 2012

  
\_\_\_\_\_  
Linda D. Lawrence, City Clerk  
City of Thousand Oaks, California

Publish: January 7, 2013

**Exhibit K – 4**

## PUBLIC NOTICE

THE PUBLIC IS INVITED to review and comment on a Draft Action Plan for the U.S. Department of Housing and Urban Development (HUD). The document is the "Program Year 2013-2014 Community Development Block Grant (CDBG) Action Plan" and it describes the planned expenditure of an estimated \$567,950 in Federal CDBG funds from July 1, 2013 through June 30, 2014 for activities that primarily benefit lower-income households.

Effective March 7 through April 5, 2013, the City is making the draft CDBG Action Plan available for 30 days of public review and comment. The document will be posted to the City's Community Development Department's CDBG webpage at [www.toaks.org](http://www.toaks.org) and a paper copy will be available for review beginning March 7, 2013 at the City Hall Community Development Department at 2100 Thousand Oaks Boulevard, First Floor, Thousand Oaks, CA 91362. On request, paper copies will also be made available at other City buildings and a limited number of copies are available to be mailed to interested parties.

The City Council will hold a public hearing at its April 23, 2013 meeting to consider and approve the draft CDBG Action Plan. A final public comment opportunity will occur during the public hearing. Effective March 7 and ending April 5, 2013, the public and any Interested persons are requested to submit written comments on this draft Action Plan to Senior Analyst Caroline Milton at [cmilton@toaks.org](mailto:cmilton@toaks.org).

In accordance with the Americans with Disabilities Act (ADA), if you need assistance to review the draft CDBG Action Plan, please contact Caroline Milton at (805) 449-2331.

DATED THIS 28<sup>th</sup> Day of February, 2013.

  
\_\_\_\_\_  
Linda D. Lawrence, City Clerk  
City of Thousand Oaks, California

Publish: March 7, 2013.

**Exhibit K – 5**

## 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 and consideration to approve City's draft FY 2013-2014 Action Plan update to the City's FY 2010-2015 Consolidated Plan for the U.S. Department of Housing and Urban Development (HUD). The City is proposing to spend an estimated \$567,950 in federal Community Development Block Grant (CDBG) funds for community development, program administration and social services activities that primarily benefit lower-income persons, from July 1, 2013 through June 30, 2014.

Also included in this matter is a proposed expenditure of \$110,618 from the City's Social Services Endowment Fund (SSEF). These funds would be used to leverage 15 percent (\$85,192) of the City's federal CDBG entitlement for grants to social services providers from July 1, 2013 through June 30, 2014 (total budget \$195,810.)

This Public Hearing is scheduled to be heard by City Council on Tuesday, April 23, 2013 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: Community Development Department, (805) 449-2331. In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to attend this hearing, please call (805) 449-2331 at least 48 hours in advance to make your request.

DATED THIS 9<sup>th</sup> day of April, 2013



Linda D. Lawrence, City Clerk  
City of Thousand Oaks, California

PUBLISH: Thousand Oaks Acorn  
April 18, 2013

**Exhibit K – 6**

# THOUSAND OAKS ACORN

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Thousand Oaks,  
Newbury Park, North Ranch,  
and Westlake

## Weekend Forecast

Friday 76°/56°  
Saturday 73°/57°  
Sunday 70°/57°

April 18, 2013



City of  
**Thousand Oaks**

2100 Thousand Oaks Boulevard  
Thousand Oaks, CA 91362  
Phone 805/449.2121 • Fax  
805/449.2125 • www.toaks.org

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### 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 and consideration to approve City's draft FY 2013-2014 Action Plan update to the City's FY 2010-2015 Consolidated Plan for the U.S. Department of Housing and Urban Development (HUD). The City is proposing to spend an estimated \$567,950 in federal Community Development Block Grant (CDBG) funds for community development, program administration and social services activities that primarily benefit lower-income persons, from July 1, 2013 through June 30, 2014.

Also included in this matter is a proposed expenditure of \$110,618 from the City's Social Services Endowment Fund (SSEF). These funds would be used to leverage 15 percent (\$85,192) of the City's federal CDBG entitlement for grants to social services providers from July 1, 2013 through June 30, 2014 (total budget \$195,810).

This Public Hearing is scheduled to be heard by City Council on Tuesday, April 23, 2013 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: Community Development Department, (805) 449-2331. In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to attend this hearing, please call (805) 449-2331 at least 48 hours in advance to make your request.

DATED THIS 9th day of April, 2013




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Linda D. Lawrence, City Clerk  
City of Thousand Oaks, California

16T501

## PUBLIC NOTICE

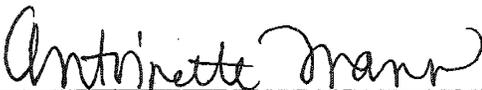
THE PUBLIC IS INVITED to review and comment on a performance report under preparation for submittal to the U.S. Department of Housing and Urban Development (HUD). The document is the "Consolidated Annual Performance and Evaluation Report" or CAPER and it describes the City's expenditure of federal Community Development Block Grant (CDBG) funds, including \$567,950 received for the period July 1, 2012 through June 30, 2013.

Effective August 5, 2013 through September 3, 2013, the City is making the draft CAPER available for public review and comment. The document will be posted to the City's website ([www.toaks.org](http://www.toaks.org)) and a paper copy will be available for review beginning August 5th at the City Hall Community Development Department at 2100 Thousand Oaks Boulevard, First Floor, Thousand Oaks, CA 91362. On request, paper copies will also be made available at other City buildings and a limited number of copies are available to be mailed to interested parties.

The City Council will hold a public hearing at its September 10, 2013 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](mailto: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 29<sup>th</sup> day of July, 2013.

  
for Linda D. Lawrence, City Clerk  
City of Thousand Oaks, California

CDD\265-60\H:\COMMONH&R\2014\_LEGAL\CAPER\_Review.doc

**Exhibit K – 8**



## 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) 2012 Consolidated Annual Performance and Evaluation Report (CAPER), which summarizes the City's Community Development Block Grant (CDBG) expenditures from July 1, 2012 through June 30, 2013 for activities, such as community development projects, grants to social services providers and program administration, that primarily benefit lower-income persons. In PY 2012, the City received \$567,950 in HUD/CDBG funds.

This Public Hearing is scheduled to be heard by City Council on Tuesday, September 10, 2013 at 6:00 p.m., at the **Dos Vientos Community Center, 4801 Borchard Road, Newbury Park, California 91320**. 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](mailto:cmilton@toaks.org).

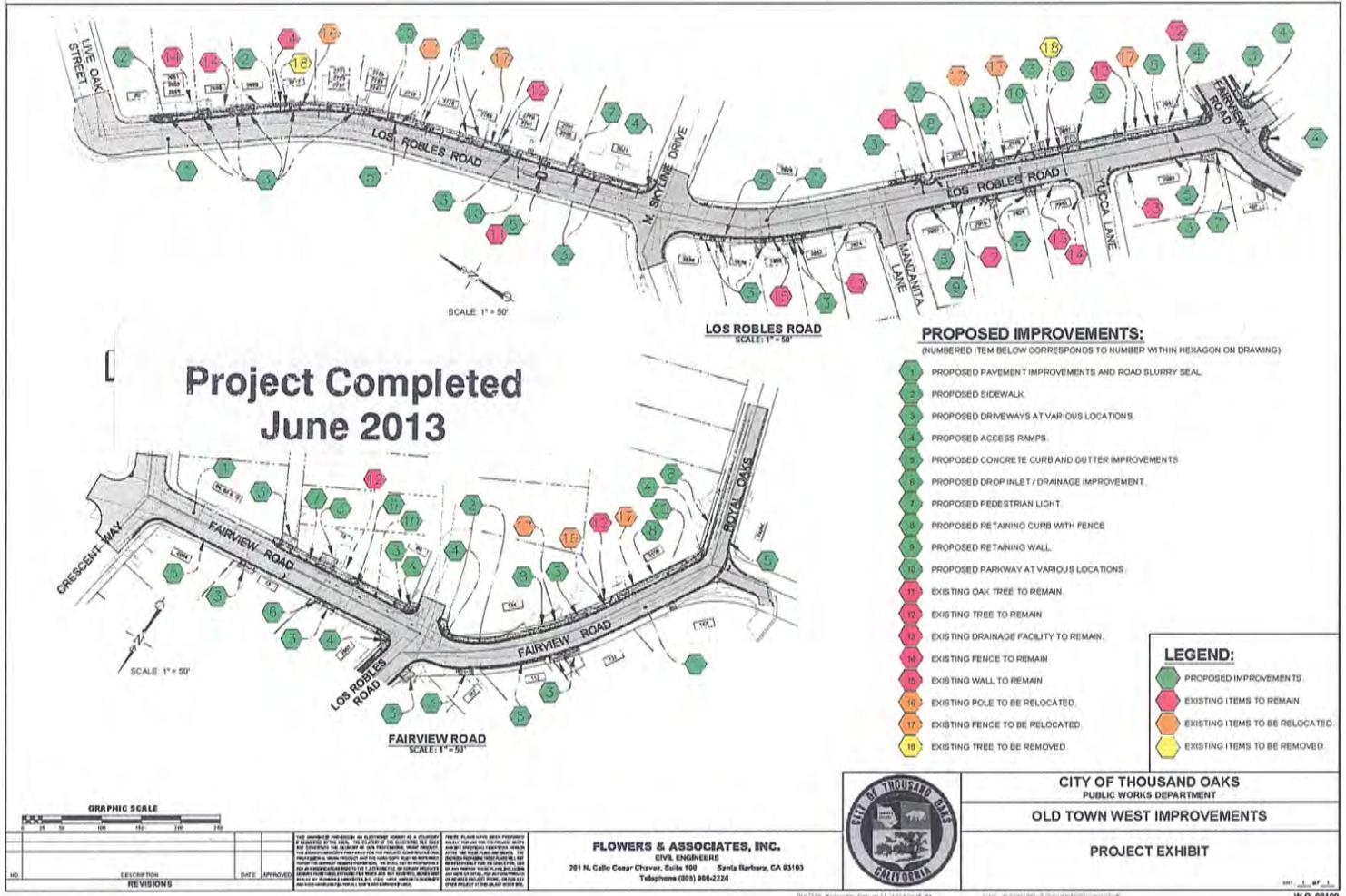
In compliance with the Americans with Disabilities Act (ADA), if you require special assistance to participate in this public hearing, please contact Caroline Milton at (805) 449-2331 or [cmilton@toaks.org](mailto:cmilton@toaks.org) at least 48 hours prior to the hearing.

DATED THIS 27<sup>th</sup> day of August, 2013.

  
\_\_\_\_\_  
Linda D. Lawrence, City Clerk  
City of Thousand Oaks, California

PUBLISH: Thousand Oaks Star  
August 27, 2013





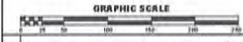
**Project Completed  
June 2013**

**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 RAMP.
- 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.



NO.	DESCRIPTION	DATE	APPROVED
REVISIONS			

THE COUNCIL OF ENGINEERS, AN ELECTRIC ENGINEER, A SURVEYOR & REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT HAS REVIEWED THIS PLAN AND APPROVES THE TECHNICAL ASPECTS OF THE PROJECT. THE COUNCIL OF ENGINEERS, AN ELECTRIC ENGINEER, A SURVEYOR & REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT HAS REVIEWED THIS PLAN AND APPROVES THE TECHNICAL ASPECTS OF THE PROJECT. THE COUNCIL OF ENGINEERS, AN ELECTRIC ENGINEER, A SURVEYOR & REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT HAS REVIEWED THIS PLAN AND APPROVES THE TECHNICAL ASPECTS OF THE PROJECT.

**FLOWERS & ASSOCIATES, INC.**  
CIVIL ENGINEERS  
701 N. Calhoun Street, Suite 100 Santa Barbara, CA 93103  
Telephone (805) 966-2224



**CITY OF THOUSAND OAKS**  
PUBLIC WORKS DEPARTMENT  
**OLD TOWN WEST IMPROVEMENTS**  
**PROJECT EXHIBIT**

**Exhibit L**



**TO:** Scott Mitnick, City Manager

**FROM:** John C. Prescott, Community Development Director

**DATE:** September 10, 2013

**SUBJECT:** Community Development Block Grant Program: Fiscal Year 2012-13 Consolidated Annual Performance and Evaluation Report

**RECOMMENDATION:**

Approve FY 2012-13 (HUD Program Year 2012) 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 Community Development Block Grant (CDBG) program expenditures totaling \$1,400,190 from July 1, 2012 through June 30, 2013. Preparation of this report is required by the Federal government. The City's cumulative FY 2012-13 CDBG administrative costs totaled \$143,878.60, of which \$113,590 (20 percent of the FY 2012-13 CDBG grant amount) is reimbursable to the City to offset a portion of these administrative costs.)

**BACKGROUND:**

The City receives an annual CDBG entitlement grant from HUD. As a HUD grantee, the City must annually prepare and submit a CAPER performance report describing CDBG-funded activities and expenditures. The HUD Program Year 2012-13 CDBG grant totaled \$567,950. In addition, \$858,031 in CDBG funds was carried forward from prior grant years for a total CDBG budget of \$1,425,981. For the fiscal year ending June 30, 2013, CDBG expenditures totaled \$1,400,190. A balance of \$25,791 was not expended, and will be carried forward to be used from July 1, 2013 through June 30, 2014.

**DISCUSSION/ANALYSIS:**

The table on page 2 summarizes the City's 2012-13 CDBG activities and expenditures in CDBG-eligible neighborhoods including capital improvements (Old Town West street and drainage improvements); community development (emergency shelter pre-planning; supplemental code enforcement at the Day Labor Site); public/social services and micro-enterprise assistance (grants to 7 non-profit providers); plus administrative costs.

**Community Outreach:**

Pursuant to the City's Citizen Participation Plan (Resolution 2010-085), a copy of the draft FY 2012-13 CAPER was posted to the City's website ([www.toaks.org](http://www.toaks.org)) for 30 days of public review and comment (August 5 through September 3, 2013) prior to being finalized and scheduled for tonight's public hearing. **A hard copy of the FY 2012-13 CAPER document was provided to City Council under separate cover.**

In addition, a hard copy of the CAPER was available to review at City Hall and, upon request, was made available at other City buildings. On request, the City also made the CAPER available in a format accessible to persons with disabilities. As this report is being prepared, no public comments on the CAPER have been received. Tonight's public hearing provides a final opportunity for public comment on this CAPER.

Since the CAPER was posted to the City's website on August 5, the City made an additional expenditure of \$3,403 to Many Mansions for Emergency Shelter Pre-Planning. As background, in 2011 Council approved \$15,426 in CDBG funds to Many Mansions for pre-development activities (non-profit capacity building) to support the potential future development of a year-round emergency shelter in Thousand Oaks. As noted above, the balance of these funds (\$3,403) has been expended. Also, Many Mansions has advised the City that no further action is indicated until at least 2014 or 2015 or until the Fire Department vacates Fire Station # 35 (potential future shelter site). Therefore, the City will not be providing any additional CDBG funding for this activity until next year or later. On October 22, City Council will be requested to re-allocate \$60,000 in 2013 CDBG funds from the future shelter to another activity. Final FY 2012-13 CDBG expenditures are shown below.

**FY 2012-13 CDBG Program Budget and Expenditures (July 1, 2012 to June 30, 2013)**

Row #	Activity Name	Prior Year CDBG Funds	PY 2012 CDBG Funds	PY 2012 CDBG Budget	PY 2012 Expenses	PY 2013 Funds Balance
1.	Old Town West (CI 4298)	\$849,228	\$264,988	\$1,114,216	\$1,089,799	\$24,417
2.	Bella Vista 2011 Improvements (HS 9936)	1,015	-0-	1,015	-0-	1,015
3.	Emergency Shelter Pre-Planning (HS 9937)	7,788	-0-	7,788	7,788	-0-
<i>Program Administration</i>						
4.	Staff Costs	-0-	91,290	91,290	91,290	-0-
5.	Fair Housing	-0-	12,300	12,300	12,300	-0-
6.	VC Homeless/Hsg Coalition or CDBG Administration	-0-	10,000	10,000	10,000	-0-
<i>Public Services</i>						
7.	Conejo Free Clinic	-0-	15,000	15,000	15,000	-0-
8.	Long Term Care	-0-	15,000	15,000	15,000	-0-
9.	Lutheran Social Services	-0-	20,192	20,192	20,192	-0-
10.	Meals on Wheels	-0-	20,000	20,000	20,000	-0-
11.	Westminster Free Clinic	-0-	10,000	10,000	10,000	-0-
12.	United Cerebral Palsy	-0-	5,000	5,000	4,641	359
13.	Day Labor Site (BG 2025)	-0-	94,180	94,180	94,180	-0-
14.	W. E. Ventures (BG 2022)	-0-	10,000	10,000	10,000	-0-
<b>TOTALS</b>		<b>\$858,031</b>	<b>\$567,950</b>	<b>\$1,425,981</b>	<b>\$1,400,190</b>	<b>\$25,791</b>

**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.

**PREPARED BY:** Caroline R. Milton, Senior Analyst

Documents Provided Under Separate Cover

#1 – Draft Program Year 2012-13 CAPER

CDD:480-70\H:\COMMON\H&R\2013\_CDBG\2012\_CAPER\PH\_Staff Report-.2012 CAPER\_2.doc



**Transition Table 1C (Updated July 2013)**  
**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 *
<b>Homeless Objectives</b>						
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	18 Beds	0	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	0	DH-1
<b>Special Needs Objectives</b>						
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	6,391	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	474	DH-3
<b>Other Objectives</b>						
1.	Old Town West Streetscape Improvements	CDBG and Developer Fees	Public Improvements	Sidewalks, etc.	N/A	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		3	EO-1

**\*Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
<b>Decent Housing</b>	DH-1	DH-2	DH-3
<b>Suitable Living Environment</b>	SL-1	SL-2	SL-3
<b>Economic Opportunity</b>	EO-1	EO-2	EO-3

**Transition Table 2C (Updated July 2013)**  
**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*
	<b>Rental Housing</b>					
1.	Los Feliz Drive (Area Hsg Authority)	2011 RDA	New Units	60	0	DH-1
2.	Hillcrest Project (Many Mansions)	2011 RDA	New Units	60	60	DH-1
3.	Tenant-Based Rental Housing	2011 RDA	Grants to Low-Income Households	30 households annually	10	DH-3
	<b>Owner Housing</b>					
1.	First-Time Homebuyer Assistance	Discontinued 2012	Down-payment loans to Low/Mod persons	10 to 15 households annually	0	DH-2
2.	Residential Rehabilitation	Discontinued 2012	Loans to low-income owners	15 Households annually	0	DH-3
	<b>Homeless Objectives</b>					
1.	Year-Round Emergency Shelter	CDBG	Year-round beds	30	0	SL-1
2.	Transitional Housing	Public and/or Private Funds (to be advised)	New Units	7	0	SL-1
	<b>Special Needs Objectives</b>					
1.	Housing Assistance Program (HAPS)	Discontinued 2012	Utility Subsidies	600+	474	DH-3
	<b>Community Development</b>					
1.	Code Enforcement at Day Labor Site	CDBG	Access to low-mod jobs	50 low-income jobs	350	SL-3
	<b>Infrastructure</b>					
1.	Old Town West Master Plan Improvements	CDBG	Sidewalks, drainage imps, etc.	2 Streets	N/A	SL-3
	<b>Public Facilities</b>					
1.	Multi-Family Rehab – Many Mansions	CDBG	Affordable Hsg	27	0	DH-3
2.	Multi-Family Rehab - AHA	CDBG	Affordable Hsg	39	0	DH-3
	<b>Public Services</b>					
1.	Federally funded grants to address special needs	CDBG	Services to benefit lower-income persons, households	3,000+ low-income persons	6,391	SL-1
2.	Locally funded grants to address special needs	SSEF	Services to benefit lower-income HHs	3,000+ HHs	5,518	SL-1
	<b>Economic Development</b>					
1.	Self-Employment Training Program	CDBG	Scholarships for low-income persons	5-10 residents/yr	5	EO-1
	<b>Neighborhood Revitalization/Other</b>				0	

**\*Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
<b>Decent Housing</b>	DH-1	DH-2	DH-3
<b>Suitable Living Environment</b>	SL-1	SL-2	SL-3
<b>Economic Opportunity</b>	EO-1	EO-2	EO-3

**Table 3A (Updated July 2013)  
Summary of Specific Annual Objectives**

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
<b>Rental Housing Objectives</b>						
1.	Los Feliz Drive (Area Hsg Authority)	Prior Yr RDA	New Units	60	0	DH-1
2.	Hillcrest Project (Many Mansions)	Prior Yr RDA	New Units	60	60	DH-1
3.	Tenant-Based Rental Assistance	Prior Yr RDA	Rent Subsidies	30	10	DH-3
<b>Ownership Housing Objectives</b>						
1.	First-Time Homebuyer Program	Discontinued 2012	Down-Payment Asst.	10-15	0	DH-2
2.	Residential Rehabilitation	Discontinued 2012	Loans or Grants	15	0	DH-3
<b>Homeless Objectives</b>						
1.	Year-Round Emergency Shelter	CDBG	Year-round beds	18	0	SL-1
2.	Transitional Housing	CDBG	New Units	7	0	SL-1
<b>Special Needs Objectives</b>						
1.	Housing Assistance Program (HAP)	Discontinued 2012	Utility Subsidies	600+	474	DH-3
<b>Community Development Objectives</b>						
1.	Code Enforcement – Day Labor Site	CDBG	Access to low-income jobs	50 jobs weekly	350	SL-3
<b>Infrastructure Objectives</b>						
1.	Old Town West Streetscape Improvements	CDBG	Sidewalks, drainage improvements, etc.	2 streets	N/A	SL-3
<b>Public Facilities Objectives</b>						
1.	Multi-Family Rehab – Many Mansions	CDBG	Affordable Hsg	27	0	DH-3
2.	Multi-Family Rehab - AHA	CDBG	Affordable Hsg	35	0	DH-3
<b>Public Services Objectives</b>						
1.	Federally Funded Public Services	CDBG	Special Needs	3,000+	6,314	SL-1
2.	Locally Funded Public Services	SSEF	Special Needs	3,000+	5,518	SL-1
<b>Economic Development Objectives</b>						
1.	Commercial Revitalization	Discontinued 2012	Grants to rehab aging buildings	3 per year	0	EO-3
2.	Self-Employment Training	CDBG	Scholarships for low-income persons	5-10 year	5	EO-1
<b>Other Objectives</b>						
	N/A					

\*Outcome/Objective Codes

	Availability/Accessibility	Affordability	Sustainability
<b>Decent Housing</b>	DH-1	DH-2	DH-3
<b>Suitable Living Environment</b>	SL-1	SL-2	SL-3
<b>Economic Opportunity</b>	EO-1	EO-2	EO-3

**Table 3B (Updated July 2013)**  
**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
<b>BENEFICIARY GOALS (Sec. 215 Only)</b>		<b>Project Name or Source</b>				
Homeless households	15 (Hillcrest – spprt unt)	15	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	<b>X</b>
Non-homeless households	N / A	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec. 215 Beneficiaries*</b>	15	15	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	<b>X</b>
<b>RENTAL GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units	120 (Los Feliz, Hillcrest)	60	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	<b>X</b>
Rehabilitation of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance (TBRA)	20	10	<input type="checkbox"/>	<b>X</b>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance (HAP)	470	474	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>
<b>Total Sec. 215 Affordable Rental</b>	610	544	<input type="checkbox"/>	<b>X</b>	<b>X</b>	<b>X</b>
<b>HOME OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec. 215 Affordable Owner</b>	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units	120	60	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	<input type="checkbox"/>
Rehabilitation of existing units	15	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0	484	<input type="checkbox"/>	<b>X</b>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Combined Total Sec. 215 Goals*</b>	120	544	<input type="checkbox"/>	<b>X</b>	<b>X</b>	<input type="checkbox"/>
<b>OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)</b>						
Annual Rental Housing Goal	120	60	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	<input type="checkbox"/>
Annual Owner Housing Goal	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Overall Housing Goal</b>	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	<input type="checkbox"/>

\* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.



# Thousand Oaks Housing Opportunities



2013

City of Thousand Oaks  
2100 East Thousand Oaks Boulevard  
Thousand Oaks, CA 91362  
(805) 449-2393  
[www.toaks.org](http://www.toaks.org)

**Exhibit O**

## TABLE OF CONTENTS

### SECTION 1: BACKGROUND INFORMATION

1. Qualifying for Subsidized/Low-Cost Housing
2. Many Mansions and Area Housing Authority
3. Other Low Income Housing Providers
4. Other Sources of Information
5. Emergency Housing
6. Fair Housing and Landlord/Tenant Counseling
7. Rent Control

### SECTION 2: MANY MANSIONS/AREA HOUSING AUTHORITY

1. Low Income Housing - Many Mansions
2. Rent Subsidy and Public Housing - Area Housing Authority

### SECTION 3: OTHER SUBSIDIZED/LOW COST APARTMENTS

1. Affordable Housing for Seniors and Disabled
2. Affordable Housing for Families

### SECTION 4: FIRST-TIME HOMEBUYER PROGRAMS AND SERVICES

1. Homebuyer Educational Workshops and More
  - A. Cabrillo Economic Development Corporation
  - B. Area Housing Authority of the County of Ventura
2. Mortgage Credit Certificates

### SECTION 5: HOUSING REHABILITATION

1. Habitat for Humanity
2. Community Action

### SECTION 6: EMERGENCY HOUSING ASSISTANCE

1. Housing Services Providers
2. HELPLINE 2-1-1
3. Shelters

### SECTION 7: OTHER USEFUL HOUSING RESOURCES

1. Fair Housing and Landlord/Tenant Counseling
2. Landlord/Tenant Rights Book
3. Legal Assistance
4. Credit Counseling
5. Homeownership Loss Prevention
6. Mobile Homes
7. Mobile Home Ombudsman

## SECTION 1

### BACKGROUND INFORMATION

#### 1. QUALIFYING FOR SUBSIDIZED / LOW-COST HOUSING

Generally in order to obtain subsidized/low-cost housing in Thousand Oaks, your income cannot exceed very-low and low income levels, which are established by the Federal government. The income levels for 2013 are set out below. Please note that these numbers change annually, sometime between February & March:

FAMILY SIZE	1	2	3	4	5	6	7	8
Extremely Low	18,800	21,450	24,150	26,800	28,950	31,100	33,250	35,400
Very Low	31,300	35,750	40,200	44,650	48,250	51,800	55,400	58,950
Lower	49,850	57,000	64,100	71,200	76,900	82,600	88,300	94,000

#### 2. MANY MANSIONS AND AREA HOUSING AUTHORITY

The two largest providers of subsidized lower cost apartments in Thousand Oaks are Many Mansions and The Area Housing Authority of the County of Ventura (AHA). Both agencies provide useful assistance in locating other affordable resources. A list of the apartments and services provided by these agencies can be reviewed in Section 2 of this brochure.

#### 3. OTHER LOW INCOME HOUSING PROVIDERS

Other low income units are provided at Conejo Future Village, Arroyo Villas, and Shadow Apartments. The addresses of these apartment complexes are listed in Section 3 of this brochure. Most of these complexes have long waiting lists. You are encouraged to apply to as many complexes and organizations as possible.

#### 4. OTHER SOURCES OF INFORMATION

- ❖ Chamber of Commerce - Publishes a list of apartment complexes in Thousand Oaks, which may include affordable units. You may contact the Chamber at (805) 370-0035 or access information online at [www.towlvchamber.org](http://www.towlvchamber.org) sitemap→relocation→apartment locations.
- ❖ Ventura County Star - Daily listing of apartments and rooms in the classified section. Call (805) 437-0000 or visit their website at [www.vcstar.com](http://www.vcstar.com).
- ❖ City's Senior Services - The City publishes useful information on housing options for senior adults. Contact the Senior Services staff by e-mail [Councilonaging@toaks.org](mailto:Councilonaging@toaks.org) or (805) 381-7362. In addition, you can find a list of market rent retirement/senior adult communities in the Yellow Pages under "Retirement Communities".

The process of finding low-income housing is often time consuming. You are encouraged to contact Many Mansions at (805) 497-0344 and Area Housing Authority (805) 480-9991 to discuss all your housing options.

#### 5. EMERGENCY HOUSING

If you are in need of emergency housing assistance, contact one of the emergency social service providers listed in Section 6 or contact the Ventura County Helpline at 2-1-1 for more information.

#### 6. FAIR HOUSING AND LANDLORD/TENANT COUNSELING

If you have a fair housing issue or dispute, the Housing Rights Center can help you resolve any landlord/tenant problems by providing counseling and other services at (800) 477-5977. See Section 7.1 for more information.

#### 7. RENT CONTROL

The City only has a Rent Stabilization Program for a small number of apartment units and all mobile homes. **Apartment rent control does not apply to any tenant who moved into their apartment unit after 1987.** Only tenants who have lived in the same rent-controlled unit since 1987 are eligible for rent control. For more information call (805) 449-2391.

## SECTION 2

### MANY MANSIONS / AREA HOUSING AUTHORITY

Many Mansions and Area Housing Authority provide housing for low-income individuals and households, as well as assistance in finding other affordable housing options in Thousand Oaks.

#### 1. LOW INCOME HOUSING

Many Mansions owns and manages over 450 affordable housing units serving seniors and families at various locations in Thousand Oaks (see below) and, depending on your family size and income, rents will vary.

PROJECT	ADDRESS	UNITS	PHONE NUMBER (805)
Bella Vista	2011-2025 Los Feliz Dr	72	496-6150
Esseff Village	1423-1425 E Thousand Oaks Bl	50	496-8122
Hacienda De Feliz	2084-2096 Los Feliz Dr	25	557-2705
Hillcrest Villas	2736 East Hillcrest Dr	60	Opening Spring
Richmond Terrace	760 Warwick Ave	26	777-7077
Schillo Gardens	2849 Los Robles Rd	29	495-8138
Shadow Hills	227 E Wilbur Rd	101	495-4165
Stoll House	---	11	497-4102
Villas Garcia	1419 E Thousand Oaks Bl	80	495-6781

For more information contact:

Many Mansions, Housing Central  
1425 E Thousand Oaks Blvd, Thousand Oaks  
(805) 497-0344  
8:30 am-4:30 pm Monday-Friday  
[www.manymansions.org](http://www.manymansions.org)

**2. RENT SUBSIDY AND PUBLIC HOUSING**

The Area Housing Authority of the County of Ventura (AHA) administers a rental subsidy program called the Housing Choice Voucher Program, commonly referred to as Section 8, in addition to Public Housing Assistance (PHA). These programs are only offered to very-low income households; see Section 1.1 for maximum income limits. Households who qualify will be placed on a waiting list for either Section 8 or PHA, subject to availability. Section 8 allows eligible individuals to rent a unit anywhere that the landlord will accept a voucher. Public housing assistance is available at select subsidized apartment complexes. Both Section 8 and Public Housing Assistance require eligible households and individuals pay 30% of their income in rent. Vouchers provide a fixed subsidy amount and allow individuals to rent anywhere, even if the rent requires more than 30% of their income. There is typically a five to seven-year waiting list for this assistance.

<b>AHA PUBLIC HOUSING APARTMENTS</b>			
Fiore Gardens	220-480 E Hillcrest Dr	50 Family	449-1881
Florence Janss	190-210 Brazil St	64 Senior / Disabled	497-1766
Leggett Court	1824-1884 Los Feliz Dr	49 Family	495-8616
<b>OTHER SUBSIDIZED AHA APARTMENTS</b>			
Glenn Oaks	145 E Wilbur Rd	39 Senior	494-3120
Los Arboles	801-886 Calle Haya	43 Family	492-8350
Royal Oaks	3210-14 Royal Oaks Dr	5 Family	480-9991
Sunset Villas	90-110 Sunset Dr	11 Family	480-9991
Oak Creek Sr Villas	367 E Thousand Oaks Bl	57 Senior	373-0333

For more information contact:

Area Housing Authority  
 1400 W Hillcrest Drive, Newbury Park 91320  
 (805) 480-9991 or (800) 800-2123  
 7:00am-5:00pm Monday-Thursday  
[www.ahacv.org](http://www.ahacv.org)

PART 3

SPECIAL NEEDS/SUBSIDIZED APARTMENTS BY TYPE

PROJECT	ADDRESS	UNITS	COMMENTS	PHONE NUMBER (805)
<b>AFFORDABLE HOUSING FOR SENIORS AND DISABLED</b>				
Conejo Future Village	130 Brazil St	90	Senior (62+) severely disabled. Must be very-low income and rent is at 30% of income. 3-4 year waiting list.	449-1881
Glen Oaks	145 E Wilbur Rd	39	One bedroom units reserved for very-low income seniors.	494-3120
Florence Janss	190-210 Brazil St	64	Senior (62 & older) Public Housing.	492-8350
Hillcrest & Bel-Aire Homes	2170/2220 Westlake Bl	30	Specialized group housing for severely disabled. Rent at 30% of income.	494-1141
Oak Creek Senior Villas	367 E Thousand Oaks Bl	57	Senior (62+) 46 one-bedroom units; 11 two-bedroom units	373-0333
<b>AFFORDABLE HOUSING FOR FAMILIES</b>				
Arroyo Villas	1600 Rancho Conejo Bl	40	Section 8	480-9991
Bella Vista	2011-2025 Los Feliz Dr	72	Lower income	496-6150
Esseff Village	1425 E Thousand Oaks Bl	50	Lower income	496-8122
Fiore Gardens	480 E Hillcrest Dr	50	FMR & Section 8	449-1881
Hacienda De Feliz	2096 Los Feliz Dr	25	Lower income	557-2705
Leggett Court	1824-1884 Los Feliz Dr	49	FMR & Section 8	495-8616
Los Arboles	801-886 Calle Hoya	43	FMR & Section 8	492-1288
Mountclef	3500 Mountclef St	18	FMR & Section 8	(323) 231-1104
Richmond Terrace	760 Warwick Ave	26	Lower income	777-7077
Royal Oaks	3210-14 Royal Oaks	5	FMR & Section 8	480-9991
Schillo Gardens	2849 Los Robles Rd	29	Very Low income	495-8138
Shadow Hills	227 E Wilbur Rd	101	Lower & moderate income	495-8165
Sunset Villas	90 -110 Sunset Dr	11	FMR & Section 8	480-9991
The Shadows	1949 Los Feliz Dr	148	148 low/mod, 30 very-low income, & 15 Section 8	379-0461
Villa Garcia	1419 E Thousand Oaks Bl	80	Lower income	495-6781

## SECTION 4

### FIRST-TIME HOMEBUYER SERVICES

#### 1. HOMEBUYER EDUCATIONAL WORKSHOPS AND MORE

##### A. Cabrillo Economic Development Corporation (CEDC)

CEDC offers various homebuyer courses through its Home Ownership Center (HOC), including pre- and post-purchase education and one-on-one counseling, which are designed to introduce families to the many steps in the homeownership process. HOC also offers an 8-hour financial fitness course, which allows for a one-on-one opportunity to review with buyer's credit, budget and money management strategies to plan and prepare for home purchase. All these courses are offered monthly in both English and Spanish. HOC will identify the various lending programs, including state, federal or local down payment assistance programs available.

For more information contact:

Cabrillo Economic Development Corporation  
Home Ownership Center  
702 County Square Drive  
Ventura, CA 93003  
(805) 659-6868 Fax (805) 659-6869  
[www.cabrilloedc.org](http://www.cabrilloedc.org)

##### B. Area Housing Authority of the County of Ventura (AHA)

AHA offers home buying workshops through mutual agreements with experts in local, state and federal funding resources. Workshops cover tax benefits, raising your FICO score, loan options available. Workshops are offered in both English and Spanish several times a year. For more information contact:

Area Housing Authority of the County of Ventura  
1400 W Hillcrest Drive  
Newbury Park, CA 91320  
(805) 480-9991  
[www.ahahomebuyingschool.com](http://www.ahahomebuyingschool.com)

#### 2. MORTGAGE CREDIT CERTIFICATES (MCC)

MCC provide a federal tax credit equivalent to 20% of your annual mortgage interest. MCC are available to most first-time homebuyers and can be used in conjunction with state, federal or local loan products, when available. Annual tax savings is equivalent to about 1% of the property's sale price. MCC helps extend a buyer's ability to qualify for a home purchase. The availability of these certificates is limited. **APPLICATIONS MUST BE COMPLETED PRIOR TO CLOSE OF ESCROW.** For additional information and a list of approved lenders, Affordable Housing Applications, Inc. can be reached at [www.ahahousing.com](http://www.ahahousing.com) or at (619) 469-0270.

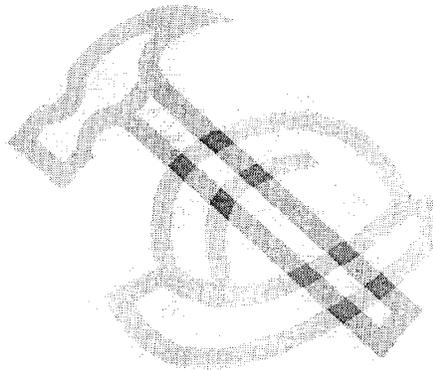
**SECTION 5**  
**HOUSING REHABILITATION**

**1. HABITAT FOR HUMANITY**

A Brush with Kindness (ABWK) is a program of Habitat for Humanity Ventura County that helps lower-income homeowners complete exterior home improvements. Volunteer teams work to improve the condition of homes by painting, landscaping, and performing minor exterior repairs at minimal costs to homeowners who would be unable to do so on their own. Those that are physically able are asked to work alongside the volunteers throughout the completion of the project. The program is for homeowners earning between 30%-50% of the median income of Ventura County. For more information visit their website at [www.habitatventura.org](http://www.habitatventura.org) or call (805) 485-6065 ext. 202, located at 121 S. Rice Ave, Oxnard, CA 93030.

**2. COMMUNITY ACTION**

Qualified homeowners can save up to 40 percent on utility bills, depending on the home, simply by improving energy efficiency. This can be done by replacing windows, weather-stripping doors, adding insulation, minor home repairs and installing more efficient appliances and products. For more information e-mail [energy@ca-vc.org](mailto:energy@ca-vc.org) or call (805) 436-4035.



## SECTION 6

### EMERGENCY HOUSING ASSISTANCE

#### 1. HOUSING SERVICES PROVIDERS

The City of Thousand Oaks provides funds from the Community Development Block Grant (CDBG) fund and Social Services Endowment Fund (SSEF) to local organizations for numerous social services, including housing/homeless services. The following organizations provide housing/homeless services, ranging from loans to help defer the cost of finding permanent accommodations ("first" and "last" payments) for the homeless and those at risk of homelessness to providing winter shelters. For more information about specific services contact the individual organizations:

NAME	ADDRESS	PHONE NUMBER (805)
Catholic Charities	612 Spring Road Moorpark, CA 93021	529-0720
Community Action of Ventura County	621 Richmond Avenue Oxnard CA 93030	436-4000
County of Ventura Human Services Agency	855 Partridge Drive Ventura CA 93003	477-5100
Lutheran Social Services	80 E Hillcrest Drive, # 101 Thousand Oaks CA 91360	497-6207
Salvation Army	5924 E Los Angeles Avenue Simi Valley CA 93063	527-1070
Samaritan Center	280 Royal Avenue Simi Valley CA 93065	579-9166
St. Vincent De Paul	155 E Janss Road Thousand Oaks CA 91360	496-0222
Turning Point Foundation	<a href="http://www.turningpointfoundation.org">www.turningpointfoundation.org</a>	652-0596

#### 2. HELPLINE 2-1-1

Helpline 2-1-1 is a free accessible 3-digit telephone number that allows you to access over 2000 programs and 900 agencies across Ventura County. 2-1-1 helps connect you to the appropriate services you are in need of, such as shelter/housing. Other basic life needs are food, financial assistance, health, parenting and mental health services. 2-1-1 eliminates a majority of the inappropriate, non-emergency calls to 9-1-1; saving that vital community resource for life and death emergencies. The 2-1-1 line is available 24 hours/7 days a week, it's free and confidential, and it's fast and easy. So, for any other vital community service you can call (800) 339-9597 (Helpline) or go on-line for information at [www.211ventura.org](http://www.211ventura.org), or just dial 211.

3. SHELTERS

<b>WINTER SHELTER AND MEAL SITES DECEMBER 1- APRIL 15</b> For information call (805) 497-6207		
SUNDAY	Temple Adat Elohim	2420 E Hillcrest Drive Thousand Oaks
MONDAY	Holy Trinity Church	1 W Avenida de Los Arboles Thousand Oaks
TUESDAY	Calvary Community Church	5495 Via Rocas Westlake Village
WEDNESDAY	Westminster Presbyterian Church	32111 Watergate Road Westlake Village
THURSDAY	Chinese Christian Church	218 W Janss Road Thousand Oaks
FRIDAY	T O United Methodist Church	1000 E Janss Road Thousand Oaks
SATURDAY	St Julie Billiart Catholic Church	2475 Borchard Road Newbury Park
Schedule subject to change annually.		



## SECTION 7

### OTHER USEFUL HOUSING RESOURCES

#### 1. FAIR HOUSING AND LANDLORD/TENANT COUNSELING

The Housing Rights Center (HRC) is an organization which provides fair housing services for Thousand Oaks residents. HRC provides free landlord-tenant counseling in order to help resolve housing issues such as evictions, security deposit disputes, and repairs. HRC provides legal services for other issues, including discrimination disputes. For more information contact:

Housing Rights Center  
1020 North Fair Oaks Avenue  
Pasadena CA 91103  
1-800-477-5977  
[www.hrc-la.org](http://www.hrc-la.org)

#### 2. TENANT/LANDLORD RIGHTS

The Department of Consumer Affairs (DCA) provides a Residential Tenant and Landlord Rights and Responsibilities book. To print a copy of this book, go to the following website:

[www.dca.ca.gov/publications/landlordbook/catenant](http://www.dca.ca.gov/publications/landlordbook/catenant)

or call 1 (800) 884-1684.

#### 3. LEGAL ASSISTANCE

NAME	ADDRESS	PHONE NUMBER (805)
Conejo Free Clinic	80 E Hillcrest Drive #102, Thousand Oaks	497-3575
Grew Law, Inc	1385 E Janss Road, Thousand Oaks	658-2266
Westminster Free Clinic	1000 E Janss Road, Thousand Oaks	241-8366

#### 4. CREDIT COUNSELING

NAME	ADDRESS	PHONE NUMBER (805)
Cabrillo Economic Development Corporation	702 County Square Dr, Ventura	659-6868
Lutheran Social Services	80 E Hillcrest Dr #101, Thousand Oaks	497-6207

**5. HOMEOWNERSHIP LOSS PREVENTION**

If you are in danger or facing foreclosure, there is "HOPE NOW". HOPE NOW has offices nation-wide and has an alliance between counselors, servicers, investors and other mortgage market participants. This alliance helps homeowners stay in their homes and creates a unified, coordinated plan to reach and help as many homeowners as possible. Homeowner's HOPE, a counseling service provided by the Homeownership Prevention Foundation, can work with you to find solutions to your situation. Homeownership Prevention Foundation is an independent non-profit agency with a single purpose, to help homeowners avoid foreclosure. Visit HOPE NOW at [www.hopenow.com](http://www.hopenow.com) or call the Nation-wide Hotline at 1-888-995-HOPE

**6. MOBILE HOMES**

**A. Rent Control**

All mobile home parks in the City are regulated by a Rent Stabilization Program pursuant City of Thousand Oaks Municipal Code (Title 5, Public Welfare, Morals, and Conduct, Chapter 25 Mobile Home Rent Stabilization). The ordinance specifies a method to determine annual allowable maximum rent increases by mobile home park owners.

**B. Mobile Home Parks**

The following is a list of all mobile home parks in the City of Thousand Oaks. Any questions regarding availability should be directed to the individual park owners at their given numbers.

FAMILY MOBILE HOME PARKS		
Elms Plaza Mobile Home Park	1262 Newbury Rd Newbury Park	(805) 498-1710
Lakestone Mobile Home Park	53 N Conejo School Rd Thousand Oaks	(310) 644-6404
Twin Palms Mobile Home Park	198 N Skyline Drive Thousand Oaks	(805) 368-0998
SENIOR MOBILE HOME PARKS		
Ranch Mobile Home Park	2193 Los Feliz Dr Thousand Oaks	(805) 496-3725
Thunderbird Oaks Mobile Home Comty	200 S Conejo School Rd Thousand Oaks	(805) 496-3725
Vallecito Mobile Estates	1251 Old Conejo Rd Newbury Park	(805) 498-2612
Ventu Estates Mobile Home Park	26 S Ventu Park Rd Newbury Park	(805) 498-2010
Ventu Park Villa Mobile Home Park	50 S Ventu Park Rd Newbury Park	(805) 498-2010

**7. MOBILE HOME OMBUDSMAN**

This is a State office which assists the public in resolving problems associated with manufactured homes and mobile homes by taking complaints and coordinating their resolution. Issues handled by this office include titling and registration, installation, warranties, sales, inspection of homes and parks, mobile home accessories, and certain Mobile Home Residency Law questions. The office of the Mobile Home Ombudsman may be contacted at:

P O Box 31  
Sacramento CA 95812-0031  
1-800-952-5275

<http://www.hcd.ca.gov/codes/ol/ombpg-menu.html>

This Directory is provided as a public service. The list of service providers in this Directory shall in no way constitute an endorsement of any of the listed providers. Furthermore, the listing of service providers in this Directory shall not create an agency relationship between the service providers listed and the City of Thousand Oaks, or any of its employees, officials, boards, or commissions.



U.S. DEPARTMENT OF HUD 12/11/2012  
STATE: CALIFORNIA

		2013 ADJUSTED HOME INCOME LIMITS							
PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	
<b>Madera-Chowchilla, CA MSA</b>									
30% LIMITS	12050	13800	15500	17200	18600	20000	21350	22750	
VERY LOW INCOME	20100	22950	25800	28650	30950	33250	35550	37850	
60% LIMITS	24120	27540	30960	34380	37140	39900	42660	45420	
LOW INCOME	32100	36700	41300	45850	49550	53200	56900	60550	
<b>Merced, CA MSA</b>									
30% LIMITS	12050	13800	15500	17200	18600	20000	21350	22750	
VERY LOW INCOME	20100	22950	25800	28650	30950	33250	35550	37850	
60% LIMITS	24120	27540	30960	34380	37140	39900	42660	45420	
LOW INCOME	32100	36700	41300	45850	49550	53200	56900	60550	
<b>Modesto, CA MSA</b>									
30% LIMITS	12400	14150	15900	17650	19100	20500	21900	23300	
VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900	
60% LIMITS	24780	28320	31860	35340	38220	41040	43860	46680	
LOW INCOME	33050	37750	42450	47150	50950	54700	58500	62250	
<b>Napa, CA MSA</b>									
30% LIMITS	17200	19650	22100	24550	26550	28500	30450	32450	
VERY LOW INCOME	28650	32750	36850	40900	44200	47450	50750	54000	
60% LIMITS	34380	39300	44220	49080	53040	56940	60900	64800	
LOW INCOME	45100	51550	58000	64400	69600	74750	79900	85050	
<b>Oxnard-Thousand Oaks-Ventura, CA MSA</b>									
30% LIMITS	18350	21000	23600	26200	28300	30400	32500	34600	
VERY LOW INCOME	30600	35000	39350	43700	47200	50700	54200	57700	
60% LIMITS	36720	42000	47220	52440	56640	60840	65040	69240	
LOW INCOME	48950	55950	62950	69900	75500	81100	86700	92300	
<b>Redding, CA MSA</b>									
30% LIMITS	12050	13800	15500	17200	18600	20000	21350	22750	
VERY LOW INCOME	20100	22950	25800	28650	30950	33250	35550	37850	
60% LIMITS	24120	27540	30960	34380	37140	39900	42660	45420	
LOW INCOME	32100	36700	41300	45850	49550	53200	56900	60550	
<b>Riverside-San Bernardino-Ontario, CA MSA</b>									
30% LIMITS	13400	15300	17200	19100	20650	22200	23700	25250	
VERY LOW INCOME	22300	25500	28700	31850	34400	36950	39500	42050	
60% LIMITS	26760	30600	34440	38220	41280	44340	47400	50460	
LOW INCOME	35700	40800	45900	50950	55050	59150	63200	67300	



NATIONAL LOW INCOME HOUSING COALITION

ABOUT US

POLICY ISSUES

WHAT WE DO

GET INVOLVED

OUR PARTNERS

RESOURCE LIBRARY

# Out of Reach 2013: California

In California, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,341. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$4,469 monthly or \$53,627 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a **Housing Wage of \$25.78**.

In California, a minimum wage worker earns an hourly wage of \$8.00. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 129 hours per week, 52 weeks per year. Or a household must include 3.2 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In California, the estimated mean (average) wage for a renter is \$17.99. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 57 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.4 workers earning the mean renter wage in order to make the two-bedroom FMR affordable.

## Exhibit P – 2

# California

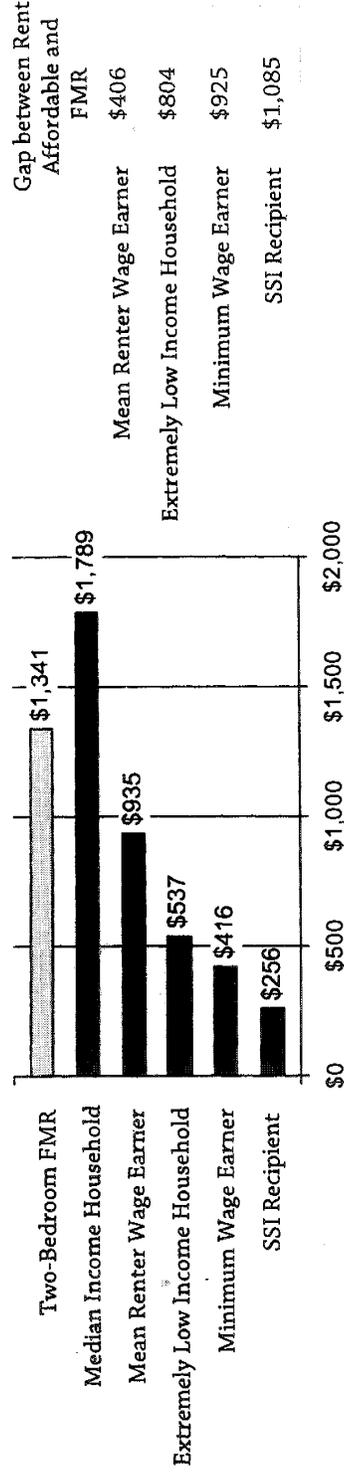
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**\$25.78**

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Monthly Rent Affordable to Selected Income Levels Compared with Two-Bedroom FMR



California

FY13 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTER HOUSEHOLDS

	Hourly wage necessary to afford 2 BR FMR	Two-bedroom FMR <sup>1</sup>	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI <sup>2</sup>	Rent affordable at AMI <sup>3</sup>	30% of AMI <sup>4</sup>	Rent affordable at 30% of AMI	Number (2007-2011)	% of total households (2007-2011)	Estimated mean renter hourly wage (2013)	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
California	\$25.78	\$1,341	\$53,627	3.2	\$71,573	\$1,789	\$21,472	\$537	5,377,530	43%	\$17.99	\$935	1.4
Combined Nonmetro Areas	\$17.92	\$932	\$37,284	2.2	\$57,885	\$1,447	\$17,365	\$434	111,602	34%	\$10.72	\$557	1.7
<b>Metropolitan Areas</b>													
Bakersfield MSA	\$15.46	\$804	\$32,160	1.9	\$52,500	\$1,313	\$15,750	\$394	100,132	40%	\$12.26	\$638	1.3
Chico MSA	\$16.88	\$878	\$35,120	2.1	\$55,700	\$1,393	\$16,710	\$418	33,813	40%	\$11.09	\$577	1.5
El Centro MSA	\$15.81	\$822	\$32,880	2.0	\$48,000	\$1,200	\$14,400	\$360	21,302	44%	\$7.76	\$403	2.0
Fresno MSA	\$16.88	\$878	\$35,120	2.1	\$54,600	\$1,365	\$16,380	\$410	128,359	45%	\$10.83	\$563	1.6
Hanford-Corcoran MSA	\$14.96	\$778	\$31,120	1.9	\$50,400	\$1,260	\$15,120	\$378	18,465	45%	\$12.05	\$627	1.2
Los Angeles-Long Beach HMFA	\$27.33	\$1,421	\$56,840	3.4	\$61,900	\$1,548	\$18,570	\$464	1,678,964	52%	\$18.32	\$952	1.5
Madera-Chowchilla MSA	\$16.56	\$861	\$34,440	2.1	\$54,500	\$1,363	\$16,350	\$409	15,900	38%	\$11.23	\$584	1.5
Merced MSA	\$14.85	\$772	\$30,880	1.9	\$50,200	\$1,255	\$15,060	\$377	33,155	45%	\$10.19	\$530	1.5
Modesto MSA	\$18.10	\$941	\$37,640	2.3	\$56,600	\$1,415	\$16,980	\$425	64,707	39%	\$11.65	\$606	1.6
Napa MSA	\$25.04	\$1,302	\$52,080	3.1	\$80,600	\$2,015	\$24,180	\$605	18,199	37%	\$14.51	\$754	1.7
Oakland-Fremont HMFA	\$26.17	\$1,361	\$54,440	3.3	\$89,200	\$2,230	\$26,760	\$669	361,475	40%	\$18.57	\$966	1.4
Orange County HMFA *	\$31.17	\$1,621	\$64,840	3.9	\$84,100	\$2,103	\$25,230	\$631	391,720	40%	\$18.03	\$938	1.7
Oxnard-Thousand Oaks-Ventura MSA	\$28.83	\$1,499	\$59,960	3.6	\$86,700	\$2,168	\$26,010	\$650	90,672	34%	\$15.06	\$783	1.9
Redding MSA	\$18.25	\$949	\$37,960	2.3	\$54,400	\$1,360	\$16,320	\$408	23,996	35%	\$10.79	\$561	1.7
Riverside-San Bernardino-Ontario MSA *	\$21.46	\$1,116	\$44,640	2.7	\$62,600	\$1,565	\$18,780	\$470	421,709	33%	\$11.92	\$620	1.8
Sacramento-Arden-Arcade-Roseville HMFA *	\$20.63	\$1,073	\$42,920	2.6	\$70,900	\$1,773	\$21,270	\$532	264,578	37%	\$14.43	\$750	1.4
Salinas MSA	\$23.52	\$1,223	\$48,920	2.9	\$63,100	\$1,578	\$18,930	\$473	60,902	49%	\$13.41	\$697	1.8
San Benito County HMFA	\$22.67	\$1,179	\$47,160	2.8	\$79,800	\$1,995	\$23,940	\$599	6,084	36%	\$10.61	\$551	2.1
San Diego-Carlsbad-San Marcos MSA	\$26.58	\$1,382	\$55,280	3.3	\$72,300	\$1,808	\$21,690	\$542	476,270	45%	\$17.28	\$899	1.5
San Francisco HMFA	\$34.52	\$1,795	\$71,800	4.3	\$101,200	\$2,530	\$30,360	\$759	353,206	51%	\$27.94	\$1,453	1.2
San Jose-Sunnyvale-Santa Clara HMFA	\$30.96	\$1,610	\$64,400	3.9	\$101,300	\$2,533	\$30,390	\$760	247,755	41%	\$33.02	\$1,717	0.9
San Luis Obispo-Paso Robles MSA	\$21.85	\$1,136	\$45,440	2.7	\$70,900	\$1,773	\$21,270	\$532	40,365	40%	\$11.39	\$592	1.9
Santa Barbara-Santa Maria-Golera MSA	\$27.42	\$1,426	\$57,040	3.4	\$71,000	\$1,775	\$21,300	\$533	65,746	46%	\$15.14	\$787	1.8
Santa Cruz-Watsonville MSA	\$30.52	\$1,587	\$63,480	3.8	\$73,800	\$1,845	\$22,140	\$554	36,132	41%	\$12.82	\$666	2.4
Santa Rosa-Petaluma MSA	\$25.62	\$1,332	\$53,280	3.2	\$74,900	\$1,873	\$22,470	\$562	70,867	36%	\$14.91	\$775	1.7
Stockton MSA	\$19.17	\$997	\$39,880	2.4	\$58,600	\$1,465	\$17,580	\$440	83,609	39%	\$12.19	\$634	1.6
Vallejo-Fairfield MSA	\$22.42	\$1,166	\$46,640	2.8	\$78,800	\$1,970	\$23,640	\$591	48,947	35%	\$14.36	\$747	1.6

\* 50th percentile FMR (See Appendix A).

1: FMR = Fiscal Year 2013 Fair Market Rent (HUD, 2012). 2: AMI = Fiscal Year 2013 Area Median Income (HUD, 2012).

3: 'Affordable' rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs

4: The federal standard for extremely low income households. Does not include HUD-specific adjustments.

California

FY13 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTER HOUSEHOLDS

	Hourly wage necessary to afford 2 BR FMR	Two-bedroom FMR <sup>1</sup>	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI <sup>2</sup>	Rent affordable at AMI <sup>3</sup>	30% of AMI <sup>4</sup>	Rent affordable at 30% of AMI	Number (2007-2011)	% of total households (2007-2011)	Estimated mean renter hourly wage (2013)	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Visalia-Porterville MSA	\$14.77	\$768	\$30,720	1.8	\$48,500	\$1,213	\$14,550	\$364	52,684	41%	\$9.94	\$517	1.5
Yolo HMFMA	\$20.81	\$1,082	\$43,280	2.6	\$75,000	\$1,875	\$22,500	\$563	32,117	46%	\$11.88	\$618	1.8
Yuba City MSA	\$15.62	\$812	\$32,480	2.0	\$56,300	\$1,408	\$16,890	\$422	22,098	40%	\$11.35	\$590	1.4
<b>Counties:</b>													
Alameda County	\$26.17	\$1,361	\$54,440	3.3	\$89,200	\$2,230	\$26,760	\$669	243,713	45%	\$19.43	\$1,010	1.3
Alpine County	\$17.54	\$912	\$36,480	2.2	\$85,300	\$2,133	\$25,590	\$640	70	20%	\$13.43	\$698	1.3
Amador County	\$20.81	\$1,082	\$43,280	2.6	\$69,200	\$1,730	\$20,760	\$519	3,070	21%	\$11.64	\$605	1.8
Butte County	\$16.88	\$878	\$35,120	2.1	\$55,700	\$1,393	\$16,710	\$418	33,813	40%	\$11.09	\$577	1.5
Calaveras County	\$17.75	\$923	\$36,920	2.2	\$69,700	\$1,743	\$20,910	\$523	4,026	21%	\$10.83	\$563	1.6
Colusa County	\$14.73	\$766	\$30,640	1.8	\$57,000	\$1,425	\$17,100	\$428	2,553	37%	\$10.51	\$547	1.4
Contra Costa County	\$26.17	\$1,361	\$54,440	3.3	\$89,200	\$2,230	\$26,760	\$669	117,762	32%	\$16.88	\$878	1.6
Del Norte County	\$16.46	\$856	\$34,240	2.1	\$55,100	\$1,378	\$16,530	\$413	3,784	39%	\$8.98	\$467	1.8
El Dorado County*	\$20.63	\$1,073	\$42,920	2.6	\$70,900	\$1,773	\$21,270	\$532	17,008	25%	\$11.42	\$594	1.8
Fresno County	\$16.88	\$878	\$35,120	2.1	\$54,600	\$1,365	\$16,380	\$410	128,359	45%	\$10.83	\$563	1.6
Glenn County	\$14.92	\$776	\$31,040	1.9	\$52,900	\$1,323	\$15,870	\$397	3,202	34%	\$9.39	\$488	1.6
Humboldt County	\$18.71	\$973	\$38,920	2.3	\$54,400	\$1,360	\$16,320	\$408	22,922	43%	\$10.50	\$546	1.8
Imperial County	\$15.81	\$822	\$32,880	2.0	\$48,000	\$1,200	\$14,400	\$360	21,302	44%	\$7.76	\$403	2.0
Inyo County	\$16.08	\$836	\$33,440	2.0	\$65,800	\$1,645	\$19,740	\$494	2,950	37%	\$9.02	\$469	1.8
Kern County	\$15.46	\$804	\$32,160	1.9	\$52,500	\$1,313	\$15,750	\$394	100,132	40%	\$12.26	\$638	1.3
Kings County	\$14.96	\$778	\$31,120	1.9	\$50,400	\$1,260	\$15,120	\$378	18,465	45%	\$12.05	\$627	1.2
Lake County	\$16.90	\$879	\$35,160	2.1	\$49,200	\$1,230	\$14,760	\$369	8,917	35%	\$10.17	\$529	1.7
Lassen County	\$19.25	\$1,001	\$40,040	2.4	\$66,800	\$1,670	\$20,040	\$501	3,517	35%	\$9.88	\$514	1.9
Los Angeles County	\$27.33	\$1,421	\$56,840	3.4	\$61,900	\$1,548	\$18,570	\$464	1,678,964	52%	\$18.32	\$952	1.5
Madera County	\$16.56	\$861	\$34,440	2.1	\$54,500	\$1,363	\$16,350	\$409	15,900	38%	\$11.23	\$584	1.5
Marin County	\$34.52	\$1,795	\$71,800	4.3	\$101,200	\$2,530	\$30,360	\$759	38,046	37%	\$17.05	\$887	2.0
Mariposa County	\$15.98	\$831	\$33,240	2.0	\$61,300	\$1,533	\$18,390	\$460	2,213	29%	\$6.53	\$340	2.4
Mendocino County	\$19.02	\$989	\$39,560	2.4	\$49,900	\$1,248	\$14,970	\$374	13,082	38%	\$10.94	\$569	1.7
Merced County	\$14.85	\$772	\$30,880	1.9	\$50,200	\$1,255	\$15,060	\$377	33,155	45%	\$10.19	\$530	1.5
Modoc County	\$12.04	\$626	\$25,040	1.5	\$49,300	\$1,233	\$14,790	\$370	1,244	32%	\$8.96	\$466	1.3
Mono County	\$23.13	\$1,203	\$48,120	2.9	\$79,600	\$1,990	\$23,880	\$597	2,320	43%	\$9.44	\$491	2.4

\* 50th percentile FMR (See Appendix A).

1: FMR = Fiscal Year 2013 Fair Market Rent (HUD, 2012). 2: AMI = Fiscal Year 2013 Area Median Income (HUD, 2012).

3: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

4: The federal standard for extremely low income households. Does not include HUD-specific adjustments.

California

FY13 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTER HOUSEHOLDS

	Hourly wage necessary to afford 2 BR FMR	Two-bedroom FMR <sup>1</sup>	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI <sup>2</sup>	Rent affordable at AMI <sup>3</sup>	30% of AMI <sup>4</sup>	Rent affordable at 30% of AMI	Number households (2007-2011)	% of total households (2007-2011)	Estimated mean renter hourly wage (2013)	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Monterey County	\$23.52	\$1,223	\$48,920	2.9	\$63,100	\$1,578	\$18,930	\$473	60,902	49%	\$13.41	\$697	1.8
Napa County	\$25.04	\$1,302	\$52,080	3.1	\$80,600	\$2,015	\$24,180	\$605	18,199	37%	\$14.51	\$754	1.7
Nevada County	\$19.88	\$1,034	\$41,360	2.5	\$65,900	\$1,648	\$19,770	\$494	11,088	27%	\$12.22	\$636	1.6
Orange County*	\$31.17	\$1,621	\$64,840	3.9	\$84,100	\$2,103	\$25,230	\$631	391,720	40%	\$18.03	\$938	1.7
Placer County*	\$20.63	\$1,073	\$42,920	2.6	\$70,900	\$1,773	\$21,270	\$532	36,197	28%	\$13.20	\$686	1.6
Plumas County	\$18.27	\$950	\$38,000	2.3	\$57,600	\$1,440	\$17,280	\$432	2,842	30%	\$11.61	\$604	1.6
Riverside County*	\$21.46	\$1,116	\$44,640	2.7	\$62,600	\$1,565	\$18,780	\$470	207,511	31%	\$11.41	\$593	1.9
Sacramento County*	\$20.63	\$1,073	\$42,920	2.6	\$70,900	\$1,773	\$21,270	\$532	211,373	41%	\$15.05	\$783	1.4
San Benito County	\$22.67	\$1,179	\$47,160	2.8	\$79,800	\$1,995	\$23,940	\$599	6,084	36%	\$10.61	\$551	2.1
San Bernardino County*	\$21.46	\$1,116	\$44,640	2.7	\$62,600	\$1,565	\$18,780	\$470	214,198	36%	\$12.38	\$644	1.7
San Diego County	\$26.58	\$1,382	\$55,280	3.3	\$72,300	\$1,808	\$21,690	\$542	476,270	45%	\$17.28	\$899	1.5
San Francisco County	\$34.52	\$1,795	\$71,800	4.3	\$101,200	\$2,530	\$30,360	\$759	212,864	63%	\$30.48	\$1,585	1.1
San Joaquin County	\$19.17	\$997	\$39,880	2.4	\$58,600	\$1,465	\$17,580	\$440	83,609	39%	\$12.19	\$634	1.6
San Luis Obispo County	\$21.85	\$1,136	\$45,440	2.7	\$70,900	\$1,773	\$21,270	\$532	40,365	40%	\$11.39	\$592	1.9
San Mateo County	\$34.52	\$1,795	\$71,800	4.3	\$101,200	\$2,530	\$30,360	\$759	102,296	40%	\$27.19	\$1,414	1.3
Santa Barbara County	\$27.42	\$1,426	\$57,040	3.4	\$71,000	\$1,775	\$21,300	\$533	65,746	46%	\$15.14	\$787	1.8
Santa Clara County	\$30.96	\$1,610	\$64,400	3.9	\$101,300	\$2,533	\$30,390	\$760	247,755	41%	\$33.02	\$1,717	0.9
Santa Cruz County	\$30.52	\$1,587	\$63,480	3.8	\$73,800	\$1,845	\$22,140	\$554	38,132	41%	\$12.82	\$666	2.4
Shasta County	\$18.25	\$949	\$37,960	2.3	\$54,400	\$1,360	\$16,320	\$408	23,996	35%	\$10.79	\$561	1.7
Sierra County	\$15.88	\$826	\$33,040	2.0	\$72,200	\$1,805	\$21,660	\$542	308	23%	\$5.12	\$266	3.1
Siskiyou County	\$15.44	\$803	\$32,120	1.9	\$50,000	\$1,250	\$15,000	\$375	6,959	35%	\$9.67	\$503	1.6
Solano County	\$22.42	\$1,166	\$46,640	2.8	\$78,800	\$1,970	\$23,640	\$591	48,947	35%	\$14.36	\$747	1.6
Sonoma County	\$25.62	\$1,332	\$53,280	3.2	\$74,900	\$1,873	\$22,470	\$562	70,867	38%	\$14.91	\$775	1.7
Stanislaus County	\$18.10	\$941	\$37,640	2.3	\$56,600	\$1,415	\$16,980	\$425	64,707	39%	\$11.65	\$606	1.6
Sutter County	\$15.62	\$812	\$32,480	2.0	\$56,300	\$1,408	\$16,890	\$422	12,379	39%	\$10.69	\$556	1.5
Tehama County	\$15.88	\$826	\$33,040	2.0	\$48,300	\$1,208	\$14,490	\$362	8,474	36%	\$12.57	\$653	1.3
Trinity County	\$15.04	\$782	\$31,280	1.9	\$49,600	\$1,240	\$14,880	\$372	1,583	28%	\$8.33	\$433	1.8
Tulare County	\$14.77	\$768	\$30,720	1.8	\$48,500	\$1,213	\$14,550	\$364	52,684	41%	\$9.94	\$517	1.5
Tuolumne County	\$19.37	\$1,007	\$40,280	2.4	\$66,400	\$1,660	\$19,920	\$498	6,478	29%	\$11.17	\$581	1.7
Ventura County	\$28.83	\$1,499	\$59,960	3.6	\$86,700	\$2,168	\$26,010	\$650	90,672	34%	\$15.06	\$783	1.9
Yolo County	\$20.81	\$1,082	\$43,280	2.6	\$75,000	\$1,875	\$22,500	\$563	32,117	46%	\$11.88	\$618	1.8

\* 50th percentile FMR (See Appendix A).

1: FMR = Fiscal Year 2013 Fair Market Rent (HUD, 2012). 2: AMI = Fiscal Year 2013 Area Median Income (HUD, 2012).

3: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

4: The federal standard for extremely low income households. Does not include HUD-specific adjustments.

California

FY13 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTER HOUSEHOLDS

Hourly wage necessary to afford 2 BR FMR	Two-bedroom FMR <sup>1</sup>	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI <sup>2</sup>	Rent affordable at AMI <sup>3</sup>	30% of AMI <sup>4</sup>	Rent affordable at 30% of AMI	Number (2007-2011)	% of total households (2007-2011)	Estimated mean renter hourly wage (2013)	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
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Yuba County

\$15.62	\$812	\$32,480	2.0	\$56,300	\$1,408	\$16,890	\$422	9,719	41%	\$12.95	\$674	1.2
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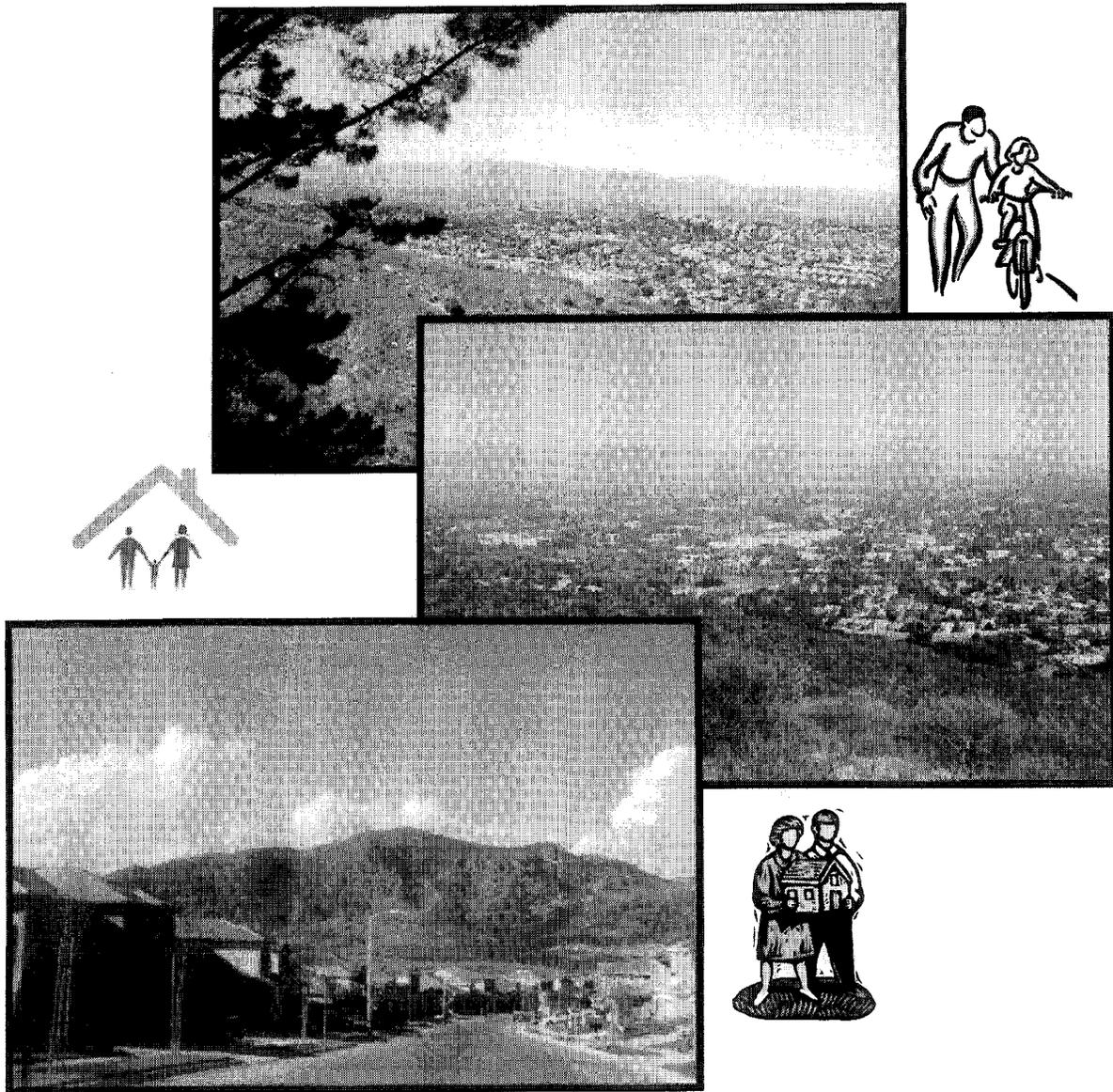
\* 50th percentile FMR (See Appendix A).

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4: The federal standard for extremely low income households. Does not include HUD-specific adjustments.

# City of Thousand Oaks 2013 POPULATION AND HOUSING



**Exhibit P - 3**

**CITY / PLANNING AREA POPULATION BY YEAR**

<b>YEAR</b>	<b>CITY POPULATION<sup>1</sup></b>
1964	Incorporation
1965	19,300
1966	20,900
1967	22,200
1968	24,200
1969	26,100
1970	35,873 <sup>2</sup>
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 <sup>2</sup>
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 <sup>2</sup>
1991	105,800
1982	106,000
1993	107,500

<b>YEAR</b>	<b>CITY POPULATION<sup>1</sup></b>
1994	108,200
1995	108,800
1996	110,700
1997	112,300
1998	113,900
1999	115,400
2000	117,005 <sup>2,3</sup>
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	126,683 <sup>2</sup>
2011	127,557
2012	128,031
2013	128,143
<b>ESTIMATES</b>	
Ultimate	131,000 <sup>4</sup>

<sup>1</sup> Source: California Department of Finance

<sup>2</sup> Adjusted based on U.S. Census results

<sup>3</sup> Estimated Planning Area population for the year 2000 = 123,000

<sup>4</sup> Estimated Planning Area population for ultimate = 138,000

### **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

37,253,956

823,318

126,683

**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: City of Thousand Oaks, 2012

<u>UNIT TYPE</u>	<u>UNITS</u>	<u>PERCENTAGE</u>
Single-Family Detached Units	33,500	69.07%
<u>Single-Family Attached Units<sup>1</sup></u>	<u>2,400</u>	<u>4.95%</u>
Total Single Family Units	35,900	74.02%
<u>Multi-Family Units<sup>2</sup></u>	<u>12,600</u>	<u>25.98%</u>
Total Units	48,500	100%

<sup>1</sup>involving less than 7 units per net acre

<sup>2</sup>involving 7 or more units per net acre

**TENURE BY  
AGE OF HOUSEHOLDER**

Source: U.S. Census 2010; Table QT-H2

<u>AGE</u>	<u>OWNER OCCUPIED</u>	<u>RENTER OCCUPIED</u>
15-24	107	562
25-34	1,463	2,614
35-44	5,484	2,970
45-54	9,101	2,580
55-64	7,893	1,421
65-74	5,318	668
75-84	3,005	722
<u>85+</u>	<u>1,130</u>	<u>798</u>
TOTAL	33,501	12,335

**POPULATION AND PERSONS PER OCCUPIED 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	92,518	32,431
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
<b>TOTAL POPULATION</b>	<b>104,352</b>	<b>117,005</b>	<b>126,683</b>
<b>SCHOOL ENROLLMENT –3+ Years Old<sup>1</sup></b>	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
<b>EDUCATION –25+ Years Old<sup>1</sup></b>	68,141	78,458	84,941
Less than 9 <sup>th</sup> Grade	2,247	2,648	1,837
9 <sup>th</sup> to 12 <sup>th</sup> 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>	<i>89.8%</i>	<i>91.4%</i>	<i>93.6%</i>
<i>Percent Bachelor's Degree or Higher</i>	<i>35.0%</i>	<i>42.2%</i>	<i>49.0%</i>
<b>RESIDENCE 5 YEARS AGO –5+ Years Old<sup>2</sup></b>	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
<b>NATIVITY AND PLACE OF BIRTH<sup>3</sup></b>			
Native Population	90,242	98,560	102,673
<i>Percent Born in State of Residence</i>	<i>49.4%</i>	<i>48.7%</i>	<i>52.4%</i>
Foreign Born Population	14,110	18,165	24,368
<b>LANGUAGE SPOKEN AT HOME – 5+ Years Old<sup>3</sup></b>	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
<b>LABOR FORCE STATUS<sup>4</sup></b>			
<b>16+ Years Old</b>	81,487	89,817	100,604
In labor force	59,845	61,487	69,271
<i>Percent in labor force</i>	<i>73.4%</i>	<i>68.3%</i>	<i>68.9%</i>
Employed	57,368	59,051	62,852
Unemployed	2,363	2,336	6,419
<i>Percent unemployed</i>	<i>4.0%</i>	<i>3.8%</i>	<i>6.4%</i>
Not in labor force	21,642	28,330	31,333
<b>Females 16+ Years Old</b>	41,652	46,479	51,422
In labor force	25,868	27,581	32,362
<i>Percent in labor force</i>	<i>62.1%</i>	<i>59.3%</i>	<i>62.7%</i>
Employed	24,821	26,467	29,584
Unemployed	1,041	1,114	2,778
<i>Percent unemployed</i>	<i>4.0%</i>	<i>4.2%</i>	<i>8.6%</i>
With Own Children Under 6 Years	6,086	8,936	8,054

	1990	2000	2010
<b>Persons 16 to 19 yrs.<sup>5</sup></b>			
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
<b>CLASS OF WORKER – 16+ Years Old<sup>4</sup></b>			
Private Wage and Salary Workers	57,368	59,051	62,799
Government Workers	45,390	45,205	48,733
Self Employed Workers	5,717	7,140	6,814
Unpaid Family Workers	6,063	6,519	7,252
	N/A	187	0
<b>INCOME LAST YEAR – Households<sup>4</sup></b>			
Less than \$10,000	36,365	41,792	45,316
\$10,000 to \$14,999	1,898	1,353	1,777
\$15,000 to \$24,999	1,355	1,094	1,109
\$25,000 to \$34,999	2,837	2,568	3,079
\$35,000 to \$49,999	3,338	2,927	2,709
\$50,000 to \$74,999	5,770	4,696	3,598
\$75,000 to \$99,999	9,396	7,715	6,086
\$100,000 to \$149,999	5,774	6,766	5,264
\$150,000 to \$199,999	4,087	8,615	9,666
\$150,000 or more (1990 only)	1,910		
\$150,000 to \$199,999		3,095	4,683
\$200,000 or more		2,963	7,345
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

<sup>1</sup> 2010 American Community Survey 1-Year: Table DP02

<sup>2</sup> 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.

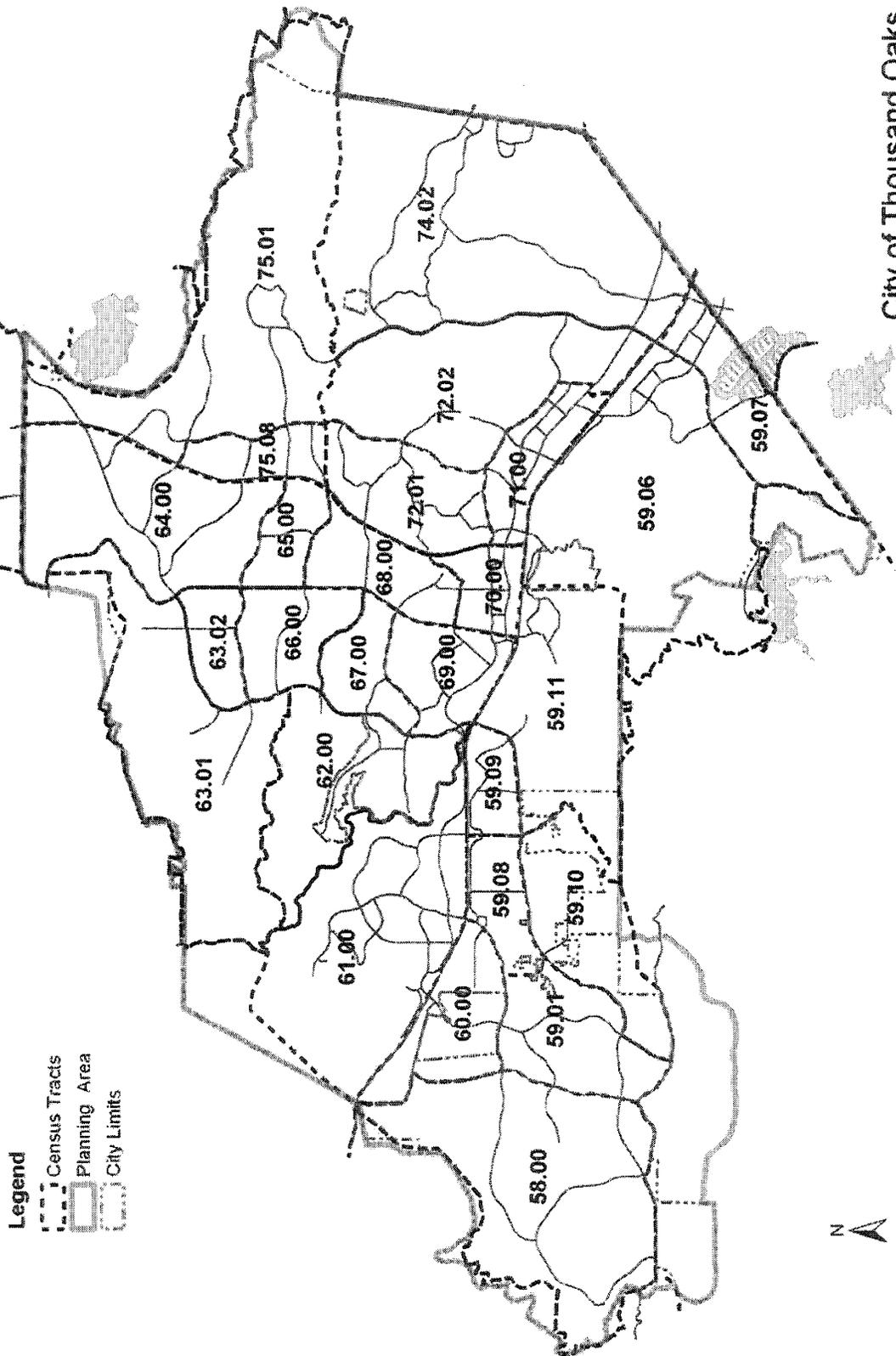
<sup>3</sup> 2010 American Community Survey 1-Year Estimates: Table DP02

<sup>4</sup> 2010 American Community Survey 1-Year Estimates: Table DP03

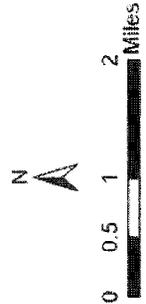
<sup>5</sup> 2006-2010 American Community Survey 3-year estimates: Table B14005

For additional, or more detailed, Census 2010 information please visit the U. S. Census Bureau's web site at [www.census.gov](http://www.census.gov) or [factfinder2.census.gov](http://factfinder2.census.gov)

# 2010 Census Tracts

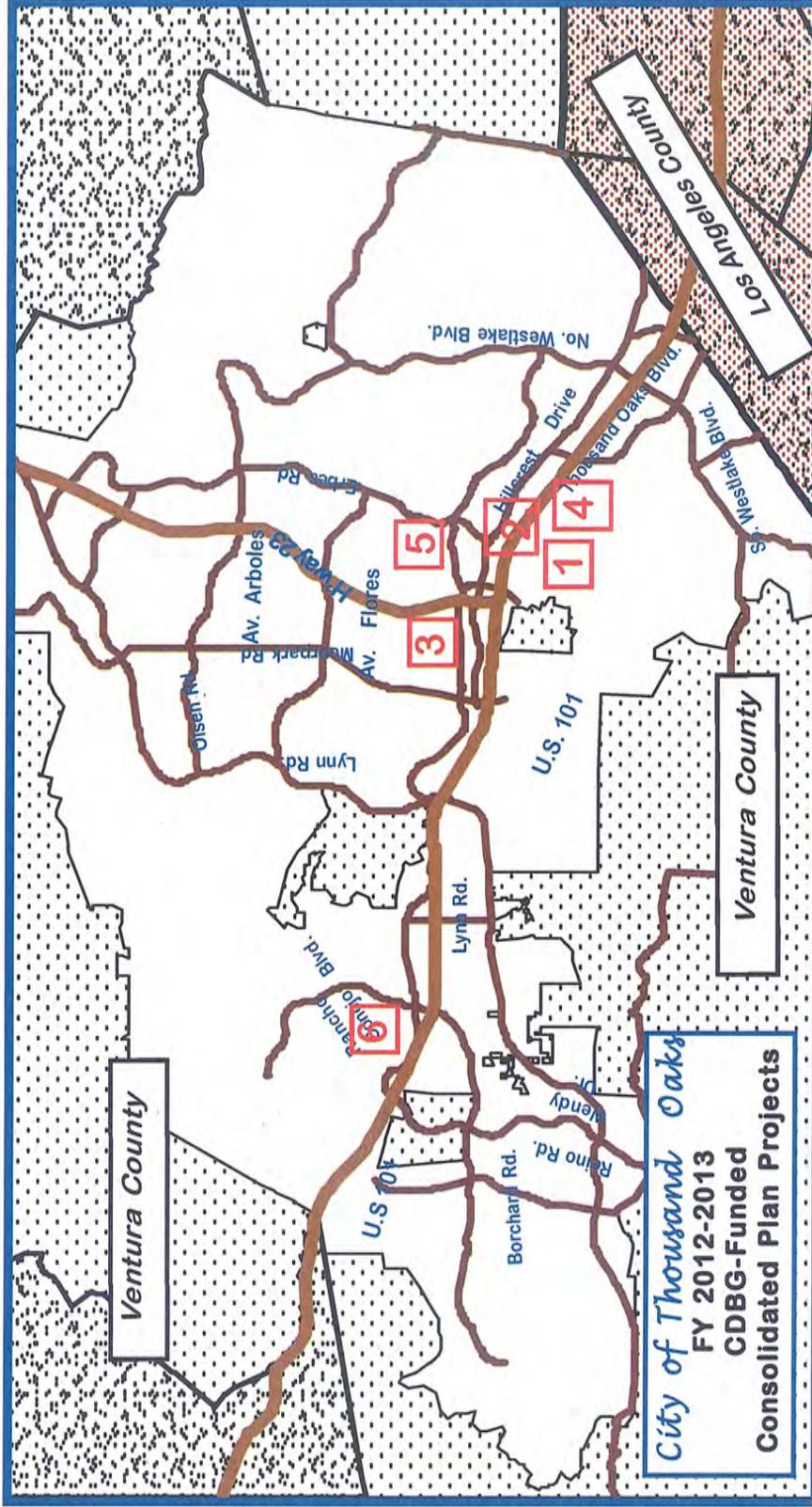


**Legend**  
--- Census Tracts  
--- Planning Area  
--- City Limits



City of Thousand Oaks  
Community Development Department  
u:cdd Final Documents/census\_tract\_map.mxd

FY 2010-2015 City of Thousand Oaks Consolidated Plan -- Year 3 Action Plan (FY 2012-2013)



1. Old Town West Street & Drainage Imps.
2. Program Administration
3. Public Social Services (Human Services Center)
4. Day Labor Site Coordination
5. WEV Self-Employment Training Program
6. Future Shelter Capacity Building