

TO: Andrew P. Powers, City Manager

FROM: Mark A. Towne, Community Development Director

DATE: March 14, 2017

SUBJECT: **2016 General Plan/Housing Element Annual Progress Report (GPAR 2017-70002)**

RECOMMENDATION:

1. Receive and file the 2016 General Plan/Housing Element Annual Progress Report.
2. Direct the Community Development Director to provide copies of the 2016 General Plan/Housing Element Annual Progress Report to the State Office of Planning and Research and Department of Housing and Community Development.

FINANCIAL IMPACT:

No Additional Funding Requested. The indirect cost of staff time required to complete the report and the cost of printing is included in the adopted FY 2016-17 General Fund budget.

BACKGROUND:

This report is prepared in compliance with California Government Code Section 65400(b), which mandates that each city and county prepare an annual report on the status and implementation of its General Plan. The report must be submitted by April 1st of each year to the State Office of Planning and Research and the Department of Housing and Community Development.

The 2016 General Plan Annual Progress Report summarizes the City's progress towards implementing the Thousand Oaks General Plan from January 1, 2016, through December 31, 2016. The report includes the following information:

1. The status of the General Plan and progress in its implementation.

2. The 2016 Housing Element Annual Progress Report. This report outlines the City's progress in meeting its share of regional housing needs determined pursuant to Section 65584 of the California Government Code and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing.

State law requires the Housing Element Annual Progress Report to be considered at a public meeting where members of the public have the opportunity to testify in person and provide written comments.

3. The degree to which the approved General Plan complies with State guidelines for the content of a General Plan and the date of the last revision to the General Plan.

DISCUSSION/ANALYSIS:

General Plan Status and Implementation

General Plan Consistency Determination

On December 12, 2016, the Planning Commission considered a request by Ventura County for a determination of consistency with the General Plan for a proposed land acquisition. The County was planning to relocate Fire Station #34 from the northeast corner of Moorpark Road and Avenida de Los Arboles to a 1.96-acre site on the west side of Mountclef Boulevard, north of Avenida de Los Arboles. The Planning Commission determined the proposed acquisition of land to be consistent with the General Plan based on policies and text contained in the Public Buildings Element and the Safety Element.

Compliance with State General Plan Guidelines

Each element of the Thousand Oaks General Plan complies with the guidelines for the content of local General Plans issued by the Governor's Office of Planning and Research.

Land Use Element

1. The Land Use Element was adopted in 1970 as a component of the City's original General Plan ("Development Plan" at the time). Many site-specific changes have been approved since that time.

2. Amendments approved in 2016:

On August 30, 2016, City Council approved LU 2013-70518, a request to allow the allocation of 206 dwellings of Measure E residential cap space to the Thousand Oaks Boulevard Specific Plan. "Cap space" refers to the difference between the current residential capacity of the General Plan and the citywide capacity that was in effect on November 5, 1996. Measure E requires a vote of the people to increase the residential capacity of the General Plan in excess of the capacity that was in effect on November 5, 1996.

3. Pending amendments as of December 31, 2016:

- a. LU 2015-70334 is a proposal to change the land use designation of 4 acres of land at the southeast corner of Lakeview Canyon Road and Thousand Oaks Boulevard. Specifically, the applicant is proposing to change the designation from "Industrial" to "Commercial" to allow for development of a hotel.
- b. LU 2016-70034 is a request to change the land use designation from "Industrial" to "Institutional" for approximately 2.13 acres at the southwest corner of Duesenberg Drive and Los Feliz Drive. The applicant is proposing to build an assisted living facility on the site.
- c. LU 2016-70305 is a proposal to change the land use designation from "Institutional" to "Medium Density Residential" of approximately 9.6 acres of land at the northwest corner of Hodencamp Road and Wilbur Road. The change will require an allocation of 144 dwelling units of Measure E cap space. The applicant proposed to build townhomes on most of the property and dedicate part of the site for an affordable senior housing project.

Circulation Element

1. The Circulation Element was last comprehensively updated in 1997.
2. No changes were made in 2016.
3. Pending amendments

The Community Development Department began working on an amendment to the Circulation Element (C 2016-70107). The amendment

will change the location of a designated 2-lane road between Rancho Road and Los Padres Drive from Rolling Oaks Drive (Rimrock Road) to Haaland Drive.

4. Implementation:

Construction

- a. 101/23 Freeway - Project added one lane on the 101 Freeway in each direction between the Los Angeles/Ventura County line and Moorpark Road by widening the freeway, restriping, reconstructing the median, and realigning a portion of the centerline. Sound walls were constructed between Hampshire Road and Conejo School Road on the northbound side and between Manzanita Lane and Hampshire Road on the southbound side. The connector from SB 23 Freeway to NB 101 Freeway was striped to two lanes.
- b. Los Feliz Drive Phase II - The improvements included approximately 2,600 linear feet of sidewalk on both sides of Los Feliz Drive, between Conejo School Road and Skyline Drive. The project also involved the installation of concrete curb and gutter, curb ramps, driveway reconstruction, and drainage improvements.

Design

- a. Moorpark Road - Design work initiated for new sidewalks and bike path on Moorpark Road, north of Olsen Road to the YMCA.
- b. Rancho Road - Design work initiated for pedestrian, bike and vehicular improvements to Rancho Road from Haaland Drive to Thousand Oaks Blvd (including access to the City's Transportation Center and 101 Freeway on/off ramps).
- c. Westlake Boulevard - Design work initiated for pedestrian and bike improvements to Westlake Boulevard from the 101 Freeway to Triunfo Canyon Road.
- d. Los Feliz Drive Phase III - Design work initiated for sidewalk improvements to Los Feliz Drive from Conejo School Road to Thousand Oaks Blvd.

- e. Janss Road - Design work initiated for sidewalk improvements to Janss Road from Paige Lane to El Monte, adjacent to the Park-and- Ride and the Thousand Oaks Library.
- f. Thousand Oaks Boulevard Streetscape Project – Conceptual design work initiated for pedestrian and safety improvements to Thousand Oaks Boulevard between Erbes Road and Conejo School Road.

Safety Element

- 1. A comprehensive update to the Safety Element was adopted in 2014.
- 2. No amendments were adopted in 2016.

Conservation Element

- 1. A comprehensive update to the Conservation Element was adopted in 2013.
- 2. No amendments were adopted in 2016.

Open Space Element

- 1. A comprehensive update to the Open Space Element was adopted in 2013.
- 2. No amendments were adopted in 2016.
- 3. Implementation:

In 2016, four parcels were purchased to augment the open space system. Two parcels, totaling 1.25 acres in size, are located in the Skyline Open Space; and two parcels, totaling .46 acres in size, are located in the Southern Ridge Open Space. Two land donations added 6.9 acres of land to the open space system. These included a 4-acre parcel in the North Ranch Open Space and a 2.9-acre parcel in the Dos Vientos Open Space.

These acquisitions implement Open Space Element policy OS-11, which reads: *“In its activities to implement the General Plan, the City shall strive to create and maintain a connected ring of natural open space surrounding the developed portions of the Planning Area, complemented by the reservation as open space of significant hillside and ridgeline areas within*

the Valley. Achievement of the policies relating to the ring concept is an important factor to be considered in decisions regarding appropriate land use and acquisition of open space.”

Pending actions:

Staff is also working on a potential acquisition in the Southern Ridge Open Space area in the vicinity of Rasnow Peak.

Forestry Element (Optional Element)

1. The Forestry Element was adopted in 2000.
2. No amendments were adopted in 2016.
3. Pending actions:

The Community Development Department began work on a comprehensive amendment to the Forestry Element in 2016. On December 12, 2016, the Planning Commission conducted a study session on the amendment together with related changes to the Thousand Oaks Municipal Code, Dos Vientos Specific Plan and Forestry Master Plan, as well as rescission of related City Council resolutions.

Other General Plan Elements

No activity took place in 2016 pertaining to the following General Plan elements:

1. Noise Element: last updated in 2000.
2. Scenic Highways Element (optional element): adopted in 1974.
3. Social Element (optional element): adopted in 1980.
4. Public Buildings Element (optional element): adopted in 1972.

Housing Element Annual Progress Report

City Council approved the 2014-2021 Housing Element Update on September 10, 2013. The California Department of Housing and Community Development (HCD) certified the Element shortly thereafter. Attachment #1 is a completed copy of the “2016 Annual Element Progress Report – Housing Element Implementation” that

will be sent to HCD. It is available on the City’s website at www.toaks.org. The City’s progress in implementing the Housing Element is summarized below.

Progress In Meeting City’s Local Share of Regional Housing Needs

This is the third progress report for the 2014-2021 Housing Element. Table 1 below shows that the City issued 100 building permits for new housing in 2016. A total of 262 building permits have been issued for new housing in the last three years. The number of permits for low and very low-income housing is less than the City’s Regional Housing Needs Assessment (RHNA) allocation and the number of permits for moderate and above moderate-income housing exceeds the RHNA allocation for those income categories.

Table 1: Regional Housing Need Allocation Progress 2016

Income Level	RHNA Allocation (Housing Units)	Permits Issued 2014-15	Permits Issued 2015-16	Permits Issued 2014-16	Remaining RHNA by Income Level	Percent of RHNA Satisfied
Very Low	84	17	0	17	67	20%
Low	58	2	0	2	56	3%
Moderate	36	1	38	39	0	108%
Above-moderate	77	142	62	204	0	265%
Totals	255	162	100	262	n/a	103%

Efforts to Remove Governmental Housing Constraints

The City took another step to remove governmental constraints on the maintenance, improvement, and development of housing. On July 12, 2016, City Council adopted Ordinance 1620-NS, which among other things changed the processing requirements for certain home improvements. It increased the size of improvements that are exempt from applying for a precise plan of design permit, including, but not limited to, first floor additions, detached accessory structures and prefabricated sheds.

Housing Successor Agency Annual Report

State law requires the Housing Successor Agency Annual Report to be submitted to the Department of Housing and Community Development as an addendum to the Housing Element Annual Progress Report. The FY 2015-2016 Housing Successor Agency Annual Report is provided as Attachment #2. A summary of the reported information is provided below in Table 2.

Table 2: FY 2015-2016 Housing Successor Agency Annual Report Summary

Information Requested		Information Reported
1	Loan payments received	There are no loan agreements and no loan repayment schedules between the Former Redevelopment Agency and the City of Thousand Oaks.
2	Funds deposited to the low and moderate income housing asset fund	No funds deposited. The housing successor is not funded through the Recognized Obligation Payment Schedule (ROPS).
3	ROPS amounts	No payments made. The housing successor is not funded through the ROPS.
4	Expenditures	\$500,763.63 expended for monitoring or preserving long-term affordability.
5	Value of assets	\$37,413,761.48
6	Transfers made	No housing successor asset fund monies were transferred between housing successors in contiguous jurisdictions during the fiscal year.
7	Property tax revenue	The housing successor asset fund did not receive or hold property tax revenues pursuant to the ROPS during the fiscal year.
8	Status of interests in real property	All housing successor real property assets are developed and restricted to affordable housing conditions. The housing successor does not own land or assets held for development.
9	Status of any outstanding obligations	No outstanding obligations pursuant to Section 33413 remain to be transferred to Housing Successor. Annual report and implementation plan of the former redevelopment agency is posted on the City of Thousand Oaks website.
10	Affordable units created with Housing Fund	No affordable units created.
11	Affordable senior units created within 10 years	No affordable senior units created.
12	Excess surplus	\$0
13	Inventory of home ownership units	35 homeownership units assisted by the former redevelopment agency as of 6/30/2016. One loan was paid off with equity share of \$ 5,498.82, funds deposited into the housing successor fund, and affordable resale condition on the property rescinded.

COUNCIL GOAL COMPLIANCE:

Meets City Council Goals C, D, E, and I:

- C. Maintain strong commitment to public safety (including Police, Fire, Emergency Medical Services, and Emergency Management) to ensure City remains one of the safest Cities in the United States with a population over 100,000.
- D. Complete ring of open space around the City; Protect and preserve ridgelines, natural habitat, and designated open space areas.
- E. Provide and enhance essential infrastructure to ensure that the goals and policies of the Thousand Oaks General Plan are carried out and the City retains its role and reputation as a leader in protecting the environment and preserving limited natural resources.
- I. Implement high quality revitalization projects within Thousand Oaks Boulevard and Newbury Road Areas; Develop a pedestrian-oriented, viable, and self-sustaining "Downtown;" and, continue to support production of long-term affordable housing.

PREPARED BY: Jeffrey Specter, Senior Planner

Attachments:

- Attachment #1 – 2016 Annual Element Progress Report – Housing Element Implementation
- Attachment #2 – FY 2015-2016 Housing Successor Agency Annual Report

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction THOUSAND OAKS
Reporting Period 1/1/2016 - 12/31/2016

Table A

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

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3 ▶					38	62	100				
(10) Total by income Table A/A3 ▶ ▶			0	0	38	62	100	0			
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction THOUSAND OAKS
Reporting Period 1/1/2016 - 12/31/2016

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

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

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

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	2	36	0	0	38	
No. of Units Permitted for Above Moderate	33	3	26	0	0	62	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction THOUSAND OAKS
Reporting Period 1/1/2016 - 12/31/2016

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	84	0	17	0	0						17	67
	Non-deed restricted		0	0	0	0							
Low	Deed Restricted	58	0	2	0	0						2	56
	Non-deed restricted		0	0	0	0							
Moderate	Deed Restricted	36	0	1	0	0						1	0
	Non-deed restricted		0	0	0	38						38	
Above Moderate		77	0	27	115	62						204	0
Total RHNA by COG. Enter allocation number:		255	0	47	115	100						262	123
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction THOUSAND OAKS
Reporting Period 1/1/2016 - 12/31/2016

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 1	Work with local non-profits, such as Habitat for Humanity, by identifying potential development sites and financial assistance, if appropriate, to development 1 low-income unit.	On-going	Discussions took place with Habitat for Humanity to identify potential sites.
Program 2	Manage the Affordable Housing Trust Fund to finance the creation, preservation or rehabilitation of affordable housing. Where feasible, give priority funding to extremely low income households. Identify and fund projects based on available funding.	On-going	The City continues to discuss potential projects and availability of financial assistance from the Affordable Housing Trust Fund with non-profit affordable housing developers.
Program 3	Update the inclusionary housing in-lieu fee and non-residential development linkage fee based on changes in economic conditions.	Update when warranted	The City put its inclusionary housing and nonresidential linkage fee update on hold.
Program 4	Continue to cooperate with agencies that gather information concerning housing needs, including the Census Bureau.	On-going	The City continues to cooperate with the Census Bureau and other agencies.
Program 5	Assist efforts of local agencies and non-profits to implement the 10-Year Plan to End Homelessness in Ventura County. Continue to provide funds to local social service agencies that prevent homelessness and assist homeless persons.	On-going	In January 2016, 83 persons were counted as homeless. City continues to participate in the regional Ventura County Continuum of Care Alliance (for HUD funding.) City granted \$40,907 in CDBG and SSEF funds to local non-profits that provide homeless services.
Program 6	Continue allocating funding to local non-profit groups who address the housing needs of special needs households, including disabled and elderly households. Assistance subject to available funding.	On-going	City granted \$70,992 (CDBG and SSEF) to assist disabled and elderly households. City granted \$78,799 for health and safety-related repairs at 6 very low-income single-family homes/mobile homes.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction THOUSAND OAKS
Reporting Period 1/1/2016 - 12/31/2016

Program 7	Assist housing groups in securing local and other sources of funds for the acquisition and rehabilitation of multi-family structures for affordable housing.	On-going	City approved CDBG-funded multi-family rehabilitation at the following affordable rental projects: \$160,000 to the Area Housing Authority of the County of Ventura for the Los Arboles Apartments and \$70,000 to Mary Mansions for the Richmond Terrace Apartments.
Program 8	Continue to require inspection of resale housing as a method to encourage maintenance of the housing stock.	On-going	The City performed 1,708 record searches and 348 inspections for open, not final, permits under the Residential Resale Program.
Program 9	Contact the Conejo Futures property management company or property owner to evaluate threat of conversion to market rate. If threatened with conversion to market rate. If threatened with conversion to market rate help property owner to preserve the units.	Annually	Property owner continues to operate this affordable rental apartment complex under a contract with the U.S. Department of Housing and Urban Development (HUD).
Program 10	Monitor affordable housing units in the City's affordable housing program to ensure ongoing affordability for the period of time required by State and Federal law.	On-going	City continues to monitor affordable housing units.
Program 11	Assist housing groups in securing local and other sources of funds to extend existing affordability covenants to existing multi-family housing.	On-going	Program will be implemented as opportunities and funding becomes available.
Program 12	Encourage affordable housing providers to give priority to the housing needs of persons with disabilities, including, but not limited to, persons with developmental disabilities.	On-going	City continues to encourage affordable housing providers to give priority to households with special needs.
Program 13	Continue to contract with appropriate outside agencies such as Housing Rights Center in collaboration with Ventura County and other local jurisdictions to provide fair housing services.	On-going	City contracted with the Housing Rights Center of Los Angeles, in collaboration with the County of Ventura and other cities. \$13,284 in CDBG funds were expended for this service.
Program 14	Provide fair housing information throughout the City via the City's website, city hall, libraries and community centers. Host an annual fair housing seminar to increase public awareness of fair housing laws and services.	On-going	The City continues to post notices on its website and public counter, TOTV, Ventura County Star newspaper, Thousand Oaks Acorn newspaper, and with local stakeholders. The Housing Rights Center conducted free fair housing seminars.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction THOUSAND OAKS
Reporting Period 1/1/2016 - 12/31/2016

General Comments:

CITY OF THOUSAND OAKS – HOUSING SUCCESSOR AGENCY
ANNUAL REPORT
Low and Moderate Income Housing Assets Fund
Specified Activity Information in Accordance with Health & Safety Code 34176.1
Year Ended June 30, 2016

1. The amount the city, county, or city and county received pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4. [Health & Safety Code 34176.1(f)(1)]

Loan Repayment or Deferral Repayment amounts	\$	0
Other amounts	\$	0
TOTAL	\$	0

Not applicable. There are no loan agreements and no loan repayment schedules between the Former Redevelopment Agency and the City of Thousand Oaks.

2. The amount deposited to the Low and Moderate Income Housing Asset Fund, distinguishing between amounts deposited pursuant to subparagraphs (B) and (C) of paragraph (3) of subdivision (b) of Section 34191.4, amounts deposited for other items listed on the Recognized Obligation Payment Schedule, and other amounts deposited. [Health & Safety Code 34176.1(f)(2)]

Recognized Obligation Payment Schedule amounts	\$	0
Other amounts	\$	0
TOTAL	\$	0

Not applicable. The Housing Successor Agency is not funded by ROPS.

3. A statement of the balance in the Low and Moderate Income Housing Asset Fund as of the close of the fiscal year, distinguishing any amounts held for items listed on the Recognized Obligation Payment Schedule from other amounts. [Health & Safety Code 34176.1(f)(3)]

Recognized Obligation Payment Schedule amounts	\$	0
Other amounts	\$	0
TOTAL	\$	0

Not applicable. The Housing Successor Agency is not funded by ROPS.

4. A description of expenditures from the fund by category, including, but not limited to, expenditures: (A) for monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering the activities described in paragraphs (2) and (3) of subdivision (a), (B) for homeless prevention and rapid rehousing services for the development of housing described in paragraph (2) of subdivision (a), and (C) for the development of housing pursuant to paragraph (3) of subdivision (a). [Health & Safety Code 34176.1(f)(4)]

(A) Monitoring/preserving long-term affordability	\$	500,763.63
(B) Homeless prevention/rapid rehousing	\$	0
(C) Housing development	\$	0
TOTAL	\$	500,763.63

CITY OF THOUSAND OAKS – HOUSING SUCCESSOR AGENCY
 ANNUAL REPORT
 Low and Moderate Income Housing Assets Fund
 Specified Activity Information in Accordance with Health & Safety Code 34176.1
 Year Ended June 30, 2016

5. As described in paragraph (1) of subdivision (a), the statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these amounts. [Health & Safety Code 34176.1(f)(5)]

Real Property	\$ 2,992,749.00
Assets held for resale	\$ 671,083.45
Loans receivable	\$ 33,749,929.03
TOTAL	\$ 37,413,761.48

6. A description of any transfers made pursuant to paragraph (2) of subdivision (c) in the previous fiscal year and, if still unencumbered, in earlier fiscal years and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service. [Health & Safety Code 34176.1(f)(6)]

Not applicable. No Housing Successor Asset Fund monies were transferred between housing successors in contiguous jurisdictions during the fiscal year.

7. A description of any project for which the housing successor receives or holds property tax revenue pursuant to the Recognized Obligation Payment Schedule and the status of that project. [Health & Safety Code 34176.1(f)(7)]

Not applicable. The Housing Successor Asset Fund did not receive or hold property tax revenues pursuant to the Recognized Obligation Payment Schedule during the fiscal year.

8. For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, a status update on compliance with Section 33334.16. For interests in real property acquired on or after February 1, 2012, a status update on the project. [Health & Safety Code 34176.1(f)(8)]

Not applicable. All Housing Successor real property assets listed below are developed and restricted to affordable housing conditions. The Housing Successor does not own land or assets held for development. Housing Successor sold the land and buildings at Schillo Gardens to an affordable developer on 5/19/2016.

APN	Date Acquired	DOF Transfer Approval	Original Cost	Status
669-0-030-325	10/1/1964	9/17/2012	2,992,749	Land - Fiore Gardens, developed
TOTAL			\$ 2,992,749	

CITY OF THOUSAND OAKS – HOUSING SUCCESSOR AGENCY
 ANNUAL REPORT
 Low and Moderate Income Housing Assets Fund
 Specified Activity Information in Accordance with Health & Safety Code 34176.1
 Year Ended June 30, 2016

9. A description of any outstanding obligations pursuant to Section 33413 that remained to transfer to the housing successor on February 1, 2012, of the housing successor's progress in meeting those obligations, and of the housing successor's plans to meet unmet obligations. In addition, the housing successor shall include in the report posted on its Internet Web site the implementation plans of the former redevelopment agency. [Health & Safety Code 34176.1(f)(9)]

No outstanding obligations pursuant to Section 33413 remain to be transferred to Housing Successor. Annual report and implementation plan of the former redevelopment agency is posted on the City of Thousand Oaks website.

www.toaks.org

10. The information required by subparagraph (B) of paragraph (3) of subdivision (a). [Health & Safety Code 34176.1(f)(10)] *The housing successor shall expend all funds remaining in the Low and Moderate Income Housing Asset Fund after the expenditures allowed (monitoring and homeless services) for the development of housing affordable and occupied by households earning 80 percent or less of the area median income, with at least 30 percent of these remaining funds expended for the development of rental housing affordable to and occupied by households earning 30 percent or less of the area median income and no more than 20 percent of these remaining funds expended for the development of housing affordable to and occupied by households earning between 60 percent and 80 percent of the area median income.*

Senior and Non-Senior Units Created	Number of Units by Income Type				Total	
	EL 0-30%	VL 31-50%	L 51-59%	L 60-80%	Units	Funds Spent
Units Created This Reporting Year (FY 2015-16)					0	\$ 0
Units Created 1 Reporting Year Ago (FY 2014-15)					0	\$ 0
Units Created 2 Reporting Years Ago (FY 2013-14)					0	\$ 0
Units Created 3 Reporting Years Ago (FY 2012-13)					0	\$ 0
Units Created 4 Reporting Years Ago (FY 2011-12)*					N/A	\$ 0
*Year with Former Redevelopment Agency is not applicable.						
Five Year Total	0	0	0	0	0	\$ 0
5 year % On Units By Income Type	0	0	0	0		
Does not exceed 5 year Limit by unit type Yes/No:	Yes	Yes	Yes	Yes		

CITY OF THOUSAND OAKS – HOUSING SUCCESSOR AGENCY
 ANNUAL REPORT
 Low and Moderate Income Housing Assets Fund
 Specified Activity Information in Accordance with Health & Safety Code 34176.1
 Year Ended June 30, 2016

11. The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the same time period. [Health & Safety Code 34176.1(f)(11)]

Rental Senior Restricted Units	Non-Senior Units Created	Senior Units Created	Description
Units Created This Reporting Year (FY 2015-16)	108		Villa Garcia (80 units) Schillo Gardens (28 units)
Units Created 1 Reporting Year Ago (FY 2014-15)	54		Garden View Terrace
Units Created 2 Reporting Years Ago (FY 2013-14)			
Units Created 3 Reporting Years Ago (FY 2012-13)	59		Hillcrest Villas
Units Created 4 Reporting Years Ago (FY 2011-12)			
Units Created 5 Reporting Years Ago (FY 2010-11)			
Units Created 6 Reporting Years Ago (FY 2009-10)			
Units Created 7 Reporting Years Ago (FY 2008-09)			
Units Created 8 Reporting Years Ago (FY 2007-08)			
Units Created 9 Reporting Years Ago (FY 2006-07)	146		Shadows
10-Year Total:	367	0	
10-Year Total Non-Senior & Senior Units Created:	367		
% of Senior Units Over 10 years:	0 %	Does not exceed 50% Yes/No:	Yes

12. The amount of any excess surplus, the amount of time that the successor agency has had excess surplus, and the housing successor's plan for eliminating the excess surplus. [Health & Safety Code 34176.1(f)(12)]. 'Excess surplus' is defined as the greater of \$1 million or total income of the preceding four fiscal years.

Excess Surplus	Deposits to Housing Successor
Excess Surplus Calculation details are presented on the last page of this report.	
Excess Surplus This Reporting Year (FY 2015-16)	\$ 0
Excess Surplus 1 Reporting Year Ago (FY 2014-15)	\$ 0
Excess Surplus 2 Reporting Years Ago (FY 2013-14)	\$ 0
Excess Surplus 3 Reporting Years Ago (FY 2012-13)	\$ 0
Excess Surplus 4 Reporting Years Ago (FY 2011-12)*	\$ N/A
*Year with Former Redevelopment Agency is not applicable.	
Total Sum of the preceding 4 fiscal years:	\$ 0
Excess surplus Yes/No:	Yes
Excess Surplus Expenditure Plan (if applicable):	
Not applicable.	

CITY OF THOUSAND OAKS – HOUSING SUCCESSOR AGENCY
 ANNUAL REPORT
 Low and Moderate Income Housing Assets Fund
 Specified Activity Information in Accordance with Health & Safety Code 34176.1
 Year Ended June 30, 2016

13. An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3. [Health & Safety Code 34176.1(f)(13)]

(A) Number of Units:		
Number of Homeownership units assisted by the former redevelopment agency as of <u>6/30/2016</u> :		35 units
(B) In the first report pursuant to this subdivision, the number of units lost to the portfolio after February 1, 2012, and the reason or reasons for those losses. For all subsequent reports, the number of the units lost to the portfolio in the last fiscal year and the reason for those losses.		
Fiscal Year (2015-16):	Loan paid off with equity share on 12/21/2015 and affordable resale condition on the property rescinded.	1 unit loss
(C) Any funds returned to the housing successor as part of an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund.		
	Funds Returned: \$ 5,498.82	
(D) Whether the housing successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity.		
<input checked="" type="checkbox"/> No contract was made with outside entity.	<input type="checkbox"/> Yes contract with entity named: Not applicable.	

CITY OF THOUSAND OAKS
HOUSING SUCCESSOR
COMPUTATION OF EXCESS SURPLUS
(HSC 34176.1)

	Low and Moderate Housing Funds All Project Area July 1, 2015	Low and Moderate Housing Funds All Project Area July 1, 2016
Opening Fund Balance	\$ 2,036,357	\$ 8,392,887
Less Unavailable Amounts		
Assets held for resale	\$ (671,083)	\$ (671,083)
Loans receivable	-	(5,970,957)
SERAF loans	-	-
Encumbrances (Section 33334.12 (g)(2))	(11,640)	(11,640)
Unspent debt proceeds (Section 33334.12 (g)(3)(B))	-	-
Rehabilitation loans	-	-
	(682,723)	(6,653,680)
Available Housing Successor Funds	1,353,634	1,739,207
Limitation (greater of \$1,000,000 or four years deposits Aggregate amount deposited for last four years		
2015 - 2016		\$ 607,293
2014 - 2015	\$ 759,461	759,461
2013 - 2014	1,122,770	1,122,770
2012 - 2013	744,201	744,201
2011 - 2012	323,764	323,764
Total	\$ 2,950,196	\$ 3,233,725
Base Limitation	\$ 1,000,000	\$ 1,000,000
Greater amount	2,950,196	3,233,725
Computed Excess/Surplus	None	None