



Thousand Oaks

2021-2029 Housing Element

*Adopted January 2022
Revised January 2023 and July 2023*



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EXECUTIVE SUMMARY

The City of Thousand Oaks has been and continues to be a proponent of housing for persons of all income levels and special needs. This Housing Element Update identifies new strategies for expanding housing opportunities during the 2021-2029 planning period. Major components of the Housing Element include:

- A review of progress made under the previous Housing Element (2014-2021):
 - Permits for 697 new housing units were issued from 2013-2020. Of these, 33 permits were issued to build affordable housing units.
 - 90 existing housing units were conserved as affordable housing.
- An assessment of existing and projected housing needs for the 2021-2029 projection period (June 30, 2021 - October 15, 2029), including the City's share of the regional need for housing as mandated by State law. The City's share of the regional need for this eight-year time frame is 2,621 units.
- An analysis of constraints to housing development.
- A detailed inventory of land where new housing can be built, including vacant residential and underutilized residential sites.
- Continued support for the development of affordable housing, including financial support to affordable housing providers with use of the City's Housing Trust Funds.
- Continuation of housing programs relative to fair housing and housing for persons with special needs.

The City of Thousand Oaks is in the process of updating its General Plan. This Housing Element identifies opportunities for new housing based on the Endorsed Land Use Map. Public participation will continue as the City moves toward completion of the General Plan update through 2023.

Introduction

I. OVERVIEW

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan (Government Code §65302(c)). Each Housing Element must be updated periodically and is subject to review and certification by the State Department of Housing and Community Development. This update addresses housing needs from October 15, 2021 through October 15, 2029 as required by State law.

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

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

II. PUBLIC PARTICIPATION

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

1. Preparation of Housing Element

The City of Thousand Oaks is in the process of a comprehensive update to the General Plan. Outreach for the Housing Element update, which has been fast-tracked to meet mandatory deadline, was conducted in conjunction with outreach for the General Plan 2045 update. Outreach was conducted in three phases and began in April 2019. The phases are listed below and a comprehensive list of outreach activities is included in Appendix A.

- Phase 1: Existing Conditions (April 2019 to December 2019)
- Phase 2: Listening & Visioning (September 2019 to December 2019)
- Phase 3: Policy Development & Plan Alternatives (December 2019 to Present)

A variety of community engagement activities for the General Plan update were held, including:

- **Public Workshops:** The format and activities of each workshop reflected a specific topic and phase in the General Plan Update process and provided opportunities for residents and stakeholders to come together and provide feedback.
- **Community Forums:** Forums provided an opportunity to delve deeper into key topics and share insights on the latest land use, circulation, development changes, and market trends affecting Thousand Oaks and the region.
- **Stakeholder Meetings:** The consultant team met with smaller targeted groups and individuals of the Thousand Oaks community to hear feedback on specific topics, including housing.
- **General Plan Advisory Committee Meetings:** A diverse 24-member committee was formed and composed of residents, business owners, educators, students, and other members of the Thousand Oaks community who met and collaborated to provide insight throughout the City's General Plan update process. These meetings were open to the public to observe, comment, and participate in activities. The December 10, 2019 meeting was a dedicated discussion on housing.
- **Public Meetings:** City Council and Planning Commission held a variety of study sessions throughout the General Plan update process to receive project updates and discuss a variety of topics. The February 11, 2020 City Council meeting was specifically dedicated to a discussion on housing.
- **Virtual Office Hours:** The project team held a series of open question and answer sessions on various aspects of the process.
- **Online Surveys:** Online surveys were conducted throughout the General Plan update process to solicit feedback on the vision of the City, issues facing the City, identifying where future growth and development should be, and the land use alternatives.

The City also maintains a website dedicated to the General Plan update that includes all meeting materials and summaries for each of the community engagement activities at <https://www.toaks2045.org/communityengagement>.

Key comments received include:

- Challenges/threats:
 - Quality of life: Accommodating new development without impacting the quality of life; Lack of community facilities
 - Housing: High cost of housing; Homelessness; Lack of housing diversity; Unable to attract employees to live in the City
 - Equitable Community: Housing for all income levels; Better access to quality healthcare; Improved infrastructure in older neighborhoods; Better transportation opportunities to access social services; Access to parks and open spaces
 - Diverse economy: Need higher paying jobs; Need diversity of jobs; Tax revenue not diverse
 - Retail: Changing nature of retail; Too much retail; Lots of underutilized or vacant commercial spaces
 - City Government: Concern about maintaining high level of public services; increased accessibility

- Demographics: Aging population
- Opportunities:
 - Housing: Build a diversity of housing types; Build more housing for all income levels, especially lower and middle income
 - Growth and development: Protect character of single-family neighborhoods; Protect low-scale character of the community; Revitalize Thousand Oaks Boulevard with mixed-use; Revitalize the shopping centers with walkable, mixed-use “village centers”; Create a downtown for the City
 - Quality of life: Attract more families with young children; Construct more community gathering places; Expand services for seniors, youth, and persons with disabilities; Expand arts and cultural activities

These comments were considered during preparation of the Draft Housing Element. For example, the City’s strategy to meet the RHNA needs included the redevelopment of sites along Thousand Oaks Boulevard with mixed-use and mixed-income developments.

Public comments were solicited on the Draft Housing Element update. Notices were circulated to individuals and organizations representing the interests of lower income and special needs households and all property owners of sites identified on the sites inventory. Comments from the general public were solicited on the City’s website at www.toaks.org. The draft document was made available on September 22, 2021 for review at the General Plan 2045 website. The public also provided feedback at the Planning Commission meeting on the Draft Housing Element update on September 27, 2021 and online through the City’s website.

Public comments received on the Draft Housing Element (released for public review on September 22) and at the Planning Commission meeting (September 27) were incorporated into the draft where appropriate. These comments included:

- Strengthening the actions to promote/incentivize affordable housing development
- Additional discussion on farmworker estimates and household income distribution
- Clarifying language on methodology of site selection
- No more delays on Inclusionary Housing Ordinance and Linkage Fee Update: Moved up timelines for the Inclusionary Housing and Linkage Fee and added concrete actions and goals
- City should not promote gas rebates in its energy conservation efforts
- Updating flooding section to include Newberry Park in floodplain areas

Other questions/comments not addressed in this draft but discussed at the meeting included:

- SB 9 and SB 10: City determined it is premature to address in the Housing Element.
- Objective Design Standards (SB 330): Objective design standards will be adopted as a separate item from the Housing Element with Program 5 establishing a timeline by the end of 2022.
- On Energy Efficiently: The City should require all electric appliance buildings and adopt the state’s 2022 building energy efficiency standards (Title 24). A policy requiring all electric requires more comprehensive discussion and assessment on potential costs on housing development. This policy discussion cannot be resolved in the Housing Element. The City will adopt the 2022 standards after the state’s adoption of those standards.

2. Adoption of 6th Cycle Housing Element

The draft 6th Cycle 2021-2029 Housing Element reviewed by Planning Commission on September 27, 2021 with the community feedback incorporated was submitted to the State Department of Housing and Development on October 27, 2021. On December 3, 2021, the State Department of Housing and Community Development (HCD) completed review of the draft Housing Element and concluded that the draft element addressed many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law. On January 10, 2022 the Planning Commission reviewed and made a recommendation to approve the Housing Element to City Council. The City Council adopted the 2021-2029 Housing Element on January 25, 2022. With the HCD comments addressed, the Housing Element was submitted to the California Department of Housing and Community Development for Certification on February 7, 2022.

3. Revised Adopted Housing Element

On April 7, 2022, the State Department of Housing and Community Development (HCD) completed review of the City Council adopted Housing Element, and provided a letter indicating that the adopted Housing Element met most statutory requirements; however, additional revisions were necessary to comply with State Housing Element Law. The revised Housing Element was made available public review for a period of seven days from January 24, 2023 to January 31, 2023, prior to resubmittal to HCD. During the public review period of the 6th cycle housing element, the City received and accepted comments from a coalition of community and housing activists. Comments received from stakeholders are documented in Appendix A and are summarized below with responses.

Comment	Response
<p>The City should generally make stronger commitments and some specific actions should have a sooner timeline.</p> <p>Reducing processing time for development permitting will almost certainly require the City of Thousand Oaks to hire more staff to process the permits</p>	<p>The City made good faith efforts to address housing needs and concerns considering staffing and funding. As specified by the comments regarding reducing processing items, the City considered the best use of its resources.</p>
<p>The Housing Element does not address the increased rents at mobile home parks in the City.</p>	<p>The City Mobile Home Rent Stabilization Ordinance regulates rents to protect residents.</p>
<p>Concern that ADU development costs lead to them mostly being rented out at market rates. Are SCAG affordability projections for ADUs consistent Thousand Oaks trends?</p>	<p>The City does not have data on affordability of ADUs permitted. However, the City has included objectives to develop incentives and tools to facilitate ADU construction and feasibility of providing enhanced incentives in exchange for affordability covenants by June 2024 as well as informing ADU landlords of source of income protection laws.</p>
<p>How will the RHNA goals in future Housing Elements will also be met under the current Endorsed Land Use Map given that it is very likely that similar or even more demanding goals will be made in future Regional Housing Needs Assessments</p>	<p>Housing Element must be updated periodically by law. The City will re-evaluate its housing needs and the appropriateness of its Land Uses in the next planning cycle</p>
<p>Short-term rentals may be limiting housing supply.</p>	<p>The City has not received many inquiries or complaints regarding short term rentals. The City did not identify short-term rentals as a constraint.</p>
<p>Would the city also be willing to waive/eliminate fee payments for projects that are 100% affordable housing?</p>	<p>Due to limited resources, the City does not typically offer fee waivers; however, the City Council may approve a waiver, offer deferred or reduced fees, or supplement fees for affordable housing projects. The City will consider fee deferrals for projects with a minimum of 20 percent affordable units in the lower income categories.</p>
<p>Can data be updated using 2020 Census results?</p>	<p>2020 Census data was not available at the time when the draft was created. Updating the data would incur greater time and resources.</p>
<p>Village Centers comprised of residential above retail in the limited footprint of existing shopping centers alone may not function as well as hoped</p>	<p>Village Centers were identified during the outreach process. The City will continue to review the effectiveness of these strategies on upcoming Housing Element Updates.</p>
<p>Can the Annual Performance Review (APR) of the Housing Element be included as part of a Staff Report to City Council in order to engage the public more effectively in future</p>	<p>The APR is already part of a Staff report when it is presented to City Council.</p>

conversations about what is working and what needs improvement?	
Can Housing that is offered at any affordability level below market rate be exempted from being counted as a Measure E unit allocation?	No, Measure E is based on overall residential capacity, which does not include an exemption for affordable residential units. As part of the General Plan Update, the Endorsed Land Use Map redistributes Measure E residential capacity into new mixed-use areas that will not require allocation for residential development.
The City did not explore generating higher-density development through decreased unit sizes, rather than through expanded height limits.	Higher density was discussed in general, but ultimately not included as part of the land use direction received by City Council. The City’s regulations do not preclude the ability to develop small units. State Density Bonus Law allows for increases in density and waivers or reduction of development standards.

III. CONSISTENCY WITH OTHER ELEMENTS OF THE GENERAL PLAN

State law requires that all portions of the General Plan be internally consistent. The Housing Element is closely related to development policies contained in the Land Use Element, which establishes the type, intensity and distribution of land uses throughout the City. The Land Use Element determines the number and type of housing units that can be constructed in the various land use categories. Areas designated for commercial and industrial uses create employment opportunities, which in turn create demand for housing. This Draft Housing Element was prepared in conjunction with the General Plan 2045 update and considered the Preferred Land Use Map endorsed by City Council on May 25, 2021. As the General Plan or individual elements are updated in the future, the City will review and revise the Housing Element as necessary to ensure internal consistency.

The City provides water services to its residents. Consistent with SB 1087, the City will include a policy in the General Plan Conservation Element to prioritize water services for affordable housing development applications. The City will also send a copy of the adopted Housing Element to its sewer service providers.

Needs Assessment

This chapter analyzes demographic and housing characteristics that influence the demand for and availability of housing. The analyses form a foundation for establishing programs and policies that seek to address identified housing needs.

I. POPULATION TRENDS AND CHARACTERISTICS

Housing needs are influenced by population and employment trends. This section provides a summary of the changes to the population size, age, and racial/ethnic composition of the City of Thousand Oaks. The data for this analysis was compiled primarily from the 2000 and 2010 U.S. Census, the 2015-2019 American Community Survey (ACS), 2021 California Department of Finance (DOF), and estimates supplemented by City and regional studies.

4. Historical, Existing, and Forecast Growth

In the two decades following its incorporation, Thousand Oaks’ population grew rapidly. During the 1965-1975 decade, the City population more than doubled. The population increased from 19,300 persons in 1965 to 53,754 persons in 1975 and averaged a yearly growth rate of 11.8 percent. In the decade 1975-1985, the City continued its rapid growth rate. By January 1, 1985, the total City population count was 94,160 persons. After 1985, however, the City’s growth rate decreased from its rapid pace of the previous decades. The California Department of Finance (DOF) estimates that the population of Thousand Oaks as of January 1, 2021 was 125,426, representing a 7.2-percent increase since 2000, approximately a 0.34 percent increase per year. The recent population growth rate in Thousand Oaks is less than that for Ventura County (Table 1). The City’s population decreased by approximately 1,200 people between 2010 and 2021, whereas Ventura County’s population increased by 1.45%.

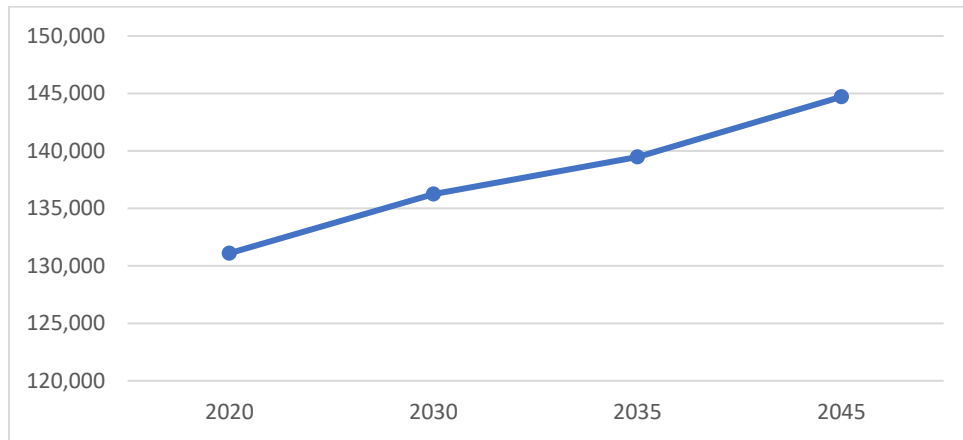
Table 1: Population Trends (1990-2021)

County	1990	2000	2010	2021	% Change		
					1990-2000	2000-2010	2010-2021
Thousand Oaks	104,352	117,005	126,683	125,426	+12.1%	+8.3%	-0.99%
Ventura County	669,016	753,197	823,318	835,223	+12.6%	+9.3%	+1.45%

Sources: U.S. Census, 1990-2010; State Department of Finance Population and Housing Estimates, 2021

The Southern California Association of Governments (SCAG) prepared the following projections when developing the Regional Housing Needs Allocation (RHNA) goals. As indicated in Figure 1 SCAG forecasts an increase in the population growth over the next 25 years with an estimated Thousand Oaks population of approximately 144,713 in 2045. Over the next 25 years, Thousand Oaks is forecasted to gain 13,611 new residents, representing 0.456 percent of the regional population growth.

Figure 1: Population Growth Forecast (2020-2045) - City of Thousand Oaks



Sources: SCAG 2020-2045 Regional Growth Forecast

5. Age Composition

Table 2 provides a comparison of Thousand Oaks and Ventura County’s population by age group in 2010 and 2015-2019. This table shows that the City’s population is significantly older than Ventura County as a whole, with a median age of about 41.5, in 2010, and 44.20 in 2015-2019, as compared to the County median of 36.2 years, in 2010, and 38.10 in 2015-2019. The City’s population between the ages of 65-74 is the fastest growing age group, having increased by 36 percent from 2010 to 2015-2019 (9,971 persons to 13,564 persons). Adults between the ages of 25 and 44 have been declining in number, with the population of this group decreasing by ten percent from 2010 to 2015-2019 (29,853 persons to 26,907 persons). This decline is accompanied by a similar decline in children, reflecting a community that is not attracting young families to move in.

Table 2: Age Distribution (2010 and 2015-2019)

Age Group	Thousand Oaks			Ventura County		
	2010	2015-2019	Percent Change	2010	2015-2019	Percent Change
Under 18	30,076	27,579	-8.3%	211,915	196,787	-7.1%
18-24	10,226	10,915	6.7%	81,371	80,330	-1.3%
25-44	29,853	26,907	-9.9%	216,543	217,956	0.7%
45-64	37,964	38,187	0.6%	217,180	224,562	3.4%
65-74	9,971	13,564	36.0%	51,396	73,778	43.5%
75-84	5,686	7,339	29.1%	30,870	36,653	18.7%
85+	2,907	3,382	16.3%	14,043	17,197	22.5%
Total Population	126,683	127,873	0.9%	823,318	847,263	2.9%
Median Age	41.5	44.2	6.5%	36.2	38.10	6.5%

Source: U.S. Census, 2010 (Table QT-P1) ACS, 2015-2019 (Table B01001, B01002)

6. Race and Ethnicity

The racial and ethnic composition of Thousand Oaks differs from the County in that a lower proportion of City residents are Hispanic/Latino. In both 2010 and 2015-2019, the proportion of Hispanics and Latinos in Thousand Oaks and the County remained the same, with the County surpassing Thousand Oaks by about 20 percent. The 2015-2019 ACS shows that approximately 67 percent of City residents are non-Hispanic white, higher than that of the County as a whole (45 percent). Asians, with about 10 percent of the City’s population and seven percent of the County’s population, represent the largest non-Hispanic minority group (Table 3).

Table 3: Racial and Ethnic Composition (2015-2019)

Ethnic Group	City of Thousand Oaks				Ventura County			
	2006-2010		2015-2019		2006-2010		2015-2019	
	#	%	#	%	#	%	#	%
Not Hispanic or Latino								
White	88,958	71.4%	85,376	66.8%	405,113	50.1%	384,818	45.4%
Black/ African American	1,076	0.9%	1,615	1.3%	13,043	1.6%	14,297	1.7%
Am. Ind./Alaska Native	208	0.2%	226	0.2%	1,952	0.2%	2,017	0.2%
Asian	11,189	9.0%	12,310	9.6%	54,081	6.7%	60,710	7.2%
Native Hawaiian/ Pacific Islander	159	0.1%	99	0.1%	1,303	0.2%	1,421	0.2%
Other races or 2+ races	2,557	2.1%	3,457	2.7%	17,984	2.2%	22,399	2.6%
Hispanic or Latino (any race)	20,524	16.5%	24,790	19.4%	315,604	39.0%	361,601	42.7%
Total Population	124,671	100.0%	127,873	100.0%	809,080	100.0%	847,263	100.0%

Source: ACS, 2006-2010, 2015-2019 (Table B03002).

II. EMPLOYMENT TRENDS

Housing needs are influenced by employment trends. Significant employment opportunities within the City can lead to growth in demand for housing in proximity to jobs. The quality and/or pay of available employment can determine the need for various housing types and prices.

According to California Employment Development Department (EDD) Local Area Unemployment Statistics (LAUS), the unemployment rate in Thousand Oaks in May 2021 was 4.9 percent, lower than the County and State’s unemployment rates of 5.8 percent and 7.9 percent, respectively. Table 4 shows the labor force distribution by industry between 2015 and 2019. The top industries with the largest number of employed Thousand Oaks residents were Educational, Health and Social Services (20.2 percent) and Professional, Scientific, Management, Administrative, and Waste Management Services (16.0 percent), followed by Arts, Entertainment, Recreation, Accommodation and Food Services (11.5 percent), and Finance, Insurance, Real Estate, and Rental and Leasing (10.3 percent). Other industries generally represented similar shares of employed residents.

Table 4: Employment by Industry¹ (2015-2019)

Industry	Employees	Percent
Agriculture, Forestry, Fishing and Hunting, and Mining	289	0.5%
Construction	2,442	3.8%
Manufacturing	6,510	10.2%
Wholesale Trade	1,911	3.0%
Retail Trade	5,901	9.3%
Transportation and Warehousing, and Utilities	1,140	1.8%
Information	2,682	4.2%
Finance, Insurance, Real Estate, and Rental and Leasing	6,556	10.3%
Professional, Scientific, Management, Administrative, and Waste Management Services	10,187	16.0%
Educational, Health and Social Services	12,816	20.2%
Arts, Entertainment, Recreation, Accommodation and Food Services	7,341	11.5%
Other Services (except Public Administration)	3,456	5.4%
Public Administration	2,333	3.7%
Total	63,564	100%

Note: Data indicates the occupations held by Thousand Oaks residents; the location of the related workplace is not indicated by this data.
 Source: ACS, 2015-2019 (Table C24050)

III. HOUSEHOLD CHARACTERISTICS

This section describes Thousand Oaks household characteristics. The Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit.

1. Household Formation and Composition

The ACS reported 45,712 households in Thousand Oaks between 2015 and 2019, an approximate 0.2 percent decrease since the 2010 Census (45,825 households) (Table 5). The rate of household growth in Thousand Oaks was slower than the growth rate countywide (1.5 percent) and statewide (3.7 percent) since 2010.

Table 5: Total Households (2010 and 2015-2019)

Jurisdiction	2010	2015-2019	Percent Change
			2010-2019
City of Thousand Oaks	45,825	45,712	-0.2%
Ventura County	266,920	271,040	1.5%
California	12,577,498	13,044,266	3.7%

Source: U.S. Census, 2010 (Table DP-1); ACS, 2015-2019 (Table B11001)

The City of Thousand Oaks had 45,712 households as reported in the 2015-2019 ACS.¹ Table 6 provides historical data of households by type for the City. Family households in 2015-2019 comprised approximately 70 percent of all households in the City a slight decrease from 2010 (approximately 73 percent). The percentage of family households without children in the City increased slightly from 54 percent in 2010 to 60 percent in 2015-2019. Single-person households still make up the majority of non-family households in the city (81 percent) in 2015-2019 as in 2010 (78 percent). The average household size in Thousand Oaks was 2.75 persons per household in 2015-2019, similar to 2010.

Table 6: Household Type Characteristics (2010 and 2015-2019)

Households	2010		2015-2019	
	Number	Percent	Number	Percent
Family Households	33,391	72.9%	32,031	70.1%
Without Children Under 18	18,089	54.2%	19,376	60.5%
With Children Under 18	15,302	45.8%	12,655	39.5%
Non-Family Households	12,434	27.1%	13,681	29.9%
Householder Living Alone	9,717	78.1%	11,054	80.8%
Other	2,717	21.9%	2,627	19.2%
Total Households	45,825	100.0%	45,712	100.0%
Household Size	2.73		2.75	

Source: U.S. Census, 2010 (Table DP-1); ACS, 2015-2019 (Table B11001, B11003)

2. Tenure

Tenure preferences are primarily related to household income, composition, and age of the householder. Table 7 provides a comparison of the number of owner-occupied and renter-occupied units in the City as compared to the County and State as a whole in 2000, 2010 and 2015-2019. It reveals a higher level of homeownership in the City, approximately seven percent higher than the County from 2000-2019. The homeownership rate for Thousand Oaks and Ventura County declined approximately five percent since 2000, whereas the homeownership rate statewide declined only about two percent.

¹ American Community Survey (ACS) is a sample of the community and extrapolated to represent the entire community. Sample errors alone could explain the slight reduction in households. The Census Bureau recommends using ACS data as reference and interpretation should focus on relative proportions than absolute numbers.

Table 7: Occupied Units by Tenure (2000, 2010 and 2015-2019)

	Owner-Occupied Housing		Renter-Occupied Housing		Total
	Number	%	Number	%	
2000					
Thousand Oaks	31,491	75.3%	10,302	24.7%	41,793
Ventura County	164,380	67.6%	78,854	32.4%	243,234
California	6,546,334	56.9%	4,956,536	43.1%	11,502,870
2010					
Thousand Oaks	33,501	73.1%	12,335	26.9%	45,836
Ventura County	174,168	65.3%	92,752	34.7%	266,920
California	7,035,371	55.9%	5,542,127	44.1%	12,577,498
2015-2019					
Thousand Oaks	32,041	70.1%	13,671	29.9%	45,712
Ventura County	171,174	63.2%	99,866	36.8%	271,040
California	7,154,580	54.8%	5,889,686	45.2%	13,044,266

Source: U.S. Census 2000 and 2010 (Table QT-H1); ACS 2015-2019 (B25014)

3. Household Income

As indicated in Table 9, according to the 2015-2019 American Community Survey (ACS), the median household income for the City of Thousand Oaks was \$109,378. In 2015-2019, about 14 percent of the households earned less than \$35,000 and over half of the City’s households earned more than \$100,000 (Table 8).

Table 8: Household Income by Tenure (2015-2019)

	Owner-Households		Renter-Households		Total	
	Number	%	Number	%	Number	%
Less than \$10,000	625	2.0%	700	5.1%	1,325	2.9%
\$10,000 to \$14,999	356	1.1%	730	5.3%	1,086	2.4%
\$15,000 to \$24,999	940	2.9%	864	6.3%	1,804	3.9%
\$25,000 to \$34,999	1,354	4.2%	973	7.1%	2,327	5.1%
\$35,000 to \$49,999	1,843	5.8%	1,386	10.1%	3,229	7.1%
\$50,000 to \$74,999	2,770	8.6%	2,278	16.7%	5,048	11.0%
\$75,000 to \$99,999	3,579	11.2%	2,162	15.8%	5,741	12.6%
\$100,000 to \$149,000	6,576	20.5%	2,343	17.1%	8,919	19.5%
\$150,000 or more	13,998	43.7%	2,235	16.3%	16,233	35.5%
Total	32,041	100.0%	13,671	100.0%	45,712	100.0%

Source: ACS, 2015-2019 (Table B25118)

Table 9 shows median household income in the City, Ventura County, and State of California in 2000, 2010 and 2015-2019. The City’s median income in 2015-2019 (\$109,378) was substantially higher than the median income reported in Ventura County (\$88,131) and statewide (\$75,235), which has been the case in 2010 and 2000.

According to 2000 and 2010 Census data and the 2015-2019 ACS data, in absolute terms, the median income in the City has increased substantially since 2000 (42.4 percent); however, as shown in Table 9, income growth in Thousand Oaks trailed income growth in Ventura County (47.7 percent) and California (58.4 percent). The differences in income growth can be attributed to the City’s relatively high median income as a starting point for the observed income growth.

Table 9: Median Household Income (2000, 2010, and 2015-2019)

Jurisdiction	2000	2010	2015-2019	% Change 2000-2019
City of Thousand Oaks	\$76,815	\$98,715	\$109,378	42.4%
Ventura County	\$59,666	\$75,348	\$88,131	47.7%
State of California	\$47,493	\$60,883	\$75,235	58.4%

Sources: Bureau of the Census, 2010 (Table P053); ACS, 2010 and 2015-2019 (Table B19013)

For the purposes of the Housing Element, the State Department of Housing and Community Development (HCD) has established five income groups based on Area Median Income (AMI):²

- Extremely Low Income: up to 30 percent of AMI
- Very Low Income: 31-50 percent of AMI
- Low Income: 51-80 percent of AMI
- Moderate Income: 81- 120 percent AMI
- Above Moderate Income: >120 percent AMI

Pursuant to state and federal regulations, the Area Median Income refers to the median income for the Metropolitan Statistical Area. For the City of Thousand Oaks, this area refers to Ventura County. County Median Income as published by HCD must be used to establish income groups for the purpose of the Housing Element. The Southern California Association of Governments (SCAG), in projecting the region’s housing needs, provides information on income distribution by jurisdiction based on 2014-2018 ACS data. As shown in Table 10, compared to the County, Thousand Oaks has a smaller proportion of lower income households and a larger proportion of above moderate income households.

² State income definitions are different than federal income definitions. For federal housing programs, eligibility is established for households with incomes up to only 80 percent of the AMI. These households, under the federal definition, are considered moderate income. For housing plans that are required by federal regulations, such as the Consolidated Plan and Analysis of Impediments to Fair Housing Choice, the federal income definitions are used. The CHAS data presented later, adheres to the federal income definitions.

Table 10: Distribution by Income Group (2005-2009 and 2014-2018)

Jurisdiction	Total Households	Very Low Income (31-50%)	Low Income (51-80%)	Moderate Income (81-120%)	Above Moderate Income (120%+)
2009					
City of Thousand Oaks	N/A	17%	12%	16%	55%
Ventura County	N/A	23%	17%	19%	41%
2018					
City of Thousand Oaks	46,135	18%	13%	16%	53%
Ventura County	270,035	23%	17%	19%	41%

Source: SCAG RHNA Calculator, March 2021. SCAG RHNA 2012 Methodology Appendix VI.

IV. HOUSING INVENTORY AND MARKET CHARACTERISTICS

1. Housing Growth

Between 2000 and 2010, the rate of housing stock growth in Thousand Oaks (11 percent) trailed the rate of housing growth in neighboring Camarillo (17 percent), Moorpark (18 percent), Simi Valley (14 percent) and Ventura County (12 percent). Agoura Hills was the only neighboring city with a rate lower than the City (nine percent). According to the State Department of Finance, the housing stock in Thousand Oaks was estimated at 48,169 units as of January 1, 2021, representing an approximate 1.4 percent increase from 2010 (Table 11). The Cities of Camarillo and Moorpark have been growing at much faster rates, at approximately eight percent and six percent since 2010.

Table 11: Housing Unit Growth

Jurisdiction	# of Units 2000	# of Units 2010	# of Units 2021	Percent Change 2000-2010	Percent Change 2010-2021
Thousand Oaks	42,958	47,497	48,169	10.6%	1.4%
Camarillo	21,946	25,702	27,907	17.1%	8.6%
Agoura Hills	6,993	7,585	7,643	8.5%	0.8%
Moorpark	9,094	10,738	11,416	18.1%	6.3%
Simi Valley	37,272	42,506	43,644	14.0%	2.7%
Ventura County	251,712	281,694	292,100	11.9%	3.7%

Sources: U.S. Census, 2000 (Table H001) and 2010 (Table QT-H1); California Department of Finance, 2021

2. Unit Type and Size

The number of housing units in Thousand Oaks has increased by 1.4 percent over the last eleven years, from 47,497 units in 2010 to 48,169 units in 2021, according to the State Department of Finance Population and Housing Estimates (Table 12). The biggest change in housing stock can be seen in the multi-family units with an increase of more than four percent in the number of units. Multi-Family complexes with two to four units have seen the most growth showing an 11.5 percent increase in the number of units.

Table 12: Housing Inventory by Unit Type (2010-2021)

Unit Type	2010	2021	% Change
1-unit, detached	32,357	32,526	0.5%
1-unit, attached	5,395	5,412	0.3%
2 to 4 units	1,734	1,934	11.5%
5 or More units	6,808	7,094	4.2%
Mobile home or trailer	1,203	1,203	0%
Total Housing Units	47,497	48,169	1.4%

Sources: California Department of Finance, Housing Estimates, 2010 and 2021

Owner-occupied housing units were predominately single-family detached units (82 percent), while the majority of renter-occupied units were multi-family units (Table 13). Between 2015 and 2019, more than half of renter-occupied units were two- to three-bedroom units (Table 14). Studio and one-bedroom units made up 26 percent of the City’s rental market. The City’s larger housing units (four or more bedrooms) were primarily ownership housing units.

Table 13: Unit Type by Tenure (2015-2019)

Unit Type	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	Percent	Units	Percent	Units	Percent
Single-family, detached	26,336	82.2%	4,171	30.5%	31,566	65.9%
Single-family, attached	3,716	11.6%	2,096	15.3%	6,199	12.9%
Multi-family (2-4 units)	444	1.4%	1,502	11.0%	2,071	4.3%
Multi-family (5+ units)	626	2.0%	5,758	42.1%	6,996	14.6%
Mobile Homes	919	2.9%	144	1.1%	1,098	2.3%
Other (Boats, RV, etc.)	0	0.0%	0	0.0%	0	0.0%
Total	32,041	100.0%	13,671	100.0%	47,930	100.0%

Source: American Community Survey, 2015-2019 (Table B25032)

Table 14: Unit Size by Tenure (2015-2019)

Unit Size	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	Percent	Units	Percent	Units	Percent
Studio	92	0.3%	602	4.4%	694	1.5%
1 bedroom	300	0.9%	2,910	21.3%	3,210	7.0%
2 or 3 bedrooms	14,563	45.5%	8,134	59.5%	22,697	49.7%
4 or more bedrooms	17,086	53.3%	2,025	14.8%	19,111	41.8%
Total	32,041	100.0%	13,671	100.0%	45,712	100.0%

Source: American Community Survey, 2015-2019 (Table B25042)

3. Vacancy Rates

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents and provide an incentive for unit upkeep and repair. Vacancy rates are generally higher among rental properties, as rental units have greater attrition than owner-occupied units. A healthy vacancy rate — one which permits sufficient choice and mobility among a variety of housing units — is considered to be two to three percent for ownership units and five to six percent for rental units.

Housing tenure changed slightly from 2000 to 2015-2019 with the rate of homeownership declining from 75 percent in 2000 to 70.1 percent in 2015-2019 (Table 15). The proportion of renter households increased from 25 percent to 29.9 percent during the same period. In Thousand Oaks the vacancy rates increased from 2000 to 2015-2019. The overall vacancy rate in 2000 was 0.7 percent and increased to 4.6 percent in 2015-2019. This rise in vacancy rate for renters from 2000 to 2019 can be attributed to an increase in the number of units counted by the ACS for seasonal, recreational, or occasional use, and other vacant units (can be seen mainly among the rate at which rental units are vacant) which accounted for over 85 percent of all vacant units in 2015-2019.

Table 15: Occupancy Status (2000, 2010 and 2015-2019)

Occupancy Status	2000	2010	2015-2019
Tenure			
Owner	75.3%	73.1%	70.1%
Renter	24.7%	26.9%	29.9%
Vacancy			
Owner	2.4%	1.1%	0.7%
Renter	3.5%	6.1%	4.4%
Overall	0.7%	3.5%	4.6%

Sources: U.S. Census 2000 and 2010 (Table QT-H1), DP-1 and ACS 2015-2019 (Table B25004 and DP-04)

4. Housing Conditions

Age of Housing Stock

The age of a housing unit is often an indicator of housing conditions. In general, housing that is 30 years or older may exhibit a need for repairs based on the useful life of materials. Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs.

Thousand Oaks is an older community with the majority of its housing stock being built between 1960 and 1989, the majority of which (33 percent) was constructed between 1970 and 1979 according to the 2015-2019 ACS estimates (Table 16). When housing units reach an age of over 30 years, it is not uncommon for the unit to have rehabilitation needs that may include new plumbing, roof repairs, or other more extensive needs. As the age of a housing unit gets older, the more likely it will need to have some sort of rehabilitation repair work done. In Thousand Oaks, approximately 77 percent of the housing stock was built before 1990, some of which could be in need of rehabilitation.

Table 16: Age of Housing Stock (2015-2019)

Year Built	Occupied Housing Units	
	Units	Percent
2010 or later	587	1.3%
2000 to 2009	4,574	10.0%
1990 to 1999	5,142	11.2%
1980 to 1989	8,918	19.5%
1970 to 1979	15,291	33.5%
1960 to 1969	9,080	19.9%
1950 to 1959	1,592	3.5%
1940 to 1949	337	0.7%
1939 or earlier	191	0.4%
Total	45,712	100.0%

Source: American Community Survey, 2015-2019 (Table B25036)

Housing Conditions

Housing is considered substandard when conditions are found to be below the minimum standard of living conditions defined in Section 1001 of the Uniform Housing Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangements, due to the threat to health and safety.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. According to 2015-2019 ACS, 43 owner-occupied units in Thousand Oaks lacked complete plumbing facilities and 18 owner-occupied units lack complete kitchen facilities (Table 17). Of renter-occupied units, 32 lacked plumbing facilities and 372 lacked complete kitchen facilities.

Table 17: Units Lacking Plumbing or Complete Kitchens (2015-2019)

Units	Owner-Occupied	Renter-Occupied	Total
Lacking Plumbing Facilities	43	32	75
Lacking Complete Kitchen Facilities	18	372	390

Source: American Community Survey, 2015-2019 (Tables B25049, B25053)

It should be noted that there might be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities. However, the Census typically undercounts substandard housing conditions as it is not able to report on other more subtle housing problems, such as inadequate wiring, leaks, or inadequate or lack of heating. According to estimates by the 2015-2019 ACS, more than 77.5 percent of housing units in Thousand Oaks were built before 1990 and 24.5 percent were older than 1970. A general rule in the housing industry is that structures older than 30 years begin to show signs of deterioration and require some major repairs. The City's Code Compliance Division responds to citizen complaints about housing that is in poor condition. Most property owners make the necessary repairs in response to requests or enforcement by the Code Compliance Division. Code Compliance Division records from 2016 and 2019 were analyzed specifically for property maintenance types of cases, as they generally reflect complaints derived from

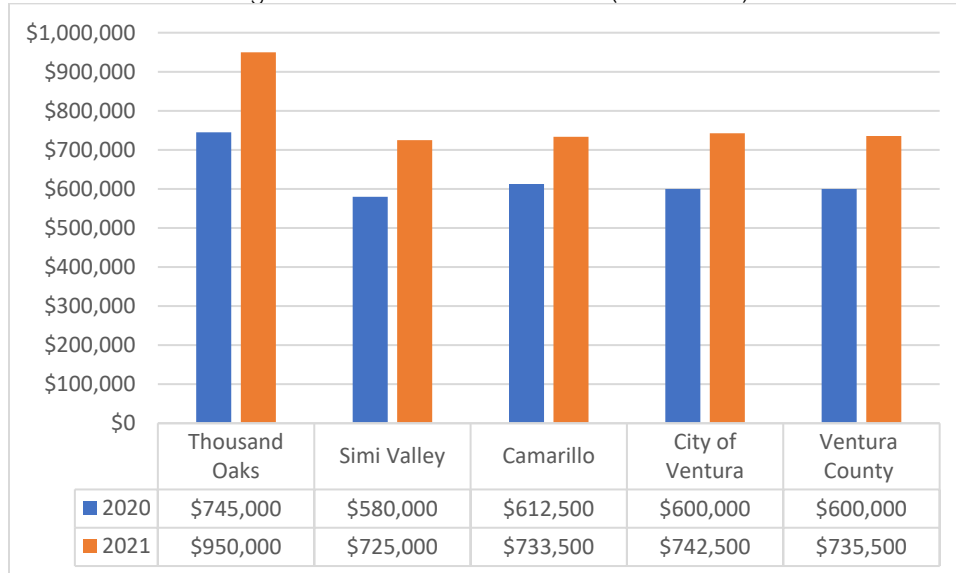
property and buildings not being maintained pursuant to local codes. A total of 1,142 property maintenance cases city wide were reported from 2016-2019. Staff estimates that approximately 50 percent (571) of the property maintenance cases involve building code violations that relate to unit rehabilitation needs. As the Code Enforcement Division responds to complaints and does not conduct proactive inspections, staff conservatively estimates that housing in need of rehabilitation is twice the amount reported to the Code Compliance Division from 2016-2019. However, the City does not have units that are dilapidated and require replacement. Unless properly maintained, homes older than 50 years require major renovations to remain in good working order. The greatest concentrations of older homes are in the Greenwich Village, Waverly Heights, Newbury Park, Old Town West, Royal Oaks and Central Thousand Oaks neighborhoods of the City.

5. Housing Costs and Affordability

Home Prices

Homes located in Thousand Oaks are less affordable compared to nearby cities and Ventura County as a whole (Figure 2). The figure below shows the median home sale prices in Thousand Oaks, Simi Valley, Camarillo and Ventura County in June 2020 and June 2021. On average, home sale prices in Thousand Oaks are \$215,000 more than home sale prices in surrounding cities and the County as a whole.

Figure 2: Median Home Prices (2020-2021)



Note: Re-sale single family residences and condos as well as new homes.
 Source: CoreLogic, California Home Sale Activity by City, June 2020 and June 2021.

Average Rents

Information on current rental rates in the City was obtained through a review of median rents in Zumper.com. Table 18 summarizes rents by unit size in Thousand Oaks as well as neighboring cities. The list price for rental units in April 2021 ranged from \$1,809 for a studio to \$3,937 for four-bedroom units. Like home prices, Thousand Oaks also has the highest median rents compared to other Ventura County cities like Simi Valley, Camarillo, and the City of Ventura.

Table 18: Median Rent by Unit Size (2021)

	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Thousand Oaks	\$1,809	\$2,071	\$2,538	\$3,222	\$3,937
Simi Valley	\$1,397	\$1,942	\$2,296	\$2,941	\$3,200
Camarillo	N/A	\$1,956	\$2,442	\$3,031	\$3,731
City of Ventura	\$1,417	\$2,010	\$2,293	\$3,187	\$3,273

Source: www.zumper.org, April 2021.

Affordability Gap Analysis

The costs of homeownership and renting can be compared to a household's ability to pay for housing to determine affordability in a community. Housing affordability is defined as paying no more than 30 to 35 percent of the gross household income (depending on tenure and income level) on housing expenses.

Table 19 summarizes affordable rents and purchase prices by income category based on the 2021 HCD median income of \$98,800 for Ventura County.³ General cost assumptions for utilities, taxes, and property insurance are also shown. Affordable purchase price assumes a three-percent interest rate with a 30-year fixed rate mortgage loan and a 10-percent down payment. Given the high costs of homeownership, lower income households are usually confined to rental housing but the affordability problem also persists in the rental market. The situation is exacerbated for large households with lower and moderate incomes given the limited supply of large rental units, and for seniors with fixed incomes.

³ State and federal income limits differ. For the Housing Element, State income limits are used, which are usually higher than the federal levels used in the City's Consolidated Plan and other related documents.

V. HOUSING NEEDS

This section provides an overview of existing housing needs in Thousand Oaks. It focuses on four categories:

- Housing need resulting from housing cost burden;
- Housing need resulting from overcrowding;
- Housing need resulting from population growth and demolition of the existing housing stock; and,
- Housing needs of special needs groups such as elderly persons, large households, persons with disabilities, female-headed households, homeless persons, farmworkers, and college students.

Table 19: Income Categories and Affordable Housing Costs -Ventura County

	Annual Income Limits	Affordable Monthly Housing Costs	Rental Utility Costs (2021)	Ownership Utilities & Taxes	Maximum Affordable Rent	Affordable Home Price
Extremely Low Income (0-30% AMI)						
1-Person	\$23,700	\$593	\$190	\$397	\$403	\$51,424
2-Person	\$27,100	\$678	\$199	\$436	\$479	\$63,613
3-Person)	\$30,500	\$763	\$225	\$492	\$538	\$71,322
4 Person	\$33,850	\$846	\$249	\$545	\$597	\$79,343
5 Person	\$36,600	\$915	\$277	\$597	\$638	\$83,741
Very Low Income (30-50% AMI)						
1-Person	\$39,550	\$989	\$190	\$536	\$799	\$119,303
2-Person	\$45,200	\$1,130	\$199	\$595	\$931	\$141,128
3-Person	\$50,850	\$1,271	\$225	\$670	\$1,046	\$158,472
4 Person	\$56,450	\$1,411	\$249	\$743	\$1,162	\$176,130
5 Person	\$61,000	\$1,525	\$277	\$811	\$1,248	\$188,236
Low Income (50-80% AMI)						
1-Person	\$63,250	\$1,581	\$190	\$743	\$1,391	\$220,800
2-Person	\$72,300	\$1,808	\$199	\$832	\$1,609	\$257,186
3-Person	\$81,350	\$2,034	\$225	\$937	\$1,809	\$289,091
4 Person	\$90,350	\$2,259	\$249	\$1,040	\$2,010	\$321,309
5 Person	\$97,600	\$2,440	\$277	\$1,131	\$2,163	\$344,979
Moderate Income (80%-120%AMI)						
1-Person	\$83,000	\$2,075	\$190	\$916	\$1,885	\$305,381
2-Person	\$94,850	\$2,371	\$199	\$1,029	\$2,172	\$353,758
3-Person	\$106,700	\$2,668	\$225	\$1,159	\$2,443	\$397,655
4 Person	\$118,550	\$2,964	\$249	\$1,286	\$2,715	\$442,078
5 Person	\$128,050	\$3,201	\$277	\$1,397	\$2,924	\$475,384

Source: CA Dept. of Housing and Community Development (2021) and Veronica Tam & Associates
 Assumptions: 2021 HCD income limits; 30% gross household income as affordable housing cost; 35% of monthly affordable cost for taxes and insurance; 10% down payment; and 3% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on 2021 Area Housing Authority of the County of Ventura Utility Allowances.

1. Housing Cost Burden

Housing cost burden is generally defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in payment problems, deferred maintenance or overcrowding.

The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of Census data from the Census Bureau that are largely not available through standard Census products. The most recent estimates released by HUD in August 2020 are derived from the 2013-2017 ACS. This dataset, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrates the extent of housing problems and housing needs, particularly for lower income households.

As shown in Table 20, about half of renter households in Thousand Oaks experienced one or more housing problems and paid more than 30 percent of their incomes towards housing costs in 2013-2017, compared to approximately one-third of City homeowners. The extremely low and very low income households are the most vulnerable groups to cost burdens. With limited income, about 80 percent of the households in these income groups experienced cost burdens, compared to just 36 percent citywide, and 69 percent of low income households. Severe housing cost burden (spending half of the household income on housing) impacted 65 percent of the extremely low income households and 56 percent of very low income households, compared to 30 percent of low income households, 3.8 percent of moderate/above moderate income households, and 17 percent of households citywide. Households with severe cost burdens are most at risk of becoming homeless.

Table 20: Housing Assistance Needs of Lower Income Households (2013-2017)

Household by Type, Income & Housing Problem	Renters	Owners	Total Households
Ext. Low Income (0-30% AMI)	2,040	1,865	3,905
with any housing problems	80.1%	78.0%	79.1%
with cost burden > 30%	77.7%	78.6%	78.1%
with cost burden > 50%	64.0%	66.8%	65.3%
Very Low Income (31-50% AMI)	1,595	2,130	3,725
with any housing problems	86.2%	74.6%	79.6%
with cost burden > 30%	84.6%	74.9%	79.1%
with cost burden > 50%	67.1%	47.9%	56.1%
Low Income (51-80% AMI)	2,680	3,325	6,005
with any housing problems	85.8%	57.1%	69.9%
with cost burden > 30%	84.1%	56.4%	68.8%
with cost burden > 50%	31.2%	29.9%	30.5%
Moderate/Above Moderate Income (81% + AMI)	7,465	25,035	32,500
with any housing problems	24.3%	21.0%	21.8%
with cost burden > 30%	20.6%	20.2%	20.3%
with cost burden > 50%	2.1%	4.3%	3.8%
Total Households	13,780	32,355	46,135
with any housing problems	51.7%	31.5%	37.6%
with cost burden > 30%	48.8%	30.9%	36.2%
with cost burden > 50%	24.4%	13.4%	16.7%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

Note: HUD CHAS (Comprehensive Housing Affordability Strategy) data is based on tabulations from the ACS and has a smaller sample size than the Decennial Census. Due to the smaller sample size, the data presented may have significant margins of error, particularly for smaller geographies. The intent of the data is to show general proportions of household need, not exact numbers.

2. Overcrowding

The definition of overcrowding used in the Housing Element is more than one person per room. Some households may not be able to accommodate high cost burdens for housing, but may instead accept smaller housing or reside with other individuals or families in the same home. Household overcrowding is reflective of various living situations: (1) a family lives in a home that is too small; (2) a family chooses to house extended family members; or (3) unrelated individuals or families are doubling up to afford housing. However, cultural differences also contribute to the overcrowded conditions. Some cultures tend to have larger household size than others due to the preference of sharing living quarters with extended family members as a way of preventing homelessness among family members. Overcrowding can strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes.

According to the 2015-2019 ACS, 2.5 percent of all Thousand Oaks households lived in overcrowded conditions (Table 21). Renter households made up a larger proportion of overcrowded households

than owner households. Approximately five percent of renter households in Thousand Oaks were overcrowded, compared to just over one percent of owner households.

Table 21: Overcrowding by Tenure (2015-2019)

Jurisdiction	Owners		Renters		Total	
	#	%	#	%	#	%
Overcrowded Households (1.01-1.5 persons per room)	263	60.7%	517	71.2%	780	67.3%
Severely Overcrowded (1.5+ persons per room)	170	39.3%	209	28.8%	379	32.7%
All Overcrowded Households	433	1.4%	726	5.3%	1,159	2.5%
All Households	32,041	70.1%	13,671	29.9%	45,712	100.0%

Sources: U.S. Census Bureau, ACS, 2015-2019 (Table B25014)

3. Special Needs Groups

Certain groups in Thousand Oaks may have greater difficulty finding decent affordable housing due to special circumstances. Special circumstances may be related to one’s age, family characteristics, disability or employment among others. The table below summarizes these groups in the City of Thousand Oaks. A person or household may be affected by more than one characteristic. For example, a senior living alone may suffer from a disability and living below the poverty level; or a large household may be female-headed and include a senior member. Therefore, the various categories of special needs presented in the table are not mutually exclusive.

Table 22: Special Needs Based on Household Characteristics (2010 and 2015-2019)

Special Needs Group	2010		2015-2019	
	# of Persons/ Households	% of Total Persons/ Households	# of Persons/ Households	% of Total Persons/ Households
Households with Members Age 65+	13,234	28.9%	16,012	35.0%
Senior Headed Households	9,401	21.2%	14,234	31.1%
Seniors Living Alone	4,459	9.7%	4,900	10.7%
Large Households (5+ members)	5,167	11.4%	3,952	8.6%
Female-Headed Households	4,260	9.3%	3,830	8.4%

Sources: U.S. Census, 2010 (Table P16); ACS, 2015-2019 (Table B11001)

Table 23: Special Needs Based on Personal Characteristics (2015-2019)

Special Needs Group	# of Persons/ Households	% of Total Persons/ Households
Persons with a Disability	13,132	10.3%
Persons with Developmental Disabilities	1,089	0.9%*
Farmworkers (Total of Agriculture, Fishing, Hunting, Forestry)	289	0.2%
Residents Living Below Poverty	6,527	5.1%
Persons Experiencing Homelessness	132	0.1%*
Military Personnel	121	0.1%
Students (Total Enrolled over 3 years of age)	32,995	25.8%

*Percent of Ventura County Population in 2020, according to the California Department of Finance 2020 Population Estimates. Sources: ACS, 2015-2019 (Table S2406, S1401, DP03); Ventura County Homeless Count and Subpopulation Survey: Final Report, 2020. California Department of Developmental Services, Consumer Count by California Zip Code.

Seniors

Seniors (persons age 65 and above) are gradually becoming a more substantial segment of a community’s population. Americans are living longer and having fuller lives than ever before in our history and are expected to continue to do so. Elderly-headed households are vulnerable to housing problems due to limited income, prevalence of physical or mental disabilities, limited mobility, and high health care costs. The elderly, particularly those with disabilities, may face increased difficulty in finding housing accommodations.

Senior headed households cover about 31 percent of the households in the city, showing how the population is growing or aging in place. Approximately 35 percent of the households in Thousand Oaks have a member over the age of 65, and 10 percent of all households are seniors living alone (Table 22). Between 2010 and 2015-2019, the proportion of elderly residents over 65 years old increased notably; in 2010, seniors represented approximately 15 percent of the City’s population compared to 19 percent in 2015-2019.

Persons with Disabilities

Federal laws define a person with a disability as "any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment." In general, a physical or mental impairment includes hearing, mobility, cognitive and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex, and intellectual disability that substantially limits one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.

The U.S. Census Bureau classifies disabilities into the following categories:

- **Hearing difficulty:** Deaf or having serious difficulty hearing
- **Vision difficulty:** Blind or having serious difficulty seeing, even when wearing glasses
- **Cognitive difficulty:** Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions
- **Ambulatory difficulty:** Having serious difficulty walking or climbing stairs

- **Self-care difficulty:** Having difficulty bathing or dressing
- **Independent living difficulty:** Because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor’s office or shopping

According to the 2015-2019 ACS, approximately 10 percent (13,132 persons) of the Thousand Oaks population over five years of age had one or more disabilities. The ACS tallied the number of disabilities by type for residents with one or more disabilities. Of those disabilities tallied by the ACS in 2019, ambulatory and cognitive difficulties were the most common (Table 24). However, the prevalence of certain disabilities varied by age. For example, cognitive difficulties accounted for 85 percent of disabilities tallied among 5 to 17 years old, while hearing and ambulatory difficulties among seniors are at 13 and 22 percent respectively.

Table 24: Disability Characteristics (2019)

Disability by Age and Type	5 to 17 years	18 to 64 years	65 years and over	Total
Total Persons with a Disability	1,172	4,714	7,246	13,132
Disability Type				
Hearing Difficulty	147	931	3,301	4,379
Vision Difficulty	137	841	1,259	2,237
Cognitive Difficulty	993	1,920	1,963	4,876
Ambulatory Difficulty	257	1,772	4,246	6,275
Self-Care Difficulty	300	739	1,871	2,910
Independent Living Difficulty ¹	N/A	1,622	3,070	4,692

Notes:

1. Tallied only for persons 18 years and over

Source: ACS, 2015-2019 (Table B18102 – B18107)

Persons with Developmental Disabilities

As defined by State law, “developmental disability” means a severe, chronic disability of an individual who:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18⁴;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

⁴ The State of California defines developmental disabilities slightly differently than federal law. The main difference is at the manifestation age, where federal definition established that threshold at age 22.

The Census does not record developmental disabilities. According to the University of Minnesota's Institute on Community Integration, as of 2016, an estimated 2.2 percent of the United States' population had an intellectual or developmental disability. This equates to about 2,780 persons in the City of Thousand Oaks based on the January 2020 population reported by the California Department of Finance. While there are no survey data estimates of the population with developmental disabilities in Thousand Oaks, the State Department of Developmental Services reported that approximately 1,089 Thousand Oaks residents sought out services at the Regional Center as of June 2020. Approximately 52 percent of assisted residents were adults over 18 years of age. Most of the clients with developmental disabilities (90 percent) resided in a private home with their parents or guardians.

Families with Children and Single Parent Households

According to the 2010 Census, approximately 40 percent of all households in Thousand Oaks and Ventura County had children under the age of 18. Single-parent households, particularly female-headed households, often require special consideration and assistance as a result of their greater need for affordable housing, as well as accessible day care, health care, and other supportive services. Due to their relatively lower per-capita income and higher living expenses such as day-care, single-parent households have limited opportunities for finding affordable, decent, and safe housing.

According to the 2015-2019 ACS, approximately 2,240 single-parent households resided within Thousand Oaks, representing five percent of the City's households. The majority (68 percent) of these single-parent households were female-headed. Of particular concern are single-parent families with lower incomes; approximately 17 percent (257 families) of the City's female-headed families had incomes below the poverty level in 2015-2019. These female-headed households account for nearly 85 percent of all single-parent family households with incomes below the poverty level.

Large Households

Large households are defined as those with five or more members. These households are usually families with two or more children or families with extended family members, such as in-laws or grandparents. It can also include multiple families living in one housing unit in order to save on housing costs. Large households are a special needs group because the availability of adequately sized, affordable housing units is often limited. To save for necessities such as food, clothing, and medical care, lower- and moderate-income large households may reside in smaller units, resulting in overcrowding.

In 2010, approximately 11 percent of all households in Thousand Oaks had five or more members. Specifically, eight percent of owner-households and nine percent of renter-households in the City were considered to be large households. In 2015-2019, the proportion of large households in Thousand Oaks (8.6 percent) was lower than at the County level (14 percent).

Persons Experiencing Homelessness

The member agencies of the Ventura County Continuum of Care Alliance worked together to conduct the Ventura County 2020 Homeless Count and Subpopulation Survey, a Point-in-Time count of the region's homeless population. HUD's definition of homelessness for Point-in-Time counts was used. The definition includes:

- An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangement (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals), or
- An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground.

The Ventura County 2020 Homeless Count and Subpopulation Survey counted 152 sheltered and unsheltered individuals in Thousand Oaks, representing less than one percent of the County’s homeless population.⁵ Of these individuals, the survey counted 22 sheltered and 130 unsheltered. As part of the Point-in-Time Count, volunteers were able to survey 108 of the 130 unsheltered adults counted. Approximately 86 percent of homeless persons interviewed were white, 32 percent were women, and 20 percent were seniors (62 years or older). Survey respondents reported the following disabling conditions: substance abuse problem (25 percent); mental health problem (13 percent); developmental disabilities (11 percent); and physical disability (17 percent). Approximately seven percent of the respondents reported experiencing homelessness because fleeing domestic violence, 27 percent had been released from a correctional institution during the past year, and 20 percent were homeless for the first time within the past year.

Due to COVID-19, the point in time count was not conducted for unsheltered persons. However, a sheltered count was conducted in January 2021 and 119 persons sheltered in Thousand Oaks. The 2020 annual call data for Ventura County 2-1-1 included 226 homeless residents in Thousand Oaks and 117 at-risk of homeless households.

During 2021, year to date data from the VC CoC Coordinated Entry System includes 155 at-risk households and 366 homeless households in Thousand Oaks.

Farmworkers

Farm worker households tend to have high rates of poverty, live disproportionately in housing which is in the poorest condition, have very high rates of overcrowding, have low homeownership rates, and are predominately members of minority groups. Specific information is lacking with regard to the housing needs of migrant and non-migrant farm workers in the City. Thousand Oaks is not an agricultural center as are cities and unincorporated communities located to the north and closer to the Pacific Ocean. The majority of residents are not employed by agricultural interests. According to the 2015-2019 ACS, there were 289 (0.5 percent) people employed in the “Agriculture, Forestry, Fishing and Hunting and Mining” industry in Thousand Oaks. It is unknown how many people of the 289 counted by ACS were directly employed in agricultural production, since the Census definition of agricultural also includes promotional and marketing activities.

Official counts of farmworkers also significantly underestimate the true numbers, with undocumented and poor residents most likely to be undercounted. Farmworkers are notoriously difficult to count

⁵ The =Ventura County Continuum of Care did not perform a Point-in-Time count in 2021 due to COVID-19.

due to their mobility, the shared and substandard housing available to them, their fear of authorities, and their lack of involvement in a foreign and unfamiliar culture.

Nonetheless, data from the 2018 American Community Survey (ACS) reports that there is a total of 18,319 farmworkers in Ventura County with 2,668 living in the unincorporated areas of the County. The ACS data is not a good representation of the farmworker population since the data combines persons employed in farming with persons employed in forestry, fishing, and hunting, and does not provide any distinction between high and low wage occupations. The ACS also excludes labor provided by farm labor contractors, which significantly underestimates the number of farmworkers. It is estimated that roughly one third of all California farmworkers are employed by farm labor contractors. The 2017 U.S. Census of Agriculture, prepared by the Department of Agriculture, reported that there were 22,694 farmworkers in the County. Of the total, 10,529 (46%) worked 150 days or more, and 12,165 (54%) worked less than 150 days.

A Farm Labor study conducted by the University of California in Davis, estimates an even higher number of farmworkers in Ventura County. The study utilized wage and tax data from the California Employment Development Department, and estimated that Ventura County employed approximately 36,500 farmworkers in 2012. Therefore, depending on the data source, the estimated number of farmworkers in Ventura County ranges from 18,000 to 36,500 persons. Based on information received from the Ventura County Agricultural Commissioner and the local House Farm Workers! Task Force, the higher end of the range is more accurate and should be used for estimating farmworker housing needs.

College Students

A significant presence of college students in a community usually places additional pressure on the local rental housing market. Typically, students need affordable rental housing near the college and their length of stay tends to be transient, revolving around the semesters.

There are 12 colleges and universities located within 20 miles of Thousand Oaks.⁶ Of these, two are four-year public colleges: California State University-Channel Islands and California State University-Northridge. In 2019, approximately 42,016 students were enrolled in undergraduate programs in these public schools, and about 12,890 degrees were completed. Another seven private colleges or universities, including California Lutheran University, located in and around the City enroll another 10,404 undergraduate students. In 2019, a total of 6,068 degrees were completed at private colleges and universities, including 3,167 that were offered online. There are three community colleges in the Ventura County area where students can earn two-year associate degrees. In 2019, about 36,560 students were enrolled in undergraduate courses at nearby community colleges, with 7,733 graduates.

⁶ <https://www.franklin.edu/colleges-near/california/thousand-oaks>

Estimate of Needs

State law requires quantification and analysis of existing and projected housing needs of special needs populations. Extremely low income is defined as households with income less than 30 percent of area median income (AMI). The 2021 AMI for Ventura County was \$98,800. For ELI households, this results in an income of \$33,850 or less for a four-person household.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households (owners versus renters, elderly households, and large and small households) in Thousand Oaks. Detailed CHAS data based on the 2013-2017 ACS is displayed in Table 25. Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

However, the CHAS data does not provide separate accounting of overcrowding or substandard housing conditions. These are included in the overall category of households with housing problems, and a household can have multiple housing problems. The types of problems vary according to household income, type, and tenure. Overall, 38 percent of all households in the City experienced some housing problems. However, housing problems were more prevalent among extremely low and very low-income households, especially among the elderly and large families. Within the extremely low-income group, housing cost burden a similar proportion of renters and owners (about 80 percent), indicating the unaffordability of both ownership and rental housing stock to low-income households. Additionally, 65 percent of ELI households paid more than 50 percent of their income toward housing costs and were severely cost burdened, compared to 17 percent of all Thousand Oaks households.

Table 25: Estimated Housing Needs for Special Needs Populations

	Renters			Owners			All HH
	Elderly	Lg HH (5+)	Total Renters	Elderly	Lg HH (5+)	Total Owners	
Ext. Low Income (0-30% AMI)	705	50	2,040	1,185	20	1,865	3,905
with any housing problems	63.1%	100.0%	80.1%	80.2%	100.0%	78.0%	79.1%
with cost burden > 30%	63.1%	100.0%	77.7%	81.0%	100.0%	78.6%	78.1%
with cost burden > 50%	47.5%	100.0%	64.0%	65.0%	100.0%	66.8%	65.3%
Very Low Income (31-50% AMI)	570	100	1,595	1,325	145	2,130	3,725
with any housing problems	86.8%	75.0%	86.2%	72.5%	93.1%	74.6%	79.6%
with cost burden > 30%	83.3%	75.0%	84.6%	72.8%	96.6%	74.9%	79.1%
with cost burden > 50%	61.4%	65.0%	67.1%	44.5%	31.0%	47.9%	56.1%
Low Income (51-80% AMI)	525	235	2,680	1,815	290	3,325	6,005
with any housing problems	85.7%	85.1%	85.8%	50.1%	89.7%	57.1%	69.9%
with cost burden > 30%	85.7%	76.6%	84.1%	50.4%	79.3%	56.4%	68.8%
with cost burden > 50%	51.4%	25.5%	31.2%	27.5%	24.1%	29.9%	30.5%
Moderate/Above ModIncome (81% + AMI)	995	605	7,465	7,595	2,350	25,035	32,500
with any housing problems	39.2%	32.2%	24.3%	19.5%	24.5%	21.0%	21.8%
with cost burden > 30%	32.7%	26.4%	20.6%	19.6%	18.7%	20.2%	20.3%
with cost burden > 50%	10.6%	3.3%	2.1%	5.2%	1.7%	4.3%	3.8%
Total Households	2,795	990	13,780	11,920	2,805	32,355	46,135
with any housing problems	63.7%	52.5%	51.7%	36.1%	35.3%	31.5%	37.6%
with cost burden > 30%	60.6%	47.0%	48.8%	36.3%	29.6%	30.9%	36.2%
with cost burden > 50%	37.9%	19.7%	24.4%	18.9%	6.2%	13.4%	16.7%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.
 Note: HUD CHAS (Comprehensive Housing Affordability Strategy) data is based on tabulations from the ACS and has a smaller sample size than the Decennial Census. Due to the smaller sample size, the data presented may have significant margins of error, particularly for smaller geographies. The intent of the data is to show general proportions of household need, not exact numbers.

Extremely low-income and very low individuals and families with children who are currently renting are often at imminent risk of homelessness due to rent burden. High rent burden, especially when rent is above 50 percent of monthly income, makes low-income households more at risk to miss a rent payment when combined with household costs such as transportation, food, medical bills, and other necessities. Failure to pay rent is one of the most common causes of eviction within the United States. Should a household be evicted, it becomes difficult to find replacement housing, either due to cost and availability constraints or many landlords’ unwillingness to rent to those with an eviction record. The household may subsequently become homeless.

Some households may also be stable in terms of rental payments but a rental cost increase can cause increased cost burden and missed payments. Rental cost increases are a significant cause of families losing housing. Rapid rehousing programs and one-time eviction prevention financial assistance may help these homeless individuals or families. While this type of assistance can be helpful, challenges associated with this type of assistance include high housing costs that many households struggle to

continue making rental payments after a life event that causes a missed house payment, such as the loss of employment, vehicle repair, or large medical bills. Homeless prevention assistance, though helpful in the case of short-term financial instability, doesn't prevent evictions for households that cannot afford to sustain increased rental costs in the long term. In addition, the low rental vacancy rate, high rents, and general lack of affordable housing units makes finding any new unit a challenge after an eviction. Formerly homeless families receiving short-term rental housing or rapid rehousing assistance find replacement housing is difficult near the termination of that assistance for some of the same reasons many become homeless in the first place: high housing costs and a high amount of competition for units among renters that results in many formerly homeless individuals denied housing due to eviction or other legal records. This population needs both a long-term source of housing funding, employment which pays enough to pay for rent, and/or social services that help alleviate any underlying health or other personal issues that prevent successful retention of long-term housing.

Other populations disproportionately at risk of becoming homeless (experiencing disproportionate housing problems) are those with substance abuse and/or severe mental health problems, youth aging out of foster care, and people exiting incarceration. Should members of these groups also be extremely low-income, the risk of homelessness increases. These groups may also have other immediate social barriers or challenges that prevent navigation of the competitive local housing market. The number of low-income individuals at risk of homelessness due to housing cost burden is difficult to determine and can be affected by housing vacancy rates, the average size and age of households (who may or may not be able to find emergency housing by "doubling up" in housing), poverty levels, the severity of housing cost burden, the types of rental tenancy (which factor into state of California eviction law), and numerous other social factors.

Resources Available to Assist Special Needs Populations

The greatest underserved community need is affordable housing for lower and moderate-income persons (including extremely low income) and other special needs populations. Ventura County is home to a large number of nonprofit organizations that serve the special needs population. The City addresses the housing and supportive service needs of the special needs groups through its partnership with nonprofits, such as the Area Housing Authority of the County of Ventura, Many Mansions, and County of Ventura. Through these partnerships, the City was able to create/improve 345 affordable units for the special needs groups (see later Table 26).

The City, through its CDBG program and Community Social Service Grant Fund (CSSG), continues to address homeless needs and supportive housing and service needs of seniors and persons with disabilities. The City is committed to using CDBG funds to support the rehabilitation of existing affordable rental and owner units to help ensure they remain available for occupancy by lower-income households for the remaining years of the affordability period. In addition, the City is committed to supporting the delivery of public and social services to lower-income persons with special needs. Annually, 15 percent of the CDBG funds are used to provide supportive services, with a strong emphasis on homeless needs and homeless prevention services. To supplement the CDBG funds, the City leverages close to 15 percent of its CDBG entitlement grant with at least \$100,000 in local general funding to the Community Social Services Grant Funds to create a social service grants budget that funds approximately 25 operational grants.

Public and Social Services Grants: Through its non-profit partners that deliver public and social services to at-risk persons and households, the City supports numerous programs that assist working

mothers to retain employment through full or part-time pre-school programs, after-school tutoring, supplemental food, low or no-cost medical care, and other services with at least 12 non-profit organizations. Examples include:

- Conejo Free Clinic – Medical Services Program
- Conejo Recreation and Park District – Conejo Creek Homework Tutoring.
- Harbor House – Homeless Emergency assistance, Winter Shelter, Meals Program
- Lutheran Social Services – Homeless Emergency Services, Winter Shelter, Drop-in Center
- Manna Conejo Valley – Community Food Bank
- Senior Concerns – Meals on Wheels Program
- St. Vincent de Paul Society – Poor and Homeless Program
- Westminster Free Clinic – Economic Response Program

Emergency Shelter: The City uses CDBG funds to support Turning Point Foundation and Our Place Safe Haven which serves seven homeless clients by providing shelter and case management. Before COVID-19, annually, from December through March, the Conejo Valley Winter Shelter provided a nightly 30-bed program organized by Harbor House and implemented by volunteers at seven houses of faith. In early March 2020, the winter shelter had to close due to the Coronavirus pandemic (COVID-19). Project Roomkey at Motel 6 leased and run by the County of Ventura began in the City as a result of funding provided by the State of California. City Staff and Thousand Oaks Police Department worked closely with local social service providers to identify and transport high risk homeless to Motel 6 during the pandemic. Those over the age of 65 and those with health conditions were prioritized for shelter. From January to June 2021, CDBG-CV funds were used for non-congregate shelter to prevent, prepare for, and respond to COVID-19.

Transitional Housing: The City uses CDBG funds to support the County of Ventura RAIN program, a transitional housing facility with supportive services that could serve approximately four Thousand Oaks families each year.

Furthermore, the Housing Choice Voucher (HCV) program remains the most important housing assistance to lower income households, especially those with extremely low incomes. As of June 2021, 545 Thousand Oaks households (including approximately 246 households with disabilities, 138 senior households, and 161 family households) were receiving Housing Choice Vouchers while there were 263 Thousand Oaks households on the waiting list, including 82 elderly and 40 disabled resident households. HUD policy requires that 70 percent of the new vouchers are allocated to extremely low income households, many are special needs populations (including seniors, disabled, and formerly homeless). The City will continue to promote the use of HCVs to enhance housing affordability and expand housing/location choices for these vulnerable segments of the community as part of Program 15.

VI. PUBLICLY ASSISTED HOUSING

1. Area Housing Authority of the County of Ventura

The Area Housing Authority of the County of Ventura (AHAVC) is an independent, non-profit agency providing opportunities and assistance to people in need of affordable housing through development, acquisitions, and partnerships and serves as the housing authority for Thousand Oaks. In Thousand Oaks, AHAVC owns three public housing apartments Fiore Gardens, Florence Janss, and Leggett Court as well as six affordable apartments. AHACV administers the Housing Choice Voucher Program (HCV) for Thousand Oaks residents. As of June 2021, 545 Thousand Oaks households (including approximately 246 households with disabilities, 138 senior households, and 161 family households) were receiving Housing Choice Vouchers. For the distribution of Voucher assistance within the City, AHACV has established local preferences for disabled, veterans, elderly, working family, substandard living conditions, job training program, and having Section 8 revoked due to HUD funding shortage. AHACV closed the HCV program waiting list in November 2020 and added a total of 3,000 residents countywide. As of June 2021, there were 263 Thousand Oaks households on the waiting list, including 82 elderly and 40 disabled resident households.

2. Affordable Housing Projects

Housing developments utilizing federal, state, and/or local programs, including state and local bond programs, Low-Income Housing Tax Credits (LIHTC), density bonus, or direct assistance programs, are often restricted for use as low income housing and provide another source of affordable housing for a jurisdiction.

Table 26 shows that there 25 rental developments within the City of Thousand Oaks that participate in a federal, state or local program that provided some form of assistance to lower income households, either through financial subsidy or a control measure. These projects provide a total of 1,142 units affordable to lower income households and of these, 173 units are at-risk of conversion between 2021 and 2031.

Table 26: Publicly Assisted Housing Affordable Units

Property Name	Total Project Units	Total Affordable Units	Household Type	Funding Source	Owner	Expiration of Affordability
Arroyo Villas	206	40	Family	Section 8.	Private	2025
Conejo Future Apartments	90	90	Senior	Section 202, Section 811, (Annual Renewals).	Private***	9/30/2024
Los Arboles	43	43	Family	FHA, RDA.	AHAVC*	2028
Total At-Risk		173				
Leggett Court	49	49	Family	HUD, CITY.	HUD Public Housing	2036
Mountclef Apartments	18	18	Family	FHA Section 236, Section 8.	Private	2047
Stoll House	11	11	Family	LIHTC, HOME, RDA.	Many Mansions	2052
Esseff Village	51	50	Supportive Housing	LIHTC, HOME, RDA, CDBG, AHP, SHP, COC.	Many Mansions	2056
Oak Creek Senior Villas	57	56	Senior	LIHTC, HOME, RDA	AHAVC	2058
Richmond Terrace	27	26	Supportive Housing	HOME, MHP, RDA, Conventional Loan, COC.	Many Mansions	2059
Hacienda de Feliz	25	24	Family	LIHTC, Multi-Family Revenue Bond, HOME, RDA.	Many Mansions	2059
Bella Vista	72	72	Family	Tax-exempt 501c(3) bond, HOME, RDA, CDBG.	Many Mansions	2060
Shadows	147	147	Family	LIHTC, Bond, RDA.	Private	2062
Hillcrest Villas	60	59	Family	HOME, MHSA, RDA, AHP.	Many Mansions	2068
Garden View Terrace	56	56	Family	LIHTC, Multi-Family Revenue Bond, RDA, CITY, CDBG.	AHAVC	2068
Villa Garcia	80	79	Family	LIHTC, Multi-Family Revenue Bond, RDA.	Many Mansions	2069
Shadow Hills	101	100	Family	Tax-exempt 501c(3) bond, RDA.	Many Mansions	2070
Schillo Gardens	29	28	Family	LIHTC, RDA.	Many Mansions	2071
77 North (Jemstreet)	37	3	Family	Density Bonus.	Private	2076
Florence Janss	64	64	Senior	HUD, RDA.	HUD Public Housing	2095
Sunset Villas	11	11	Family	CALHFA, HELP Loan, RDA.	AHAVC	N/A*
Fiore Gardens	51	50	Family	HUD, RDA.	HUD Public Housing	N/A*
Glenn Oaks	39	39	Senior	RDA, Section 8 Tenants.	AHAVC	N/A*
Royal Oaks	5	5	Family	Section 8 Tenants.	AHAVC	N/A*
Children's Aid Guild House	11	10	Special Needs	Section 202, RDA.	Hillcrest Housing Foundation	N/A**
Spastic Children HSE	11	10	Special Needs	Section 202, RDA.	Bel Air Housing Foundation	N/A**
Total Units		1,142				

Table 26: Publicly Assisted Housing Affordable Units

Property Name	Total Project Units	Total Affordable Units	Household Type	Funding Source	Owner	Expiration of Affordability
<p>Abbreviations: AHP: Multi-Family Programs (HCD); CITY: City of Thousand Oaks; FHA: Federal Housing Administration (HUD); COC: Continuum of Care (HUD); HOME: HOME Investment Partnerships Program (HUD); CDBG: Community Development Block Grant (HUD); MHP: Multifamily Housing Program (HCD); LIHTC: Low Income Housing Tax Credit; MHSA: Mental Health Services Act; RDA: Thousand Oaks Redevelopment Agency; Section 2020: Supportive Housing (HUD); Section 811: Persons with Disabilities (HUD); SHP: Supportive Housing Program (HCD);</p> <p>*AHAVC units are owned by an independent, non-profit agency whose mission is to provide affordable housing. As such, these units are not at-risk of conversion to market rate housing.</p> <p>**Facility is owned by national charitable organization dedicated to serving the needs of persons with disabilities. The facility is not at-risk of conversion to market rate housing.</p> <p>***The property is governed by a Declaration of Restrictions recorded on March 6, 1974, limiting use of the property to the development of subsidized housing for seniors. Owners annually applies for and received Section 202 and Section 811 HUD funding.</p> <p>Source: HUD Multi-family and Section 8 Database, Area Housing Authority of the County of Ventura, Details of Assistance by Community, 2020.</p>						

3. Units at Risk of Converting to Market-Rate Housing

According to California Government Code Section 65583(a)(8), (c)(6), jurisdictions must evaluate the potential for currently rent restricted low-income housing units to convert to non-low-income housing in ten years, and propose programs to preserve or replace these units. For this Housing Element, this ten-year analysis period covers from June 30, 2021 through June 30, 2031. This section identifies the City’s assisted units “at-risk” of conversion to market rate housing.

According to the affordable housing inventory there are three properties with a total of 173 units that may be in jeopardy of losing their affordability during the next planning period. These properties are Arroyo Villas, Conejo Future, and Los Arboles Apartments. Arroyo Villas was developed with density bonus and has 206 market rate units and 40 scattered affordable units conditioned for 30 years. Conejo Future, developed with a Declaration of Restrictions recorded on March 6, 1974, limits the use of the property as affordable senior housing. Conejo Future continues to apply to receive annual HUD Section 202 and Section 811 for Section 8 Housing Assistance Payments. AHAVC owns Los Arboles, so its risk-of-conversion is lower. Without the Conejo Future and Los Arboles units, the units at-risk of conversion are 40.

4. Preservation Cost Analysis

Transfer of Ownership

Transferring ownership of an at-risk project to a non-profit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low-income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance. According to the Kidder Mathew Multi-family market trends for 2021, a 50-unit multifamily property sold in the first quarter of 2021 for \$16.1 million, or \$322,000 per unit. This does not include the rehabilitation costs associated with transfer of ownerships. Transfer of ownership for the 40 at-risk units in Arroyo Villas would cost about \$12.9 million. However, transfer of ownership is not a feasible

option for the Arroyo Villas development since its 40 affordable units are scattered within the 246 units in the development.

Replacement of Units

The construction of new low-income housing units is a means of replacing the at-risk units, should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e. square footage and number of bedrooms), location, land costs, and type of construction. In 2020, the first major market rate multi-family development since 2007 secured a \$59 million loan for a mixed-use development in the City. The project will include 142 class A apartment units, 9,820 square feet of ground-floor retail and 239 parking spaces, upon completion. Using this project, the cost per unit is about \$415,000. This is in line with the per-unit estimates reported by UC Riverside’s Center for Economic Forecasting and Development⁷ in 2020, where per-unit costs for a 75-unit development ranged from \$476,149 in Oxnard to \$579,133 in Los Angeles. Using an estimate of \$415,000 per unit, the cost of replacing the 40 units at-risk would be \$16.6 million.

Rental Assistance

Rental subsidies using non-federal (State, local or other) funding sources can be used to maintain affordability of the at-risk affordable units. These rent subsidies can be structured to mirror the federal Section 8 program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the payment standard on the unit. In Ventura County, the payment standard for Fiscal Year 2020-21 is determined to be \$1,550 for a one-bedroom unit, \$1,943 for a two-bedroom unit, and \$2,709 for a three-bedroom unit. Since the subsidy depends on the renter’s income level and unit size, calculating the cost to preserve the units using rental assistance is complex. However, assuming that a one-person very low income household is renting a one bedroom apartment, the subsidy would be \$751 per month, or \$9,012 per year.⁸ Based on the estimates and assumptions above, approximately \$360,500 in rent subsidies would be required annually for the 40 at-risk units.

5. Resources and Programs for Preservation

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

Until 2012, the Thousand Oaks Redevelopment Agency was a significant source of funding for the development of affordable housing by receiving approximately \$4 million annually for low and moderate-income level housing. However, in 2011, the State enacted legislation to dissolve all redevelopment agencies and use redevelopment agency revenue to help close the States’ budget deficit.

⁷ Chong, Hoyu. (February 2020). “Economy White Paper Series: Demystifying the High Cost of Multifamily Housing Construction in Southern California.” UC Riverside’s Center for Economic Forecasting and Development. https://ucreeconomicforecast.org/wp-content/uploads/2020/03/UCR_CEFD_Multifamily_Housing_White-Paper_3_2020.pdf

⁸ Maximum affordable monthly rent is for a one person very low income household is \$799 (see Table 20) and FMR for a one bedroom unit is \$1,550; Thus \$1,550- \$799 = \$751 monthly subsidy.

Cities and counties sued to block the measure and on December 29, 2011, the California Supreme Court ruled in favor of the State. Redevelopment agencies were dissolved in February of 2012, thereby eliminating a major source of funding for affordable housing.

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

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

VII. FUTURE GROWTH NEEDS

1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) must be considered by local governments in their plans for future growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the planning period of June 30, 2021 to October 15, 2029. Communities then determine how they will address this need by updating the Housing Elements of their General Plans.

The current RHNA was adopted by the Southern California Association of Governments (SCAG) and approved by HCD in March 2021. The future need for housing for the region is determined primarily by the forecasted growth in households and existing needs due to overcrowding and cost burden. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. The sum of these factors – household growth, vacancy need, and replacement need – determines the projected new unit construction need for the region. SCAG then took into account transit accessibility (high quality transit areas (HQTAs) population) and job accessibility, among other factors, to allocate a share of the region's housing needs to each jurisdiction in the region. The housing need is distributed among four income categories⁹ on the basis of the County's income

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

distribution, with adjustments to avoid an over-concentration of lower income households in any community.

2. 2021-2029 RHNA Allocation

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

Table 27: Thousand Oak's Share of Regional Housing Needs

Income Level	RHNA	% RHNA Allocation
Extremely Low/Very Low (30-50%) ¹	735	28.0%
Low (50-80%)	494	18.8%
Moderate (80-120%)	532	20.3%
Above Moderate (120>%)	860	32.8%
Total	2,621	100.0%

¹ City has a RHNA allocation of 735 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. Assuming an even split, the City's RHNA allocation of 735 very low income units may be divided into 368 very low and 367 extremely low income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low income category.

Source: Southern California Association of Governments (SCAG), 2021.

Resources

This section summarizes the resources available for the development, rehabilitation, and preservation of housing in Thousand Oaks. The analysis includes an evaluation of the adequacy of the City’s land inventory to accommodate Thousand Oaks’ regional housing needs goals for the 2021-2029 planning period. Financial resources available to support housing activities and the administrative resources available to assist in implementing the City’s housing programs are also analyzed in this section.

I. REGIONAL GROWTH NEEDS – 2021-2029

Table 28 shows the City’s total RHNA for the current Housing Element Cycle (Cycle 6), which covers the eight-year planning period of June 30, 2021 to October 15, 2029. It should be noted that the RHNA did not specifically identify growth needs for extremely-low-income (ELI) households. Consistent with state law, the City’s ELI need is assumed to be one-half of the very low income category, and sites considered suitable for lower income housing may also accommodate ELI units.

Table 28: RHNA Allocation (2021-2029)

	Income Categories					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
RHNA	368	367	494	532	860	2,621
%	14.0%	14.0%	18.8%	20.3%	32.8%	100.0%

Sources: Southern California Association of Governments, 2021.

1. Inventory of Sites for Housing Development

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

A discussion of public facilities and infrastructure needed to serve future development is contained in Section 4: Housing Constraints. There are currently no known service limitations that would preclude the level of development reflected in the City’s RHNA allocation. Developers are required to pay fees and construct public improvements related to the demand their projects place on infrastructure prior to, or concurrent with, development.

The land inventory includes pipeline projects (housing developments that have been approved but not permitted), pending projects, and vacant and underutilized sites with potential for development. The parcel-specific vacant and underutilized site analysis was performed using the City’s Geographic Information System (GIS) data and information from the County Assessor’s database. The vacant and underutilized land inventory includes only lots that could realistically be developed based on an examination of existing conditions, and enhanced feasibility offered by the Endorsed Land Use Map.

Detailed assumptions and methodology for the residential land inventory are summarized in Appendix C.

The estimated capacity of every parcel in the land inventory was based on the minimum density allowed under the Endorsed Land Use Map endorsed by City Council on May 25, 2021 as part of the General Plan 2045 update process. This map creates a new mixed-use designation, Mixed-Use, that allows for both standalone residential, mixed-use commercial/residential, and commercial development, with a density range of 20 to 30 du/ac. The sites inventory also uses sites in the Neighborhood Medium-High and Neighborhood Low-Medium, which have density ranges of 20 du/ac – 30 du/ac and 6 du/ac to 10 du/ac, respectively. Table 29 summarizes the City’s strategy to meet its RHNA obligations for the 6th Cycle Housing Element period.

Table 29: Land Inventory Summary to Meet RHNA

	Income Categories				
	Very Low	Low	Moderate	Above Moderate	Total
RHNA	735	494	532	860	2,621
Potential ADU	54	111	153	42	360
Pipeline (Entitled but Not Permitted)	22	94	10	1,103	1,229
Pending Projects (in Planning Process)	0	32	0	481	420
Total CREDITS	76	237	163	1,626	2,009
Remaining Need	659	257	369	0	1,285 ₁
Remaining Need (Combining Very Low and Low)		916	369	0	1,285 ₁
All Sites		1,527	614	154	2,295
<i>Mixed-Use (20-30 du/ac)</i>		1,239	453	78	1,770
<i>Mall Sites (20-30 du/ac)</i>		288	137	0	425
<i>Neighborhood Medium-High (20-30 du/ac)</i>		0	24	0	24
<i>Neighborhood Low-Medium (6-10 du/ac)</i>		0	0	76	76
Shortfall/Surplus Combined ²		+611	+245	+154	+1010

1. Remaining need based on sum of remaining need of 916 low and 369 moderate units, not the difference between total credits and total RHNA.

2. Shortfall/surplus calculated based on remaining RHNA need.

II. FINANCIAL AND ADMINISTRATIVE RESOURCES

1. State and Federal Resources

Community Development Block Grant Program (CDBG)

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

Development Block Grant (CDBG) program. The City's 2021-2022 CDBG entitlement grant totaled \$573,500. During the program year, \$150,000 was allocated to home rehabilitation programs for low income owner/occupants through the Habitat for Humanity and Senior Alliance for Empowerment (SAFE) organizations. The City also allocated \$188,445 to replace the roof of 12 affordable units in the Los Arboles Apartments through the Area Housing Authority. The City used 15% of its annual CDBG entitlement for grants or \$85,000 for grants to non-profit agencies providing social services to help address the needs of low and very low-income households, including special needs populations. Uses of federal funds are described in detail in the 2020-2024 Consolidated Plan. Usually, CDBG funds can be used in areas where at least 51% of the households have annual incomes that are less than 50% of the Area Median Family Income (MFI). Because Thousand Oaks meets HUD's "exception criteria", the City is permitted to use CDBG funds in areas where at least 36.50%¹⁰ of the households earn less than 50% of the Area MFI.

Section 8 Rental Assistance

The City maintains membership in and is served by the Area Housing Authority of the County of Ventura, which administers the Section 8 Housing Assistance Payments Program. In June 2021, the Area Housing Authority assisted 545 lower-income households in Thousand Oaks with Section 8 vouchers. The Section 8 vouchers assist lower-income households by paying the difference between 30% of an eligible household's income and the actual cost of renting a unit.

Low-Income Housing Tax Credit Program

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

Mortgage Credit Certificates (MCC)

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

Other State and Federal Resources

¹⁰ Section 105(c)(2)(A)(ii) of the Housing and Community Development Act of 1974, as amended, states that an activity shall be considered to principally benefit low and moderate income persons when "the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income." The highest quartile in Thousand Oaks for FY 2021 based on 2015 ACS was 36.29 percent.

These programs generally provide for predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to Extremely low, Very low, Low, or Moderate income households.

In 2020, the County of Ventura and Cities of Camarillo, Simi Valley and Thousand Oaks created the Ventura County Home Investment Partnerships HOME Consortium to drastically increase the amount of HOME Investment Partnerships Program funding dedicated to affordable housing. With the County of Ventura as the lead agency in partnership with the cities, the HOME Consortium hopes to spur new affordable housing development within the HOME Consortium area. Estimated annual HOME Consortium allocation is \$1.3 million.

The Building Homes and Jobs Act (SB 2, 2017) established the Permanent Local Housing Allocation program (PLHA), which provides an ongoing permanent source of funding to local governments in California to address the state's housing crisis. The County administers the PLHA funding for the Ventura Urban County Entitlement Area jurisdictions and the City of Thousand Oaks. The five-year estimate for the PLHA funds is \$1.8 million.

City and local affordable housing developers have also utilized other state and federal funding sources to help provide affordable housing where possible. HOME funds have been awarded to non-profit Community Housing Development Organizations (CHDO) as residual receipts loans. In 2016, Many Mansions used California Tax Credit Allocation Committee (CTCAC) 4% Bond financing for the acquisition and rehabilitation of Schillo Gardens (28 affordable units) to extend the affordability for 55-years and for the refinanced the Shadow Hills apartments, (100 affordable units).

2. Local Resources

Community Social Services Grant Fund

The City annually leverages 15% of its CDBG entitlement grant with at least \$100,000 in local general funds for Community Social Services Grants (CSSG) to increase the budget for grants to local non-profit agencies providing essential services to low-income persons and households.

Affordable Housing Programs/ Housing Trust Fund

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

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

The in-lieu fee and non-residential development linkage fee were set to \$0.00 in May of 2009 in consideration for the weak market conditions. Staff reported back to Council on June 8, 2010, June 28, 2011, June 26, 2012, and December 18, 2012 with an evaluation of market conditions. Each time Council had set the fees at \$0 due to continued weakness in the economy in general, and the residential and commercial real estate markets in particular. On December 18, 2012, City Council directed Staff to report back with an updated analysis of the in-lieu and non-residential linkage fees and recommend adjustments, if appropriate. On September 10, 2013 and September 11, 2014 staff prepared memorandums recommending the fee remain at \$0 based on an updated financial analysis. The balances in the City's Housing Trust Fund and the Housing Successor Fund (Former Redevelopment Low Moderate Fund), as of September 2021, are approximately \$3.4 million and \$2.2 million respectively. These resources are available to support future affordable housing projects.

Tenant Based Rental Assistance Program (TBRA)

The City received three grants from the State HOME Investment Partnerships Program for the City's Tenant Based Rental Assistance Program (TBRA) from 2004 to 2013. Recently, the City began to collect a small amount of residual receipts payments from the Oak Creek Senior Villa project, the only HOME loan the City manages. Once the City receives the \$1 million loan payment or collects a sufficient amount of residual receipts, the City anticipates reopening the TBRA program.

3. Partnership with Nonprofit Housing Developers

Area Housing Authority

The City is served by the Area Housing Authority of Ventura County (AHAVC), a public housing authority of which the City is a member. There are 3 public housing sites in Thousand Oaks totaling 163 units. The AHAVC assists lower-income households in Thousand Oaks. AHAVC owns six apartment complexes with over 200 affordable units and households assisted by the AHAVC in the City include the 550 Housing Choice Voucher Program (Section 8) totaling \$7.7 million. The AHAVC provides opportunities for residents to get involved in management and participation in:

- Attending Resident Council or Resident Advisory meetings;
- Being a member of the Resident Council or Resident Advisory Committee; and
- Becoming a Resident Commissioner on the AHAVC Board of Commissioners.

AHAVC strives to help families build self-confidence and self-sufficiency through programs and services that empower households to build a strong financial and educational foundation. Senior programs are designed to maintain health and independence.

Habitat for Humanity

Habitat for Humanity is an international organization that assists in providing homeownership opportunities for lower income households. Through volunteer labor and donations, members of the local chapters assist families in building or rehabilitating housing. One of the goals of the program is to provide long-term affordable housing. Habitat for Humanity of Ventura County ("Habitat") is active in Thousand Oaks as well as other areas of the County. In Thousand Oaks, Habitat has developed four permanent affordable units and operates an owner-occupied residential rehabilitation program.

Many Mansions

Many Mansions is a non-profit affordable housing and services agency that has been very active in the Thousand Oaks area for over 40 years. The organization provides a variety of services and programs including owning and managing affordable housing developments. The City has collaborated with Many Mansions to acquire existing housing units for preservation as affordable units and to construct new units to increase the City's inventory of affordable and workforce housing units. Many Mansions owns nine affordable apartment complexes in the City including over 450 units. Examples of City/Many Mansions collaborations include development of Bella Vista, Esseff Village (motel conversion), Hacienda de Feliz, Richmond Terrace, and Schillo Gardens Apartments.

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

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

Cabrillo Economic Development Corporation (CEDC)

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

Ventura County Community Development Corporation (VCCDC)

Ventura County Community Development Corporation (VCCDC) is a Community Development Financial Institution (CDFI) certified by the U.S. Department of Treasury. As an adopter of the National Industry Standards, VCCDC serves the community with high levels of homeownership services. VCCDC also provides education, counseling and lending services to help low and moderate income households become homeowners. VCCDC assisted the City with selling two lower-income units conditioned to remain affordable for 45-years which included a community outreach workshop, review of buyer's qualifications, working with escrow, and follow-up with the buyers post purchasing.

Housing Rights Center (HRC)

Housing Rights Center (HRC) is the nation's largest non-profit civil rights organization dedicated to securing and promoting Fair Housing. HRC provides a program to actively inform tenants and, landlords, on state and federal housing laws pertaining to fair housing. HRC provide outreach and education services, take in and process fair housing-related complaints to resolution, and referral

services. HRC provides a wide array of programs and services to all Thousand Oaks residents free of charge:

- Landlord-Tenant Counseling,
- Predatory Lending Information & Referrals,
- Housing Discrimination Investigation, Enforcement & Advocacy, and
- Outreach & Education.

4. Energy Conservation Opportunities

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

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

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

The City's guidelines for development of residential, industrial and institutional projects (Resolution No. 2006-108), require additional energy conservation measures in building design. These measures include, but are not limited to, extended eaves or roof overhangs, external shade features, and solar-treated glass for south and west facing windows. The City also maintains a page with energy programs listed on the City's website: <http://www.toaks.org/departments/public-works/sustainability/energy/energy-programs-home>.

Housing Constraints

I. GOVERNMENTAL CONSTRAINTS

Governmental constraints are potential and actual policies, standards, requirements, fees, or actions imposed by the various levels of government on development, which serve to ensure public safety and welfare with respect to housing construction and land use issues. Federal and state programs and agencies play a role in the imposition of non-local governmental constraints and are beyond the influence of local government, and therefore cannot be effectively addressed in this document.

1. Transparency in Development Regulations

The City website provides a range of information to facilitate the development application and review process under pages dedicated to the Community Development Department (www.toaks.org/departments/community-development). Online resources include:

- Building permit application
- Planning applications
- Fee Schedules
- General Plan
- Development activities

The Municipal Code (including Zoning) is available under the City Clerk's Office (www.toaks.org/departments/city-clerk/municipal-code).

In response to COVID-19, the City offers the Virtual Public Counter, www.toaks.org/departments/community-development/virtualcounter, which allows an applicant to submit development applications online.

2. Land Use Element

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of a General Plan designates the general distribution, location, and extent of uses for land planned for housing, business, industry, open space, and public or community facilities. As it applies to housing, the Land Use Element establishes a range of residential land use categories, specifies densities (typically expressed as dwelling units per acre [du/ac]), and suggests the types of housing appropriate in a community.

A number of factors, governmental and non-governmental, affect the supply and cost of housing in a local housing market. The allowable density range of residentially designated land is the governmental factor that most directly influences these market conditions. In general, higher densities allow developers to take advantage of economies of scale, reduce the per-unit cost of land and improvements, and reduce development costs associated with new housing construction. Reasonable density standards ensure the opportunity for higher-density residential uses to be developed within a

community, increasing the feasibility of producing affordable housing, and offer a variety of housing options that meet the needs of the community.

The City of Thousand Oaks is in the process of a comprehensive General Plan update), which is anticipated to be completed in 2022. The new General Plan will include new land use designations; however, since these designations have not yet been formally adopted, the Housing Element contains a discussion of both the existing land use designations as well as the proposed designations.

The City’s existing Land Use/Circulation Element Map provides for a range of residential building types and densities in various areas of Thousand Oaks. Table 30 summarizes the land use designations within the City that allow residential uses, as well as their permitted densities. The residential land use designations of the Land Use/Circulation Element Map can be grouped into four broad density categories: Very Low Density Residential (Up to 2.0 dwellings per net acre), Low Density Residential (2.0 to 4.5 dwellings per net acre), Medium Density Residential (4.6 to 15.0 dwellings per net acre) and High Density Residential (15.0 to 30.0 dwellings per net acre). The Land Use/Circulation Element Map also contains Reserve Residential (up to 2.0 dwellings per net acre for ultimate need) and Residentially Developable Land (0.2 to 1.0 dwellings per net acre for ultimate need), a Mobile Home Exclusive category, and one flexible Commercial/Residential designation for a specific parcel governed by a specific plan allowing either commercial or residential uses in accordance with a specific plan.

Table 30: Existing General Plan Residential Land Use Designations

Land use Designation	Description	Permitted Density (du/acre)	
		Min	Max
Residentially Developable Land	Areas of potential limited very low density residential development, primarily reserved for natural open space due to topographic constraints.	0.2	1.0
Reserve Residential	Areas of limited very low density residential development, primarily reserved for natural open space due to topographic constraints.	0.0	2.0
Very Low Density Residential	This density is characteristic of large single-family estate lots and equestrian estates, often in environmentally sensitive areas or areas of steep slope.	0.0	2.0
Low Density Residential	This density would include predominantly single-family detached or attached homes.	2.0	4.5
Medium Density Residential	Medium density may include townhouses, garden and condominium apartments and mobile homes. This density should be located predominantly near major centers of activity.	4.6	15.0
High Density Residential	Dwelling units can be of any type and should be located primarily at sites accessible and close to major centers of activity and along the Ventura Freeway.	15.0	30.0
Mobile Home Exclusive	Mobile Home Exclusive land use category established in August 2008 for the existing mobile home parks in City.	N/A	N/A

Sources: City of Thousand Oaks Land Use/Circulation Element Map, April 2018; and Municipal Code, 2019.

In May 2021, the City Council endorsed a Draft Preferred Land Use Map with new land use designations as part of the General Plan 2045 update process. Some of the draft land use designations are similar to existing designations; however, a new mixed-use designation that allows for both residential and commercial development has been incorporated. Table 31 summarizes the draft land use designations that allow for residential development, as well as their permitted densities.

Table 31: General Plan 2045 Draft Land Use Designations

Draft Land Use Designation	Description	Density (du/ac and/or FAR)	Maximum Height
Neighborhood Rural	Very low density single-family neighborhoods; applied to areas with significant topography and/or necessitate a transition from residential areas to preserved open spaces.	Up to 1 du/ac	35'
Neighborhood Very Low	Very low density single-family neighborhoods with intent of preserving single-family large lot developments in areas of some topography.	> 1-2 du/ac	35'
Neighborhood Low	Single-family neighborhoods at a variety of densities with the intent of protecting existing single-family areas and provide for infill development at a similar scale as the surrounding residential context.	> 2-6 du/ac	35'
Neighborhood Low-Medium	Includes a variety of attached and detached housing units oriented for walking and biking while still accessible by car.	> 6-10 du/ac	35'
Neighborhood Medium	Provides for a mix of lower-scaled attached multi-family homes in a walkable setting, often close to existing or proposed retail and commercial uses.	> 10-20 du/ac	35'
Neighborhood Medium-High	Provides for "missing middle" housing types in a walkable neighborhood setting. Included are a variety of attached housing types within walking distance of retail, services and major centers of activity.	> 20-30 du/ac	50'
Mobile Home Exclusive	Provides for existing mobile home parks.	None defined	35'
Mixed-Use	Provides for neighborhood serving goods and services and multi-family residential in a mixed-use format or as stand-alone projects.	> 20-30 du/ac; 1.0 FAR	50'

Source: City of Thousand Oaks Land Use Alternatives Briefing Book, 2021

3. Measure E

Measure E was adopted in response to a ballot initiative passed by the electorate in November 1996. This ordinance requires that any amendment to the Land Use Element of the City's General Plan that would increase the amount of commercial acreage or the maximum number of residential units beyond that allowed under the General Plan Land Use Element is subject to voter approval.

Since Measure E was approved, there have been no amendments to the Land Use Element that have required a vote of the electorate. Currently, there are approximately 48,169 units in the City (Department of Finance, January 2021) and the maximum number of units allowed per the City's General Plan of November 5, 1996 is 81,124. Therefore, to date, Measure E has not been a significant impediment to the development of housing. Although the cost, delay and uncertainty of holding such

elections could eventually pose a constraint on housing development, Measure E is not a constraint at this point. Additionally, the endorsed Preferred Land Use Map has sufficient capacity to accommodate housing growth during this Housing Element projection period while not exceeding the maximum potential number of residential units established in 1996.

4. SOAR

The Save Open Space and Agricultural Resources (SOAR) initiative was passed by the voters of Ventura County in November of 1998 and renewed by voters in November 2016. The SOAR initiative established the “City Urban Restriction Boundary” (CURB) that created a prohibition on most urban development outside of the City’s Sphere of Influence now extended until December 31, 2050, unless approved by the electorate. However, it exempts development that will help fulfill the City’s highest priority housing need as required by State law (i.e. for low and very low income housing). The Parks Initiative (Measure W) was also passed that protects the “Existing Parks, Golf Course, and Open Space Category” within the City’s boundaries from changes to the General Plan and land use designation unless approved by the electorate.

Most of the area outside of the City’s Sphere of Influence allows for very low density residential development. Although SOAR and the Parks Initiative (Measure W) limit the amount of development, they are not a significant constraint on the development of housing in Thousand Oaks.

5. Zoning Regulations

The Zoning Code is the primary tool for implementing the goals and policies of the General Plan and the Land Use/Circulation Element Map. It is designed to protect and promote public health, safety and welfare, as well as to promote quality design and quality of life. The City’s residential zoning districts control both the use and development standards of each residential lot or parcel, thereby influencing the development of housing. Thousand Oaks has established nine zoning districts that allow residential uses:

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

As previously noted, the City is in the process of updating its General Plan, including its Land Use Element. After adoption of General Plan 2045, implementation of the new Land Use Element will necessitate updates to the Zoning Code. Since General Plan 2045 is still in development and Zoning Code amendments are not yet proposed, the following sections discuss the existing Zoning Code.

Development Standards

Table 32 summarizes the City’s residential zoning districts and their development requirements. Maximum density, minimum lot area, required setbacks, and maximum heights can all impact the number and type of units that can be built on a given parcel, particularly for multi-family residential development. The R-3 and R-P-D zones do allow for heights above 25 feet when increased setbacks or when projects provide affordable housing specified in the Housing Element (see footnote in Table 32). However, these standards are important to maintain consistency in development with a particular zone, maintain quality of life, and protect the public health, safety and welfare.

Table 32: Residential Development Standards by Zoning District

Zoning District	R-O	R-1	R-2	R-P-D	R-3	R-A	R-E	T-P-D	H-P-D	SP-20
Max. Density (du/a)	2	6	12	30 ¹	30	1	4	12	varies ¹⁰	30 ¹²
Min. Lot Area ¹¹ (SF)	20,000	7,000	7,000	5,500 ²	7,000	43,560	10,000	3,500 ³	n/a	n/a
Min. Front Yard (ft.)	35	20	20	20 ⁴	20	20	20	20	20	0 min-15 max
Min. Interior Side Yard (ft.)	5+	5+	5+	5-15 ^{5&6}	8-10 ⁶	5+	5+	5	20	0
Min. Interior Rear Yard (ft.)	20	20	20	20 ⁷	20	20	20	5	20	10
Max. Building Height (ft.)	25-35 ⁸	25-35 ⁸	25-35 ⁸	25 ⁹	25 ⁹	25-35 ⁸	25-35 ⁸	32	25 ⁹	50

Notes:

1. Low density (0 to 4.5 du/a), medium density (4.55 to 15 du/a), and high density (15 to 30 du/a) may be approved in the R-P-D zone.
2. For single-family dwellings, 5,000 square-foot minimum is allowed provided that the average lot size is 5,500 square feet. There is no minimum lot size for multi-family development in the R-P-D zone.
3. 2,500 square-foot minimum net lot area is allowed for each individual or combined trailer unit provided that the average net lot area per trailer unit is 3,500 square feet, exclusive of roadways, recreational areas, or any other common facilities. Each trailer park site must be a minimum of 10 acres.
4. When adjacent to any public street. The setback may be reduced to 15 feet except where adjacent to primary or secondary highways and provided the structures are staggered by 10 feet or more.
5. Varies by housing type (single-family detached dwellings, zero lot line, townhouse, an apartment).
6. Decision-making body may modify the additional side yard setback requirements when necessary to allow structures taller than 25 feet if providing affordable housing to lower income households specified in the Housing Element of the Thousand Oaks General Plan.
7. Minimum 20 feet for one- and two-story single-family structures and 40 feet minimum distance between directly opposite rear walls. Rear yards for multiple-family or townhouse dwellings are specified as part of the Residential Planned Development Permit where deemed necessary by the Planning Commission.
8. May increase to 35 feet if two side yards are each 15 feet.
9. May increase provided that each side yard is increased by a minimum of 6 inches for each 2 feet of additional height over 25 ft. Decision-making body may modify the additional side yard setback requirements when necessary to allow structures taller than 25 feet if providing affordable housing to lower income households specified in the Housing Element of the Thousand Oaks General Plan.
10. The maximum allowable density in the H-P-D zone varies based on the slopes within the area.
11. Subzones of each of the R zones may be established whereby the requirements for the parent R zone apply except as to minimum lot area and minimum lot width, which shall be fixed by the use of a suffix on the zoning designation (i.e. R-1-8 is a subzone of the R-1 zone requiring a minimum lot area of 8,000 square feet).
12. Thousand Oaks Boulevard allows unlimited density when residential is directly above nonresidential space fronting on Thousand Oaks Blvd.

Source: City of Thousand Oaks Zoning Code, 2021

To implement the new General Plan, the new mixed-use zone, including Specific Plans, will be aligned with the land use map and ensure that parking, setbacks, building height and open space requirements allow development to achieve the maximum allowable density identified under the land use map adopted as part of the General Plan Update. Program 1 includes a timeline for these actions. To comply with State law regarding adequate sites, the mixed use zone will allow for stand-alone residential uses.

Parking Requirements

Table 33 summarizes residential parking requirements in Thousand Oaks. Parking requirements may constrain residential development primarily by reducing the amount of available lot area for residential structures. Additionally, the cost to construct required parking facilities, particularly for multi-family projects, contributes to the overall development cost of a project, therefore increasing the per unit cost of housing. The City determines the required number of parking spaces based on the type and size of the residential unit. These parking standards are consistent with other suburban communities. To incentivize the development of affordable housing, reduced parking requirements are implemented for projects qualifying for a density bonus pursuant to State density bonus law. To implement the proposed General Plan, the City will update its development standards, including an evaluation of parking, to ensure that maximum allowable density can be achieved in each zone. The City's Zoning Code does allow for shared parking opportunities between residential and commercial uses and also allows for tandem parking for residential uses by right. Furthermore, the City will address its compliance with AB 2097, which eliminates parking mandates for housing need high transit areas.

In recent years, the State has adopted new regulations related to how jurisdictions may regulate parking for emergency shelters and supportive housing projects (AB 2162 and AB 139). The Housing Program of the Housing Element includes amending the Zoning Code to update parking requirements for these uses pursuant to State law. These requirements are discussed in more detail in the following section.

Height Limits

The Zoning Code will be updated to implement the proposed General Plan, with the following proposed height limits:

- 35 feet: Neighborhood Rural; Neighborhood Very Low; Neighborhood Low; Neighborhood Low-Medium; Neighborhood Medium
- 50 feet: Neighborhood Medium-High; Mixed Use

The increase in height limits would facilitate the development of multi-family housing in the community.

Table 33: Residential Parking Requirements

Type of Residential Development	Required Parking Spaces	
Single-Family Dwellings in R-A, R-E, R-O, R-1, and R-2 Zones.	2 spaces (enclosed) per unit; 3 spaces (2 enclosed) per unit with 5-6 bedrooms; 4 spaces enclosed per unit with 7 or more bedrooms. Covered parking may be authorized only in special circumstances as determined by the Community Development Director.	
Single-Family Dwelling in R-P-D and H-P-D Zones.	2 spaces (enclosed) per unit; 3 spaces (2 enclosed) per unit with 5-6 bedrooms; 4 spaces enclosed per unit with 7 or more bedrooms.	
Apartments Dwellings (Unrestricted Units)	Studio / One-bedroom units	1 space (covered) per unit.
	Two-bedroom units	1.5 spaces (1 covered) per unit.
	Three or more bedroom units	2 spaces (1 covered) per unit.
	Plus an additional 0.5 spaces per unit for guest parking.	
Apartment Dwellings (Senior Citizens)	1 covered space per unit, plus an additional 0.25 space per unit for guest parking.	
Apartment Dwellings (Persons with Disabilities)	Parking based on study provided by the developer to substantiate parking need.	
Attached Condominiums or Townhomes (Unrestricted Units)	2 spaces (enclosed or covered) per unit, plus an additional 1 space per unit for guest parking.	
Accessory Dwelling Units	None required for studio/efficiency units; 1 space per unit for units with 1 or more bedrooms ¹	
Mobile Home Parks	2 spaces (may be in tandem, 1 covered for each site); plus 1 space per each unit for guest parking.	
Convalescent Hospitals, Skilled Nursing Facilities, and Nursing Homes	0.75 spaces per bed.	
Assisted Living Facilities	0.6 spaces per bed.	
Continuing Care Retirement Communities	1.4 spaces for each independent living unit, plus parking required for the assisted living and skilled nursing components of the community.	
Emergency Shelters	1 space per staff person during the largest shift, plus 0.2 space for each resident.	

Notes:

1. Not applicable if the accessory dwelling unit is located within one-half mile of public transit, located within an architecturally and historically significant historic district, or is part of the existing primary residence or an existing accessory structure, and when on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

Source: City of Thousand Oaks Zoning Code, 2021

Variety of Housing Opportunity

The City of Thousand Oaks Zoning Code accommodates a range of housing types in the community. Permitted housing types include one-family residences (including manufactured homes), multiple-family housing, mobile homes, accessory dwellings, transitional and supportive housing, emergency shelters, agricultural worker housing, as well as housing to meet special needs such as large residential care facilities. Table 34 and Table 35 summarize the types of housing permitted in each of the residential, commercial, and industrial zones and whether they are permitted by right or require approval of an administrative or discretionary permit.

Table 34: Permitted Residential Uses (Residential Zoning Districts)

Residential Use Type	R-A	R-E	R-O/ R-1	R-2	R-3	RPD ¹	RPD- SFD ²	HPD	HPD- SFD	TPD	SP-20
One-family Dwellings	PPD	PPD	PPD	PPD	PPD	RPD	RPD	HPD	HPD		
Mobile Home Park										TPD	
Two-family Dwellings				PPD	RPD	RPD		HPD			
Accessory Dwellings	P	P	P	P	P	P	P	P	P	P	P
Multiple-family Dwellings --Apartments --Single Room Occupancy Units --Condominiums --Townhouses					RPD	RPD		HPD			P/SUP ³
Residential Care/Small (≤ 6 persons)	P	P	P	P	P	P	P	P	P	P	P
Residential Care/Large (≥ 7 persons)		SUP						SUP	SUP		P/SUP ⁴
Farm Cottages	PPD	PPD									P

P = Permitted/Ministerial; PPD = Precise Plan of Design Permit/Community Development Director; RPD = Residential Planned Development Permit/Planning Commission or Community Development Director; HPD = Hillside Development Permit/Planning Commission; TPD = Trailer Park Development Permit/Planning Commission; SUP = Special Use Permit/Planning Commission.

Notes:

1. In the RPD Zone, any housing type is permitted, and the maximum density is as designated by the density subzone (e.g., RPD-7U is limited to seven dwellings per net acre). Applications for residential planned development permits for five or more dwellings are subject to Planning Commission approval. Applications for four or fewer single family detached units within the RPD zone are processed administratively by the Community Development Director.
2. Only single-family dwellings are permitted in the RPD-SFD Zone. Applications for residential planned development permits for five or more dwellings are subject to Planning Commission approval. Applications for four or fewer single family detached units within the RPD zone are processed administratively by the Community Development Director.
3. Standalone multifamily are permitted in areas not fronting on Thousand Oaks Blvd. Special Use Permits are required mixed-use development along Thousand Oaks Blvd.
4. Special Use Permit is allowed for Adult Day Care in Thousand Oaks Blvd. Specific Plan.

Source: City of Thousand Oaks Zoning Code, 2021

Table 35: Permitted Residential Uses (Non-residential Zoning Districts)

Residential Use Type	C-O	C-2	C-3	C-4	M-1	M-2	P-L
Emergency Shelters		SUP			SUP ¹	SUP	SUP
Residential Care/Large (≥ 7 persons)	SUP						SUP
Farmworker Housing			P	P	P		

P = Permitted/Ministerial; SUP = Special Use Permit/Planning Commission.

Notes:

1. Permitted by right in Rancho Conejo Industrial Park Specific Plan 15 Municipal Code Appendix A 4.D.

Source: City of Thousand Oaks Zoning Code, 2021

Single-family and Multiple-Family Dwelling Units

Single- and multi-family housing types include detached and attached single-family homes, duplexes, townhomes, condominiums, and multi-family rental apartments. Single-family housing units are generally permitted in all of the City’s residential zoning districts with approval of a Precise Plan of Design Permit (PPD) by the Community Development Director. Two-family dwellings are permitted in the R-2, R-3, RPD, and HPD zones with approval of a PPD, RPD, or HPD permit, dependent upon the zone.

Multiple-family housing developments with more than two units, including apartment buildings, townhomes, condominiums, and single room occupancy developments are permitted in the R-3, RPD, and HPD zones with approval of an RPD or HPD permit.

Accessory Dwelling Units

An Accessory Dwelling Unit (ADU) is an attached or a detached residential dwelling unit that provides permanent provisions for living, sleeping, eating, cooking and sanitation, complete independent living facilities for one or more persons, is located on a lot with an existing or proposed main house, and includes an entrance separate from the main house. ADUs can provide needed affordable housing for lower income households and seniors in Thousand Oaks as they typically rent for less than apartments. They can also meet the need for multi-generational housing.

On January 28, 2020, the City Council adopted Ordinance No. 1678-NS to implement new regulations for Accessory Dwelling Units (ADUs) in residential zones. These new regulations were adopted in response to multiple changes in State law, including AB 68, AB 587, AB 881, and SB 13, which modified the fees, application process, and permissible development standards that a jurisdiction may impose on ADUs, with the goal of lowering barriers to ADU development.

Thousand Oaks allows three types of ADUs: junior (created within existing home); attached (created as an addition to existing home); and detached (free-standing structure or attached to accessory structure). Junior ADUs (JADUs) have an efficiency kitchen and may share bathroom facilities with the primary residence. An efficiency kitchen includes cooking appliances and food preparation space and may or may not include a sink. Attached and detached ADUs have a full kitchen and separate bathroom facilities.

ADUs/JADUs are only permitted on residentially zoned lots, including in multi-family zones. ADUs may be built on any size lot but must comply with applicable zoning requirements including setbacks. One junior and one attached or detached ADU are allowed on single-family lots. Multifamily lots may have two detached ADUs and attached ADUs equal to 25 percent of the multi-family units. The City’s

ADU Ordinance includes development standards regulating unit size, parking, building height, and setbacks, which are all in compliance with state regulations.

As required by State law, ADUs are only subject to ministerial review and a building permit for an ADU must be approved within 60 days of the submission of a complete application.

Manufactured Housing / Mobile Home Parks

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). Per City's Zoning Regulations, "mobile home" means the following:

A structure, as defined under California Civil Code Section 798.3, designed for human habitation as a dwelling and can be transported over streets and highways under permit in accordance with the California Vehicle Code. This term shall include "manufactured homes" as defined in the Health and Safety Code Section 18007. A recreational vehicle shall not be considered to be a mobile home unless it has been manufactured with plumbing, heating and electrical systems for human habitation and it occupies a mobile home site in a mobile home park where that recreational vehicle is permitted to be used as a permanent residence in accordance with Civil Code Section 798.3(b). The term mobile home shall not include a commercial coach as defined by Health and Safety Code Section 18010 or factory-built housing as defined by Health and Safety Code Section 19971.

Applications for the development of manufactured homes currently are processed in the same manner and subject to the same standards as conventional single-family homes. However, this practice has not been formalized in the Zoning Code. Therefore, a Zoning Code amendment has been included in the Housing Programs of this Housing Element to allow manufactured homes as a permitted use in all single-family residential zoning districts, subject to the same development standards as conventional homes, and provided they are on a permanent foundation and meet federal safety and construction standards (Program 7).

Mobile home parks are allowed with Planning Commission approval of a Trailer Park Development Permit (TPD) in the T-P-D zoning district. There are currently eight mobile home parks in the City. Per the City adopted measure in 2008, any future change to the land use designation and zoning requires approval by a vote of the people, unless park tenants receive certain payments as dictated by the measure. The initiative also requires the mobile home park owner proposing to close or change the use of a park to pay the tenants displaced by the closure or change of use for reasonable costs of relocation as defined in the Initiative. The California Department of Housing and Community Development issues building permits routinely for work on existing mobile homes and for the installation of new mobile homes in mobile home parks, generally replacing previous mobile homes.

Residential Care Facilities

The Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings.

The City's Zoning Code contains provisions for two types of residential care facilities: large and small. Section 9-4.202 defines "residential care facilities, large" as "State-licensed facilities that provide 24-

hour-a-day, non-medical care and supervision for seven or more physically, mentally and/or developmentally disabled persons in need of assistance essential for sustaining the basic activities of daily living, such as bathing, dressing, eating, transferring and toileting.” The zoning regulations define “residential care facilities, small” as “State-licensed residential facilities that are required by law to be treated as residential uses for zoning purposes, including the following facilities serving six or fewer persons:

- (1) Residential care facilities for the elderly as set forth in Health and Safety Code Sec. 1569.85;
- (2) Residential facilities (family homes, group care facilities for 24-hour-a-day non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual) as set forth in Health and Safety Code Sec. 1502 (a) (1) and 1566.3;
- (3) Alcoholism or drug abuse recovery or treatment facilities as set forth in Health and Safety Code Sec. 11834.02 and 11834.23;
- (4) Residential care facilities for persons with chronic life-threatening illnesses as set forth in Health and Safety Code Sec. 1568.0831;
- (5) Intermediate care facilities for the developmentally disabled habilitative, intermediate care facility/developmentally disabled-nursing and congregate health living facilities as set forth in Health and Safety Code Sec. 1267.8, 1267.9 and 1267.16;
- (6) Pediatric day health and respite care facilities as set forth in Health and Safety Code Sec. 1760.2 and 1760.4;
- (7) Family care homes, foster homes and group homes providing care on a 24 hour basis for mentally disordered or otherwise handicapped persons or dependent and neglected children as set forth in Welfare & Institutions Code Sec. 5115 and 5116.”

Pursuant to State law, small residential care facilities must be considered a residential use to be permitted in all residential zones and cannot be subject to stricter zoning or building and safety standards than are required of the other permitted residential uses in the zone. Consistent with State requirements, the Zoning Code permits small residential care facilities (for six or fewer persons) by right in all residential zones, subject to the same permits, permit processing procedures, fees, and development standards as all other one-family, two-family, and multiple-family dwellings in their respective zones.

Large residential care facilities (for seven or more persons) are allowed with Planning Commission approval of a Special Use Permit in the R-E, HPD, HPD-SFD, C-O, and P-L zones. In the R-E zone, a minimum subzone of five acres is required, or a minimum parcel size of five acres is required for large residential care facilities; in the HPD and HPD-SFD zones, a minimum parcel size of five acres is required. New applications for large residential care facilities cannot be located within 500 feet of another existing or entitled large residential care facility to avoid the potential for neighborhood overconcentration.

Emergency Shelters and Low Barrier Navigation Centers

The Zoning Code defines “emergency shelter” as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.” Adopted in 2007, SB 2 requires that local jurisdictions estimate the number of persons in need of emergency shelter and determine whether adequate capacity currently exists to serve this need. If there is

insufficient capacity, cities are required to identify at least one zone where emergency shelters are permitted by right. The identified zoning district must have adequate capacity available to accommodate at least one year-round shelter. Local jurisdictions may, however, establish standards to regulate the development of emergency shelters. The City allows emergency shelters in the C-2, M-1, M-2, and P-L zones with Planning Commission approval of a SUP, and allowed by right within the Rancho Conejo Industrial Park Specific Plan (SP -15) planning area pursuant to Ordinance 1547-NS. The Rancho Conejo Industrial Park Specific Plan (SP-15) consists of approximately 349 acres which allows industrial and office development. As of December 2021, the industrial space vacancy rate was 3.9 percent and office vacancy rate was 30.5 percent (approximately 298,900 square feet). There are two vacant parcels on 5.45 acres and underutilized standalone parking parcels, which could allow for development of an emergency shelter. While estimates vary depending on the source, the City's homeless population is considered to be 300 persons (2020 PIT count was 152 and TO Police Department count was 242 the same year).

However, AB 2339 passed in 2022 requires that the zone(s) designated for by-right emergency shelters must also permit residential uses. The Rancho Conejo Industrial Park Specific Plan does not meet this new requirement. The City will amend the Zoning Code to allow emergency shelter as a permitted use by right without discretionary review in its new Mixed Use designation/zone where new housing is anticipated. For an estimated homeless population of 300, a total site area of 60,000 square feet is needed based on the general guidance of AB 2339 at 200 square feet of site area per person. Overall, 462 parcels in the City are to be designated Mixed Use under the proposed General Plan. Among these, 41 parcels are developed as condominium housing. The sites inventory identified another 95 parcels for potential redevelopment of new housing or mixed use projects. These leave about 326 parcels that are not used for the RHNA sites inventory or developed with condominium housing, and can potentially be available for new development or adaptive reuse as emergency shelters. Among these 326 parcels, 178 are smaller than 0.5 acre that may be more financially feasible for small shelters. The majority of these 178 small parcels are developed as lower intensity retail/commercial uses. Median year built was 1971 (buildings over 50 years old) and median improvement to land value ratio is 0.72. These properties offer adequate potential capacity for emergency shelters to accommodate the unsheltered homeless in the community.

Section 9-4.2525 of the Zoning Code includes specific standards for the development and operation of emergency shelters related to parking, minimum spacing, shelter management and security, and facilities provided. AB 139 (2019) limits the standards that may be imposed on emergency shelters by local jurisdictions. The Zoning Code provisions are generally consistent with AB 139, except that AB 139 limits parking requirements to that which is sufficient to accommodate all shelter staff, provided that the standards do not require more parking than other uses in the same zone. The City's provisions currently require one parking space per staff person during the largest shift, plus 0.2 space for each resident and therefore are not in compliance with the State requirements.

AB 101 (2019) introduced a definition for "Low Barrier Navigation Centers" and requires cities to permit them by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses, if the facility meets specified requirements. AB 101 defines a Low Barrier Navigation Center as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions. AB 101 also sets a timeline for jurisdictions to act on applications

for Low Barrier Navigation Center developments. The requirements of this bill are effective through the end of 2026, at which point they are repealed.

While the current Thousand Oaks Zoning Code does not have any mixed-use zones and does not allow for multi-family residential development in non-residential zones, future zones adopted to implement the General Plan 2045 land use designations will incorporate such uses. Additionally, some specific plans (SP No. 20, for example) allow for mixed-use development. Therefore, the City will need to include provisions for Low Barrier Navigation Centers in the Zoning Code.

As discussed above, several amendments are needed to ensure the Zoning Code is compliant with State law related to emergency shelters and low barrier navigation centers. Therefore, a program to amend the Zoning Code to ensure compliance with the emergency shelter requirements of AB-2339, SB 2 and AB 139 and the requirements of AB 101 related to low barrier navigation centers has been included in the Housing Programs of this Housing Element (Program 7).

Transitional and Supportive Housing

State law (AB 2634 and SB 2) requires local jurisdictions to address the provisions for transitional and supportive housing. Under Housing Element law, transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance (California Government Code Section 65582(h)).

Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people (California Government Code Sections 65582(f) and (g)).

Accordingly, State law establishes transitional and supportive housing as a residential use and therefore local governments cannot treat it differently from other similar types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit).

Consistent with State Law, the Thousand Oaks Zoning Code defines “transitional housing” as “rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.” Supportive housing is defined in the Zoning Regulations as “housing as defined in Sec. 65582 of the California Governmental Code.”

Per the Section 9-4.2527 of the Zoning Code, transitional and supportive housing is considered a residential use of property allowed in all residential zones, subject only to the restrictions that apply to other residential dwellings of the same type in the same zone.

AB 2162 (2018) placed new limitations on how local jurisdictions can regulate supportive housing developments. In order to remove barriers to the development of supportive housing, AB 2162 requires supportive housing projects containing 50 or fewer units (for cities with populations less than 200,000) to be permitted by right in zones where multi-family and mixed-use development are permitted, provided the project meets certain criteria. Additionally, a city may not place parking requirements on a supportive housing project located within one half mile of a public transit stop. The Housing Programs of this Housing Element include an amendment to the Zoning Code to address these new requirements for supportive housing developments (Program 7).

Single Room Occupancy Housing

The Zoning Regulations define “single room occupancy housing” as “an apartment house within which the eating, sleeping and living areas for each dwelling unit are all situated within one room.” Per Section 9-4.2104 of the City’s Zoning Regulations, single room occupancy (SRO) housing is an allowable multiple-family dwelling use and subject to the same requirements as all multiple-family types, including apartments, condominiums, and townhomes subject to the same permits and permit processing procedures.

Farmworker and Employee Housing

The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. The Employee Housing Act further defines housing for agricultural workers consisting of 36 beds or 12 units be treated as an agricultural use and permitted where agricultural uses are permitted.

Housing for farmworkers is permitted within both residential and commercial zones allowing for commercial agriculture uses. In the RA and RE zones, “farm cottages” are permitted with a PPD, and defined as single-family one-story dwellings that are leased to and occupied by persons employed and working exclusively on the farm premises or premises under the same ownership and their dependents. Farm cottages are limited to one per 10 acres of land, with a maximum of two farm cottages on any one parcel. Dwellings for agricultural workers are also permitted by right in the C-3, C-4, and M-1 zones on the same parcel as the agricultural use. The Zoning Code does not contain any other requirements for this type of housing.

Currently, the City’s Zoning Code does not comply with the Employee Housing Act. Employee housing for six or fewer persons is defined as a residential use. The City will assess its compliance with the State Employee Housing Act and amend the Zoning Code as necessary to comply with State law as part of the Housing Programs (Program 7).

Density Bonus Ordinance

California Government Code Section 65915 requires that a local government shall grant a density bonus and other incentives or concessions to developers of housing projects which include an affordable housing component. Article 5 of the Zoning Code contains the City's density bonus provisions, which were initially adopted in 2008 and most recently updated in 2016. However, state density bonus requirements have changed significantly since that time. Most recently, AB 2345 (2020) increased the maximum density bonus for projects containing some portion of affordable units from 35 percent to 50 percent. Additionally, AB 1763 (2019) created new regulations for projects that contain 100 percent affordable units, including:

- Up to 20 percent of the units may be affordable to moderate income households
- Qualifying projects must be allowed four incentives or concessions
- For projects located within one half mile of a major transit stop, a height increase of up to three additional stories or 35 feet is permitted
- A density bonus of up to 80 percent is required; however, there is no limitation on density for qualifying projects within one half mile of a major transit stop.

In addition to a density bonus, developers may also be eligible for one or more concessions or incentives for a qualified project. These may include:

- Reductions in site development standards and modifications of zoning and architectural design requirements, including reduced setbacks and parking standards;
- Mixed used zoning that will reduce the cost of the housing, if the non-residential uses are compatible with the housing development and other development in the area; and
- Other regulatory incentives or concessions that result in "identifiable, financially sufficient, and actual cost reductions."

As noted above, the City's density bonus ordinance was most recently updated in 2016, prior to the State's enactment of AB 1763 and AB 2345. Therefore, amendments to update the density bonus ordinance to comply with State law have been included as part of the Housing Programs (Program 7).

Incentives for Small and Underutilized Parcels

In March 2012, the City added incentives for small and underutilized parcels to the Zoning Code with the express purpose of encouraging the production of affordable housing. Proposed housing developments that meet the following criteria are eligible for an incentive:

- The proposed development will be built on a site that is: An existing parcel that is less than 1/2 acre in size, including an existing parcel of less than 1/2 acre that is developed in combination with one or more contiguous parcels; or,
- A parcel listed in the inventory of underutilized sites with redevelopment potential in the Housing Element of the Thousand Oaks General Plan;
- All of the housing, with the exception of a managers unit (if any), shall be provided to extremely low, very low or low income households at affordable rents or affordable housing costs;
- All of the housing shall be multiple-family housing developed at a minimum density of 20 dwellings per net acre;

- The development density shall comply with any law, including Government Code 65863, that restricts the City from allowing a parcel to be developed at a lower density than needed to accommodate the City’s share of the regional housing need; and,
- The project shall be subject to a recorded agreement between the City and a housing developer specifying the income level of the occupants and guaranteeing the affordability of the units.

If a project meets the requirements listed above, the developer is eligible to receive two incentives set forth in the density bonus program. However, these two incentives are in addition to any incentive that may be granted under the density program. This incentive program potentially provides an effective tool in the development of small and underutilized parcels in the City.

Thousand Oaks Boulevard Specific Plan

The City adopted the Thousand Oaks Boulevard Specific Plan (SP 20) in November 2011, covering 345 acres in the core of the community and encompassing sites designated for high density residential, medium density residential, commercial, industrial, and recreation/open space uses (Table 36). The Specific Plan was most recently amended in 2016. The area subject to the Specific Plan generally follows the boundaries of the Thousand Oaks Boulevard Business Improvement District and extends along Thousand Oaks Boulevard roughly from Conejo Boulevard/Moorpark Road in the west to Duesenburg Drive in the east.

Table 36: Thousand Oaks Boulevard Specific Plan Area - Zoning

Zone(s)	Gross Acres	Percent
Commercial (C-2/CC)	267	77%
Other Commercial (C-1, C-3)	31	9%
Residential (RPD-30, RPD-25, RPD-15, RPD-6.3U-SFD, R-2, R-E)	16	5%
Public, Quasi-public, Institutional Lands and Facilities (P-L)	4	1%
Industrial (M-1, M-2)	26	8%
Open Space	1	--
Total	345	100%

Source: City of Thousand Oaks, Thousand Oaks Boulevard Specific Plan, November 2011

Residential capacity within the Specific Plan area was initially granted a total of 289 residential units in order to comply with Measure E. At the time of adoption, 75 dwelling units existed within the planning area, leaving capacity for an additional 214 units distributed proportionately among three districts. In 2013, the Specific Plan was allotted an additional 206 units from the General Plan residential capacity that could be used anywhere within the Specific Plan area. The Specific Plan requires that at least 50 percent of new dwelling units be constructed in vertical mixed-use projects fronting on Thousand Oaks Boulevard. The purpose of these requirements is to distribute residential development generally along the entire Specific Plan corridor, and to encourage mixed-use development facing Thousand Oaks Boulevard. As part of the General Plan update, the redistribution of land uses throughout the City will comply with Measure E residential capacity and allow residential development consistent with the proposed land use designations.

For multiple-family residential units including apartments and condominiums, the following parking requirements apply:

- Studios: 1.0 space per unit
- One-bedroom units: 1.25 spaces per unit
- Two or more units: 1.75 spaces per unit

Additionally, shared parking agreements may be developed if two or more land uses or businesses have distinctly different hours of operation or hours that do not substantially coincide or overlap with each other (e.g., theater vs. office), including mixed-use developments where residential and commercial/office parking demand often occurs at different times of the day.

The Thousand Oaks Boulevard Specific Plan also includes an incentives program to facilitate lot consolidation and construction of multiple-family residential units affordable to lower income households.

6. Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety, and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance. The City of Thousand Oaks has adopted and enforces the 2019 California Building Code (CBC). State law allows jurisdictions to adopt local amendments to the CBC only if they are necessitated by local geographic, climatic, or topographic conditions. The City of Thousand Oaks has adopted one such notable amendment, which increased the roof covering material requirements from Class B to Class A in order to provide greater fire-resistant protection. While this requirement does have a minor impact on construction costs, it is necessary to reduce fire risk due to local climatic and topographic conditions.

The Building Division of the Department of Community Development is responsible for the enforcement of Building Codes in the City. The Building Division provides plan-check and inspection services. Building Code enforcement is conducted through scheduled inspections of new construction, remodeling and rehabilitation projects, and upon re-sale or transfer of ownership of residential property. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits.

7. Housing for Persons with Disabilities

California Government Code Section 65583(a)(6) requires the analysis of potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities and demonstration of efforts to remove governmental constraints that hinder the City from meeting the need for housing for persons with disabilities.

Land Use Controls

The City of Thousand Oaks Zoning Code contains specific provisions for both residential care facilities and supportive housing, which are common housing types suitable to meet the needs of persons with disabilities. As previously discussed, the City permits small residential care facilities (for six or fewer persons) by right in all the residential zones. Large facilities serving seven or more persons are permitted with SUP approval in the R-E, HPD, HPD-SFD, C-O, and P-L zones. Per the Zoning Code, supportive housing is treated as a residential use and is subject only to the same standards as other residential uses in the same zone.

Reasonable Accommodation

Building and development standards may constrain the ability of persons with disabilities to live in housing units that are suited to their needs. Applying the principle of reasonable accommodation, the City understands its affirmative duty to be flexible in the application of land use and zoning regulations, rules, and procedures for equal access to housing for people with disabilities.

The City adopted a formal reasonable accommodation ordinance in January 2011. Zoning Code Section 9-4.2526 provides the procedure for allowing reasonable accommodations in the application of land use, zoning and building regulations, including policies and procedures for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act.

A request for reasonable accommodation may be made of the City by any person with a disability or a developer of housing for people with disabilities, when the application of a land use, zoning or building regulation, policy or practice acts as a barrier to fair housing opportunities. Requests for reasonable accommodation are reviewed by the Community Development Director if no approval is sought other than the reasonable accommodation. Requests for reasonable accommodation submitted for concurrent review with another discretionary application are reviewed by the authority reviewing the other discretionary application.

The written decision to grant a request for reasonable accommodation shall be based on consideration of the following findings:

- That the housing which is the subject of the request will be used by a person with disabilities;
- That the request is necessary to make the housing which is the subject of the request available to a person with a disability;
- That the request would not impose an undue financial or administrative burden on the City;
- That the request would not require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning; and,
- That there is no alternative reasonable accommodation that would be less at variance with City standards.

In granting a request for reasonable accommodation, the reviewing authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation complies with the required findings. Finally, a determination to grant or deny a request for reasonable accommodation by the Community Development Director may be appealed to the Planning Commission and a determination by the Planning Commission may be appealed to City Council.

Definition of Family

Local governments may unlawfully restrict access to housing for households failing to qualify as a “family” by the definition specified in their respective Zoning Code. Specifically, a restrictive definition of “family” that limits the number of persons and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities but not for families that are similarly sized or situated.

The City’s Zoning Code defines “family” as one or more persons living together as a single housekeeping unit. This definition of “family” is not restrictive to the occupancy of a housing unit and is, therefore, not a constraint because it does not limit the number of or differentiate between related and unrelated individuals occupying a dwelling unit.

Building Code

As previously indicated, the City of Thousand Oaks has adopted the 2019 California Building Code and routinely adopts updates as they become available. The City has not adopted any special amendments to this Code that would impede housing for persons with disabilities. The City’s building codes require that new residential construction comply with the federal American with Disabilities Act (ADA). ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible to the physically disabled. Current building codes require that all ground floor multi-family units be handicapped-accessible, as well as elevator-served buildings. Compliance with building codes and the ADA may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing.

In conclusion, the City has not imposed unique or unusual restrictions on housing for the disabled, such as minimum distances between housing for persons with disabilities or other regulations that could constrain the development or retrofitting of housing for disabled persons. The City allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with the requirements of the Americans with Disabilities Act (ADA) and the state’s ADA equivalent—Chapter 11B, “Accessibility,” of the 2019 California Building Code. The City works with applicants who need special accommodations in their homes. The City encourages and facilitates the construction of transitional and supportive housing by allowing such projects as residential land uses subject to the same permits and permit processing procedures applicable to one-family, two-family, and multiple-family dwellings in their respective zones. Therefore, the City’s Building and Zoning Codes, processes and procedures, and code enforcement activities are not constraints to the development, maintenance or preservation of housing for persons with disabilities.

8. Planning and Development Fees

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections and the cost of added burden on local infrastructure. As a result, the City of Thousand Oaks relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed.

Planning Fees

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Application processing fees are charged to defray the costs of reviewing and processing development proposals, reviewing plans, and conducting inspections. This includes the costs of staff time, use of vehicles, publishing public notices, mailing notices, preparing and printing reports. Many processing fees requiring a public hearing are set to cover the full costs of processing, including personnel, materials and overhead costs but others such as, single-family residential permits (PPD), ADUs, administrative development permits and special use permits and modifications to these permits are set fees which typically result in City subsidized permit costs.

Planning fees for Thousand Oaks are summarized in Table 37. The City's fee schedule undergoes review and update every two fiscal years and the current fee schedule went into effect on July 1, 2021. Due to limited resources, the City does not typically offer fee waivers; however, the City Council may approve a waiver, offer deferred or reduced fees, or supplement fees for affordable housing projects.

Table 38 provides a summary of permit processing fees, including planning, building, and public works fees for various housing project types. As shown in the table, per unit fees are typically the highest for larger single-family residences. The per unit fees for multi-family developments, including townhomes, condominiums, and apartment buildings, are significantly lower than for single-family residences.

Table 37: Thousand Oaks Planning & Environmental Fees

Fee Type	Fee Amount
Accessory Dwelling Unit	\$200
General Plan Amendment	\$10,000 (deposit) ¹
Municipal Code Amendment	\$4,000 (deposit) ¹
Zone Change	\$10,500 (deposit) ¹
Land Division	
Tentative Parcel Map	\$4,500 (admin. review) / \$6,000 (deposit ¹ , PC review)
Tentative Tract Map	\$15,000 (deposit) ¹
Precise Plan of Design (PPD)	
New Custom Home	\$2,590 (admin. review) / \$3,250 (PC review)
Alter Existing Home	\$610 (admin. review) / \$1,600 (PC review)
Residential/Hillside/Trailer Planned Development	\$20,000 (deposit) ^{1, 3}
Special Use Permit	
Type A (PC Review)	\$20,000 (deposit) ¹
Type B (PC Review – no new site or substantial mods)	\$8,935
Type C (Admin. Review)	\$1,185
Specific Plan/Specific Plan Amendment	\$20,000 (deposit) ¹
Environmental Documents	
ND/MND processed by staff	\$4,000 (deposit) ¹
EIR/ND/MND processed by consultant	TBD ²

Notes:

1. Project is billed on a time and material basis and deposit is collected in advance to cover these costs. Should the deposit be exceeded, payment of new charges will be invoiced to the applicant. Unused portions of deposits are refunded to the applicant.
2. For environmental document consultant deposits, the City will collect a deposit based on the estimated cost of the consultant to complete the project plus an additional 20% for City overhead (staff review and administration).
3. If processed with TTM or TPM, fee is 40% of TTM or TPM total cost.

Source: City of Thousand Oaks, Planning Division Filing Fee Summary, July 1, 2021 – June 30, 2023.

Table 38: Typical Permit Processing Fees per Unit for Various Housing Types

Service	SFR, Large Lot ¹	SFR, Small Lot ²	Townhome ³	Condominium ⁴	Apartment ⁵
Grading	\$1,500	\$1,500	\$1,570	\$300	\$262
On-site Improvements	\$1,000	\$1,000	\$770	\$770	\$770
Off-site Encroachment	\$480	\$320	\$529	\$232	\$232
Building Permit	\$4,660	\$2,728	\$1,014	\$556	\$437
Building Plan Check	\$3,960	\$3,210	\$1,193	\$654	\$514
Planning Entitlement	\$2,590	\$2,400	\$2,400	\$960	\$600
Subdivision Map	\$1,100	\$1,500	\$1,200	\$600	\$0
Total per Unit	\$15,290	\$12,658	\$8,676	\$4,072	\$2,815

Notes:

1. The large lot single-family prototype consists of 10,000 square-foot lots and 3,700 square-foot homes with three-car garages.
4. The small lot-single-family prototype involves 5,000 square-foot lots and 2,200 square-foot homes with two-car garages.
5. The prototypical townhome development consists of 8 units at 1,800 SF each.
6. The prototypical condominium development consists of 25 units at 1,200 SF each.
7. The prototypical apartment development consists of 40 units at 900 SF each.

Source: City of Thousand Oaks, July 2021

Development Impact Fees

Until 1978, property taxes were the primary revenue source for financing the construction of infrastructure and improvements required to support new residential development. The passage of Proposition 13 in 1978 has limited a local jurisdiction's ability to raise property taxes and significantly lowered the ad valorem tax rate, increasing reliance on other funding sources to provide infrastructure, public improvements, and public services. An alternative funding source widely used among local governments in California is the development impact fee, which is collected for a variety of improvements including water and sewer facilities, parks, and transportation improvements.

To enact an impact fee, State law requires that the local jurisdiction demonstrate the “nexus” between the type of development in question and the impact being mitigated by the proposed fee. Also, the amount of the fee must be roughly proportional to the impact caused by the development. Nevertheless, development impact fees today have become a significant cost factor in housing development.

Development in the City of Thousand Oaks is subject to development impact fees related to a variety of public facilities and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived. These fees, which are assessed by the City and other public agencies, include:

- Water fees (assessed by Calleguas Municipal Water District)
- Wastewater fees (assessed by Triunfo Water & Sanitation District)
- Traffic mitigation fees
- Park (Quimby) fees
- School fees (assessed by Conejo Valley Unified School District)
- Fire Protection Facilities Fee (assessed by Ventura County Fire Protection District)
- Police Fees (assessed by County of Ventura Sheriff's Department)
- Watershed Protection District Fee (assessed by Ventura County Watershed Protection District)
- Ventura County Reciprocal Traffic Fee (assessed by Ventura County)

Table 39 provides estimates for the total processing and development impact fees on a per unit basis for five prototype housing projects. As previously noted in regards to processing and permit fees, the per unit fees decreases for multi-family residential projects, particularly for larger projects. The per unit fee for a 40-unit apartment project is just over half the per unit fee for a large lot single-family home.

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

Table 39: Total Processing and Development Impact Fees for Typical Residential Developments

Type of Unit	Total Fees Per Unit
Single-family, Large Lot ¹	\$67,176
Single-family, Small Lot ²	\$59,204
Townhomes ³	\$56,747
Condominiums ⁴	\$43,890
Apartments ⁵	\$35,500

Notes:

1. The large lot single-family prototype consists of 10,000 square-foot lots and 3,700 square-foot homes with three-car garages.
2. The small lot-single-family prototype involves 5,000 square-foot lots and 2,200 square-foot homes with two-car garages.
3. The prototypical townhome development consists of 8 units at 1,800 SF each.
4. The prototypical condominium development consists of 25 Units at 1,200 SF each.
5. The prototypical apartment development consists of 40 units at 900 SF each.

Source: City of Thousand Oaks, 2021.

9. Local Processing and Permit Procedures

In addition to the associated permit fees, the development review process can affect housing costs due to the time it takes for review to be completed. Due to interest rates, inflation, and other factors, the longer it takes for a development proposal to be approved, the higher the development costs. Development application processing has basic time requirements as a result of the City's obligation to evaluate projects adequately, as well as the requirements of state law, including the Subdivision Map Act, the California Environmental Quality Act (CEQA), and the Permit Streamlining Act.

Residential Permit Processing

Communities can encourage needed reinvestment in the housing stock by reducing the time and uncertainty involved in obtaining development permits. Pursuant to the State Permit Streamlining Act, governmental delays are recommended to be reduced by: (1) limiting processing time in most cases to one year; and (2) by requiring agencies to specify the information needed to complete an acceptable application

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of state law, the City has structured its development review process to minimize review time while ensuring that projects receive careful consideration and due process. Residential projects are subject to a range of review procedures, depending on the nature of the development. Table 40 summarizes the decision-making authority and approximate timeline for various permits and entitlements. Processing time and cost is greatly affected by the size and complexity of the project and the physical characteristics of the property. Much of the remaining developable land has one or more physical constraints, such as steep terrain and protected oak and landmark trees. This complicates the review process, however slope studies and protected tree reports are often necessary to evaluate proposed developments. As shown in Table 40, processing times for most cases are consistent with State recommendations of taking up to one year. In addition, the City provides early consultation to reduce processing times and avoid delays.

Early consultation with City staff is encouraged to identify issues as soon as possible and reduce processing time. A “pre-application” is encouraged so that applicants can become acquainted with the information and fees required by each department and agency. This process is required for projects

within the R-P-D zone. This allows the modification of proposed projects by applicants during the preliminary planning stages to minimize costs. To expedite the review process, the City processes all required entitlement applications simultaneously.

The City reviews all submitted applications for completeness within 30 days consistent with the State Permit Streamlining Act. Once an application is deemed complete, the typical processing timeframe varies by project complexity, required entitlements, and environmental review, as noted in Table 40.

All proposed housing development must comply with the “Architectural Design Review Guidelines for New Residential Development.” Like most nearby jurisdictions, the City uses its design review guidelines to avoid unattractive and monotonous buildings and thereby discourage blight and neighborhood deterioration. All design review is conducted concurrently with the rest of the review process. The City does not have a separate design review process or design review board, which allows design review to take place without significantly increasing the time and cost of development.

Public hearings, when required, are reasonable forums for obtaining and responding to public input on proposed housing projects and associated environmental documents. Public hearings have not posed a constraint on housing development in Thousand Oaks. They sometimes facilitate the resolution of disputes, thereby avoiding the cost, delay and uncertainty of litigation.

Table 40: Review Authority and Timeframe for Permits and Entitlements

Application	Approving Authority	Typical Timeframe
Precise Plan of Design Permit	CDD ¹	6-8 weeks
Residential Planned Development Permit	PC ² or CDD	16-20 weeks for PC ³ 12-16 weeks for CDD ³
Hillside Planned Development Permit	PC	16-20 weeks ³
Trailer Park Development Permit	PC	12-16 weeks ³
Special Use Permit	PC	8-12 weeks
Parcel Map	CDD	8-12 weeks
Tentative Map	PC	24-30 weeks
Final Map	CC ⁴	24-30 weeks
Development Agreements	CC	24-30 weeks
General Plan Amendments	PC and CC	12-18 months
Specific Plans and Amendments	PC and CC	12-18 months
Variance	PC	20-24 weeks
Zone Change	PC and CC	9-12 months

Notes:

1. CDD = Community Development Director or designee
2. PC = Planning Commission
3. Varies, depending on level of CEQA review required
4. CC = City Council

Source: City of Thousand Oaks, Community Development Department, 2021

On November 2022, the City launched the TO/24 Virtual Land Use Service—an enhanced and integrated virtual service system for property owners, residents and businesses seeking authorization

from City departments for a range of activities relating to residential and commercial development and business operations. TO/24 provides customers with 24-hour online access to submit applications, seek permits and approvals, initiate and execute plan check, schedule inspections and view statuses and results, make payments, access parcel-specific historical records, and more. TO/24 upgrades the overall customer experience when seeking City approvals by streamlining processes, providing access to real-time status updates, and better preserving historical records relating to individual parcels. TO/24 also added a broad range of new online services such as:

- Adding the ability to submit Construction Permit applications, Public Works Grading, Paving and Encroachment Permit applications online.
- Allowing applicants to review status, submit plans, and make corrections, as needed.
- Consolidating services currently provided through various technological programs into a single system. This consolidation reduces the need for customers to learn and access multiple technological systems.
- Improving the planning case submissions process and helps to standardize the electronic plan review as a collaborative, efficient and sustainable solution for development projects.

Services and electronic solutions offered through TO/24 will evolve to further meet customer needs in the future.

The following section provides a brief discussion of the most common permits and entitlements required for residential development in the City of Thousand Oaks.

Precise Plan of Design (PPD) Permit

A PPD permit is required for new single-family residences that do not require any other entitlement review. PPD permits are reviewed administratively by the Community Development Director or designee and can typically be processed in six to eight weeks. Pursuant to Section 9-4.1807 of the Zoning Code, the Director or designee must consider the following factors in reviewing a PPD permit:

1. The site's dimensions with relation to the proposed structures and permitted uses;
2. The adequacy, compatibility and harmony of the exterior building design, colors, materials and architectural features with the existing environment and the adopted guidelines;
3. The location of the property in relation to surrounding property zoned for a less dense use, such as a residential use;
4. The relationship of topography and grade to finished floor elevations of the site being improved;
5. The proper orientation of the main elevation with respect to nearby streets and improvements; and
6. Any other matters relevant to implement the purpose of the PPD process.

Residential Planned Development (RPD) Permit

An RPD permit is required for most multi-family development in Thousand Oaks. Generally, RPD applications for four or fewer units may be processed administratively, while larger projects require review and approval by the Planning Commission. RPD permits reviewed administratively typically take 12 to 16 weeks to process, while those reviewed by the Planning Commission typically take an additional four weeks, due to scheduling and noticing requirements. Additionally, larger projects may take longer based on the required environmental documents and associated public review times.

Tentative Tract and Parcel Maps

Applications for the subdivision of land are processed concurrently with other project entitlements or permits and therefore, do not tend to add significant processing time for housing developments. Smaller projects involving four or fewer lots can be processed administratively by the Community Development Director, while projects involving more lots require Planning Commission review. The findings required to be made by the applicable approval authority are specified in the Subdivision Map Act.

Legislative Amendments

As required by California law, legislative approvals such as General Plan Amendments, Specific Plans and amendments, and Zone Changes must be reviewed at public hearings before both the Planning Commission and City Council. In such cases, the Planning Commission makes a recommendation to the City Council and the City Council makes the final decision. Due to the level of complexity typical of projects seeking this type of approval, the associated environmental review, and the multiple levels of review, projects involving legislative amendments take significantly longer to process. However, legislative amendments are not typically needed or required for housing development within the City as the General Plan and Zoning Code provide ample areas where residential development can occur without such amendments.

Environmental Review

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

State law also requires payment of a CEQA document filing fee to the Department of Fish and Game for filing the required Notice of Determination for a Negative Declaration (ND), Mitigated Negative Declaration (MND), or EIR with the County Clerk. The CEQA filing fee is waived if a project (1) will have no effect on fish and wildlife or (2) is statutorily or categorically exempt from CEQA. As of January 1, 2021, the fee was \$2,480.25 for a NDs and MNDs and \$3,445.25 for EIRs.¹¹ Fees for processing NDs, MNDs, and EIRs prepared by a consultant are established on a deposit-basis.

¹¹ <https://www.wildlife.ca.gov/Conservation/CEQA/Fees>, 2021.

Although environmental review can add to the time and cost of processing development applications, it facilitates thorough review of the potential environmental impacts of a project and provides additional opportunities for the public to provide input. Further, environmental review is mandated by State law and therefore, does not pose a unique constraint to housing development in Thousand Oaks when compared to other jurisdictions in the State.

Procedures

Under the existing Municipal Code multi-family residential development requires discretionary review of a Residential Planned Development Permit or Hillside Development Permit, which if meets the zoning requirements would be subject to an administrative approval by the Community Development Director. Permits that request Tentative Maps or do not meet certain zoning criteria are subject to Planning Commission approval.

The decision-making body may approve a development permit, as conditioned, based on the following findings (1) through (4), and may approve a special use permit, as conditioned, based on findings (1) through (5):

- (1) The project is consistent with the Thousand Oaks General Plan and any applicable specific plan or redevelopment plan;
- (2) The project complies with all applicable laws, regulations and policies, including the Thousand Oaks Municipal Code;
- (3) The project will not be detrimental to the public health, safety or general welfare;
- (4) The project has been reviewed in conformance with the provisions of the California Environmental Quality Act;
- (5) The proposed use at the proposed location will be compatible with land uses in the vicinity.

The approvals may be processed administratively if minor modifications or other entitlements do not require Planning Commission review.

Using some recent projects as examples:

- 1710 East Thousand Oaks Blvd (APN: 6700181410; 6700181295; 6700181300; 6700181390): A 36-unit apartment project was constructed on a 2.62-acre lot, zoned SP-20, which allows for a maximum of 30 du/ac. The 2.62 acre lot was the result of merging 17 underlying legal lots into 3 legal lots. The resulting site for the mixed-use development was the result of combining lots of the following approximate sizes: 0.273, 0.247, 0.241, 1.05 and 0.75 acres with 0.14 acres of abandoned right of way. The achieved density was 11.1 du/ac. The prior use on-site was a restaurant. Project was Categorically Exempt from CEQA. This project took nine months for entitlement processing, which includes pre-application and addressing design solutions for sewer connection around a storm drain easement that bisects the site and tree preservation.
- 299 East Thousand Oaks Blvd (APN: 6690050135): A 142-unit apartment project was constructed on a 3.17-acre lot, zoned SP-20, which allows for a maximum of 30 du/ac. The

achieved density was 44.79 du/ac and the unit mix provided included 11 very low and 131 market rate units. The prior use on-site was RV/Car Sales. This project took 18 months for entitlement processing, which included pre-application and addressing design solutions flood plain and tree preservation. The project required a Mitigated Negative Declaration under CEQA. Timeframe was impacted by the applicant team response rate to issues.

- Generally, projects that are CEQA exempt would be 6-9 months for project entitlement and 12-16 months with ND or MND for CEQA review.

The City has proposed municipal code amendment to incorporate objective standards that would allow Community Director approval of projects of two units or more that either comply with the standards or have minor modifications to the Objective Standards. Projects subject to the objective standards, the municipal code amendment proposes to remove Residential Planned Development permit findings which can be considered subjective. The proposed amendment is expected to be completed by December 2022 (see Program 5).

As part of the comprehensive General Plan Update, there will be a rezoning program identified that aligns future Mixed-Use zoning with the land use designation and ensures that the development standards allow projects can achieve the maximum densities allowed under the General Plan. The updated standards and criteria facilitate and accommodate development at the density allowed the general plan on the project site and as proposed by the housing development project.

10. On/Off-Site Improvements

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Ultimately, however, the additional costs for residential land development and infrastructure maintenance are borne by the homeowners and their associations. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

As a condition of the approval of a subdivision map, landowners must dedicate land needed for streets or alleys, bicycle paths, local transit facilities, drainage, water, wastewater, common areas, open space areas, public service and utility easements, and other public easements. In addition, the owner must improve or agree to improve all streets, drainage, common area landscape, water, wastewater, public service and utility easements and other public easements and facilities. Owners are also responsible for development impact fees as previously discussed.

11. Inclusionary Housing Program

Inclusionary housing describes a local government requirement that a specified percentage of new housing units be reserved for, and affordable to, lower and moderate income households. The goal of inclusionary housing programs is to increase the supply of affordable housing commensurate with new market-rate development in a jurisdiction. This can result in improved regional jobs-housing balances and foster greater economic and racial integration within a community. The policy is most effective in areas experiencing a strong demand for housing.

The City initially adopted an Inclusionary Housing Ordinance in 2008 to provide a mechanism for producing housing affordable to extremely low, very low, low, and moderate income households. New residential developments offering a for-sale product must provide at least 10 percent of all proposed dwelling units as inclusionary units offered for sale at affordable ownership cost to moderate income households or for rent at a rent affordable to extremely low, very low, or low income households. Additionally, developers can satisfy the inclusionary housing requirement by paying a fee, in-lieu of constructing inclusionary units. The dwelling unit fee is charged against each market rate unit in a project. Collected in-lieu fees are deposited in the City's Affordable Housing Trust Fund.

The following residential developments are exempt from the Inclusionary Housing requirements:

- (a) A residential development of five or fewer dwelling units.
- (b) A residential development or that portion of a residential development where the dwelling units are offered for rent and the dwelling units cannot be sold individually.
- (c) The reconstruction of any dwelling units that has been destroyed by fire, flood, earthquake or other act of nature provided that the reconstruction of the project does not result in an increase in the number of existing units by six or more.

The City is currently in the preliminary phases of updating the Inclusionary Housing Ordinance and anticipates releasing a request for proposals to obtain professional services to facilitate the review and analysis in early 2022. The City's Housing Plan includes a program to complete the update to the Inclusionary Housing Ordinance and linkage fee program by beginning of 2023 (Program 6).

12. Nonresidential Development Linkage Fee Program

The City's nonresidential development linkage fee program provides a mechanism for producing housing affordable to extremely low, very-low, lower and moderate income households by requiring applicable non-residential development pay a fee to be used for the production, preservation, or rehabilitation of affordable housing units. New nonresidential projects, additions, intensification of use, and conversion from residential use to a nonresidential use are subject to the linkage fee. Collected linkage fees are deposited in the City's Affordable Housing Trust Fund.

The City also anticipates analyzing and updating the Linkage Fee Program simultaneously with the Inclusionary Housing Ordinance as noted above.

II. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Environmental hazards including seismic hazards, flooding, fire hazards and noise may impact future development of residential units in the City. Similarly, the cost to provide and maintain civil

infrastructure such as water and wastewater needed to serve existing and future residential development may impact the cost and availability of housing in Thousand Oaks. These factors are discussed in further detail in this section.

1. Seismic Hazards

The principal active faults in the region, the San Andreas fault, San Gabriel fault, and 10 other less prominent faults have been responsible for several moderate to large historic earthquakes and are associated with well-defined zones of active seismicity. These faults traverse Ventura County, and many areas therein, including residential areas, are susceptible to seismic hazards including strong ground shaking, liquefaction, and earthquake-induced landslides.

The California Building Code (CBC) contains provisions to mitigate potential impacts from ground shaking, and other earthquake induced hazards. These include requiring site specific geologic and engineering investigations for proposed developments when deemed necessary by the City Engineer or when required through the CEQA process. Further, the Safety Element of the General Plan includes additional policies intended to mitigate the risk of loss of life, injury, and damage to property from seismic activity.

2. Flooding

Portions of the City, including land designated for residential uses, are susceptible to periodic creek flooding and potential inundation in the event one of the five dams in the area fails. Flood hazard areas of the City have been delineated by the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program. The Newbury Park, Arroyo Conejo and Conejo Mountain Creek Areas are subject to periodic inundation from flooding which can result in destruction of property, loss of life, health and safety hazards, and disruption of commerce and governmental services. Encroachment onto floodplains by artificial fills and structures reduces the capacity of the floodplain and increases the height of floodwater upstream of the obstructions. Furthermore, dam inundation areas due to potential failure of Lake Sherwood Dam, Westlake Reservoir Dam, or Lake Eleanor Dam could have significant inundation impact on the Westlake area of Thousand Oaks.

The Safety Element includes policies to reduce the impact of flooding in the City, including Policy C-6: “Locate structures and additions outside of the 100-year floodplain unless such facilities are necessary to serve existing uses and construction of these structures will not increase the hazard to life or property within or adjacent to the floodplain. Location within the floodplain shall be governed by Title 4, Chapter 7 of the Thousand Oaks Municipal Code and shall require certification by a registered professional demonstrating that encroachments shall not result in any increase in flood levees during the occurrence of a 100-year flood.”

3. Fire

Fire poses a threat to property and lives in City of Thousand Oaks from multiple sources, including wildland, structural, vehicle, refuse, and human-generated incidents. The extent of threat posed by wildland fires is a function of vegetation, climate, and people. Native plant communities providing major sources of fire fuel include the coastal sage scrub and chaparral that cover natural hillside areas in and around Thousand Oaks. These plant communities have evolved to incorporate burning into their ecological cycle. Mediterranean climate characterized by hot dry summers and hot dry winds in the fall turn this vegetation into a combustible threat. These fuel sources are most commonly ignited by humans, either directly through careless action or arson, or indirectly through accidents.

The Ventura County Fire Protection District (VCFPD) serves the Thousand Oaks Planning Area. The Fire Protection District operates multiple programs to minimize the potential for hazards, including fire safety and fire prevention training, site inspections, and urban/wildland interface hazard mitigation programs. VCFPD also provides review of development permit applications for compliance with Fire Codes.

As previously discussed, Thousand Oaks has adopted a local amendment to the Building Code requiring Class A roofing materials be used to increase fire resistance. Further policies related to the mitigation of fire-related risks are found in the Safety Element.

4. Noise

Excessive noise can adversely affect human health and well-being, economic productivity, and property values, especially in areas where sensitive land uses such as senior housing, schools, child care, and hospitals are located. Mobile and stationary noise sources contribute to overall noise levels, and the impacts of both must be analyzed when considering environmental effects of new development. Potentially significant sources of noise within Thousand Oaks include vehicular traffic along arterials and freeways traversing the community and noise from retail operations such as auto repair work and commercial deliveries.

5. Water

The City is the water purveyor to approximately 36 percent of the water users within Thousand Oaks. Other water purveyors include the California-American Water Company (Cal-Am: 48 percent), California Water Service Company (Cal Water: 16 percent), the Newbury Park Academy Mutual Water Company (less than one percent) and the Camrosa County Water District (less than one percent). The City water system consists of approximately 232 miles of transmission and distribution pipelines, 15 pump stations and 16 reservoirs with a total capacity of 35.5 million gallons. Water is delivered to the system through 11 turnouts from the Calleguas (CMWD) system. The City serves approximately 17,100 accounts and purchased approximately 10,400 acre-feet of water in 2020. The majority of the City's water service area is residential.

The most recent Urban Water Management Plans (UWMP) prepared by the City of Thousand Oaks, Cal-Am, and Cal Water, the water purveyors servicing more than 98 percent of the City's population, indicate adequate water supply to accommodate existing and planned future growth. Specifically, the City's 2020 UWMP indicates adequate water supply through 2045 to accommodate projected growth.

6. Wastewater

Wastewater collection and treatment are important components of protecting public and environmental health. Current wastewater treatment capacity is more than adequate to accommodate projected growth, including the City's share of the regional housing need through 2029. The City is divided into two wastewater service areas based on topography, each with a different service provider. The City's Public Works Department provides wastewater treatment at the Hill Canyon Wastewater Treatment Plant, which serves about 80 percent of the City's geography and 95 percent of the City's wastewater customers. The Hill Canyon Wastewater Treatment Plant has a capacity of 14 million gallons per day (mgd) and the plant treats an average of 8 mgd.¹² Sufficient capacity is available to accommodate growth through 2029 and beyond, including the City's share of regional housing needs. The Triunfo Water & Sanitation District serves the southeastern portion of the City and treats wastewater flows at its Tapia Treatment Plant, which is located outside the City. The Tapia Treatment plant has the capacity to treat 16 mgd. It currently treats an average of 9.5 mgd.¹³

III. ECONOMIC FACTORS

Non-governmental constraints are primarily market-driven and generally outside the direct control of local governments. Some impacts of non-governmental or market constraints can be offset to a minimal extent by local governmental actions, but usually the effects are very localized and have little influence on the total housing need within the jurisdiction or market area. Non-governmental constraints to affordable housing in Thousand Oaks consist of three major factors: price of land/availability of financing, cost of construction/availability of labor, and jobs/housing balance.

The City has a limited ability to influence these factors. Land costs are impacted by the number of adequate sites that are available. Regional demand and costs have a great impact on land costs. Construction and financing costs are also determined at the regional, state, and national levels by a variety of private and public actions, which are not controlled by the City.

The major barrier to providing housing for all economic segments of the community concerns the nature of the housing market itself. Development costs have risen to the point where building housing affordable to all economic segments of the community is difficult to achieve in California.

1. Timing and Density

¹² <https://www.toaks.org/departments/public-works/operations/hill-canyon-treatment-plant> (accessed on September 13, 2019).

¹³ <https://www.lvmwd.com/about-us/joint-powers-authority/wastewater-services/tapia-water-reclamation-facility> (accessed on September 13, 2019).

Residential development entitlements that have been permitted within the last eight years are below the maximum density, at approximately 62 percent of the time. Typically, developers build the product types that are most profitable, essentially single-family or townhome products. Residential projects achieved the maximum density when utilizing state density bonus law. The average time lapse between approval and building permit issuance is approximately two years. Multiple factors can influence the timeline, such as ability of the project applicant in responding quickly to requests for corrections and ability to secure construction financing.

2. Construction Costs

Construction costs are primarily determined by the costs of materials and labor. Construction costs also vary dependent on the type of development and multi-family developments typically cost less per unit to construct than single family residences. According to the National Association of Home Builders 2019 Construction Cost Survey, the average cost to build a single-family home was \$297,000 and made up approximately 61 percent of the home's sale price. While this is a national survey based on data from throughout the Country, the results still illustrate the significant impact that the cost of construction can have on the final sales price of a home. Recent supply chain issues related to the COVID-19 pandemic combined with ongoing demand have further increased construction costs by greatly increasing the cost for common construction materials, such as lumber.

Although construction costs contribute significantly to the cost of housing, these factors tend to be relatively consistent throughout the region and therefore, do not pose a unique constraint to housing development within Thousand Oaks.

3. Land Costs

The cost of land in the City represents an ever-increasing proportion of the total housing development cost. In October 2019, Realtor.com listed nine undeveloped single-family residential lots for sale with lot sizes ranging from 0.2 acre to 20.0 acres (median 2.3 acres) and asking prices ranging from \$185,000 to \$3,350,000 (average \$891,000 per acre). No undeveloped multiple-family lots were listed for sale on-line in October 2019. With less undeveloped land available in the City, new development must take place on infill and underutilized sites. In some cases, this further adds to the cost of development as existing structures must be demolished and/or rehabilitated as part of the project. Additionally, much of the undeveloped land remaining in the City is in areas of challenging topography which limits development and adds to the cost of necessary on-site improvements.

4. Availability of Home Financing

The availability of financing can affect a person's ability to purchase or improve a home and therefore, influence the demand and improvement of ownership housing. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender and race of the applicants. This applies to all loan applications for home purchases, improvements and refinancing, whether financed at market rate or with federal government assistance. Locally assisted mortgages (such as first-time homebuyer programs) are not subject to HMDA reporting.

Table 41 summarizes the disposition of loan applications submitted to financial institutions for home purchase, home refinance and home improvement loans within Ventura County in 2017. In 2017, there were a total of 7,810 loan applications in the County, with 56 percent being applications for refinance and 34 percent for conventional purchase loans. Overall, 65 percent of applications were approved. The approval rating for government backed purchase loans was the highest at 81 percent, followed by conventional purchase loans at 74 percent. The overall denial rate for home loan applications in Ventura County was 14 percent. The denial rate for home improvement loans was the highest at 20 percent.

Table 41: Mortgage Application Approval Rates (2017)

Loan Type	Total Applications		Approved	Denied	Incomplete or Withdrawn
Conventional	2,629	34%	74%	10%	16%
Government Backed	301	4%	81%	7%	13%
Home Improvement	489	6%	61%	20%	20%
Refinancing	4,391	56%	60%	16%	24%
Total	7,810	100%	65%	14%	21%

Source: Lendingpatterns.com, 2020.

It is generally recognized now that a major cause of the housing crisis was the significant relaxation of underwriting criteria on home mortgages, leading many households to purchase homes that they could not afford over the long term. Any reduction in household income due to lay-offs or reduced hours precipitated loan defaults. In the years since the Great Recession, lending practices and regulations have become more stringent, which may prevent some applicants from receiving a loan; however, these regulations are necessary to prevent foreclosures.

The necessary down payment to obtain a mortgage is also a significant factor in the ability to purchase a home, particularly for first time homebuyers. Even though an applicant may have the necessary income to otherwise qualify for a loan, the need to provide a 10 to 20 percent down payment may prevent many households from purchasing a home in the City’s high priced housing market.

5. Foreclosures

Foreclosure activities have been limited in the City in recent years. According to SCAG’s 2019 Local Profile for the City of Thousand Oaks, foreclosures peaked in 2008 at a total of 373. According to RealtyTrac, there were a total of 29 properties in some stage of the foreclosure process in Thousand Oaks, as of August 2021, including 23 homes in pre-foreclosure and six homes under auction.¹⁴

6. Community Response to Intensification

¹⁴ RealtyTrac.com, accessed August 18, 2021.

Residents of Thousand Oaks understand the need for additional housing in the City; however, support also remains for the Measure E voter approval requirement for any General Plan Amendment proposing to increase land use density beyond the City's 1996 baseline. Several recent development proposals for mixed-use development that include multi-family housing and requiring General Plan Amendments or Zone Changes have been met with this mixed response from the community which has led to lengthy public hearings and deliberations. Substantial City efforts related to the General Plan update have been focused on educating the community regarding benefits of compact development for providing housing opportunities. The residential sites inventory presented in the next Chapter identifies the parcels with the most potential for development over the next few years. Outreach and education is the City's main strategy for communicating with residents and stakeholders regarding a sustainable approach to growth in the community.

7. Energy Conservation

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

The City's Building Division enforces the State Energy Efficiency Standards for Residential and Nonresidential Buildings (Government Code Title 24, Part 6) and requires Title 24 calculations during plan check. The City has also adopted the California Green Building Standards Code, 2019 Edition. The standards for new homes require windows that are more resistant to heat and better insulated, more efficient lighting, heating, ventilating and air conditioning systems, and "cool roofs" that stay cooler than normal roofs when exposed to the sun than when compared to the standards in effect prior to 2009. All new housing in subdivisions of 50 or more in California have been required to offer solar energy as an option for homebuyers since 2010. These changes have and will continue to substantially reduce the amount of energy consumed in every new residence.

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

Southern California Edison and the Southern California Gas Company offer energy conservation programs to residents of Thousand Oaks including audits of home energy use to reduce electricity consumption, rebates for efficient appliances, appliance repair and weatherization assistance to qualified low income households, buyer's guides for appliances and incentives to switch from electric to gas appliances. Both companies have programs to encourage energy conservation in new construction. Southern California Edison's Energy Savings Assistance program applies to residential developers as well as individual customers, and the Gas Company's Energy Efficient New Homes Program is offered to residential developers who install energy-efficient gas appliances.

The City's Climate and Environmental Action Plan that is currently underway will also address energy efficiency strategies as well and will be integrated into the General Plan Update.

Housing Plan

The previous sections assess the housing needs in Thousand Oaks and evaluate the constraints and opportunities to the development and preservation of housing. This section sets forth the City’s housing goals and programs for the 2021-2029 planning period.

I. HOUSING GOALS

The City of Thousand Oaks has established the following housing goals:

- Goal 1: Provide a wide range of housing opportunities for persons of all income levels.
- Goal 2: Provide housing opportunities for persons with special needs.
- Goal 3: Maintain and improve the existing housing stock of the City by reducing housing deterioration.
- Goal 4: Preserve existing affordable housing opportunities.
- Goal 5: Affirmatively further fair housing.

II. HOUSING PROGRAMS

Pursuant to State law, housing programs must have specific actions, measurable outcomes, and schedule for achievements. Each housing program may implement more than one housing goal. However, they are organized based on the primary objective of the programs.

Goal 1: Provide a wide range of housing opportunities for persons of all income levels

Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss

The City of Thousand Oaks has been assigned a Regional Housing Needs Assessment (RHNA) of 2,621 units. Accounting for potential ADUs, pipeline and pending projects (936 units), the City has a remaining RHNA of 1,685 units (685 very low income, 372 low income, 459 moderate income, and 169 above moderate units) to be identified in the land inventory. Through the General Plan update, the City is creating several new land use designations with the potential to accommodate lower and moderate income housing:

- Neighborhood Medium-High – 20-30 du/ac
- Mixed-Use – 20-30 du/ac

The General Plan update is anticipated to be adopted in 2023. To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory;

- Actual units constructed and income/affordability when parcels are developed; and
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

Pursuant to SB 166, the No Net Loss requirements are:

- Make findings at the time of project approval regarding any site in the Housing Element sites inventory (must be implemented immediately);
- Identify or rezone sufficient, adequate sites within 180 days of project approval to accommodate any shortfall; and
- Acknowledge projects may not be denied solely because No Net Loss may trigger the requirement to rezone another parcel(s) to replenish the sites inventory. Pursuant to AB 1397, development on sites with existing residential units is required to replace the existing affordable units or units occupied by lower income households, as a condition of project approval. AB 1397 replacement requirements are consistent with those for the State Density Bonus program.

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

Objectives and Timeframe:

- Adopt the Endorsed Land Use Map as part of the General Plan update that provides increased residential development capacity in December 2023 (but no later than October 15, 2024), ensuring that the updated General Plan offers adequate capacity for the City’s remaining RHNA of 1,685 units (685 very low income, 372 low income, and 459 moderate income and 169 above moderate income units). Specifically, the Neighborhood Medium-High, Neighborhood Medium, and Mixed-Use designations proposed for meeting the City’s remaining lower and moderate income RHNA will meet the following conditions:
 - Allows residential development up to 30 units per acre with a minimum density of 20 units per acre;
 - Each site can accommodate at least 16 units (a site can be comprised of multiple parcels);
 - Allows multi-family ownership and rental housing by right if 20 percent of the units are set aside as housing affordable to lower income households (see Program 2 below); and
 - Allows standalone residential in Mixed Use designation (as required by State law when more than 50 percent of the lower income RHNA is being met in the Mixed Use designation).
- By December 2024, develop implementing development standards that will allow the achieving of maximum allowable densities in the respective zones.
- Develop a procedure in December 2024 to monitor the development of sites in the sites inventory and ensure adequate sites are available to meet the remaining RHNA by income category.

- Amend the Zoning Code by December 2024 to require replacement housing as a condition of project approval on sites with existing residential units.
- Develop implementing zoning standards by December 2024. Appropriate zoning standards (setbacks, height, open space, and parking) will be established to adequately facilitate the development of housing at the allowable densities as set forth in the General Plan.
- Provide information on the sites inventory and development incentives to interested developers and property owners on City website by December 2023.

Program 2: By-Right Approval of Projects with 20 Percent Affordable Units

Pursuant to AB 1397 passed in 2017, the City will amend its Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households. This requirement applies to sites identified to meet the lower income RHNA (See Appendix B) when rezoning to make these sites available occurs after October 15, 2021 (statutory deadline of the Housing Element).

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

Objectives and Timeframe:

- Amend the Zoning Ordinance to provide by-right approval without discretionary review pursuant to AB 1397 by the end of June 2023.

Program 3: Accessory Dwelling Units (ADUs)

Accessory Dwelling Unit (ADU) represents an alternative source for affordable housing to lower and moderate income households. The City will explore incentives and tools to facilitate ADU construction, including affordable ADUs. Incentives and tools may include, but are not limited to:

- Pre-approved site and floor plans;
- Expedited reviews and technical assistance;
- Reduced fees beyond State law requirement;
- Allowance of larger ADUs subject to discretionary review; and
- Online resources on the City website.

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

Objectives and Timeframe:

- Develop incentives and tools to facilitate ADU construction and feasibility of providing enhanced incentives in exchange for affordability covenants by June 2024.
- Promote ADU construction by providing resources on the City’s website and at public counters (ongoing, continuous), including the California Housing Finance Agency (CalHFA) \$25,000 grant available to assist homeowners in constructing ADUs.

- Starting Spring 2023, the City of Thousand Oaks will commit to having dedicated staff for handling questions from the public and processing ADU applications.
- In 2023, explore the feasibility of additional funding from the State to assist lower and moderate income homeowners to create ADUs (ongoing).
- Amend the ADU Ordinance in 2023 to address comments from the State HCD.
- Inform ADU applicants that ADU units are subject to SB 329 and SB 222- Source of Income Protection- rental units cannot be denied based on source of income- by posting information on the City website and including a Fair Housing Factsheet in the ADU application by Summer 2023.

Program 4: Lot Consolidation

Consolidation of small lots allows a development to utilize the land more efficiently, achieve economies of scale, and offer opportunity for improved site design and amenities. The City will encourage the consolidation of small lots to facilitate the development of mixed-use and multi-family developments, particularly for affordable housing, by:

- Maintaining an inventory of sites on the City’s website (ongoing);
- Assisting developers in identification of parcels with lot consolidation potential; and
- Utilizing a ministerial process for lot consolidation unless other discretionary reviews are required as part of the project.

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

Objectives and Timeframe:

- By June 2024, eliminate the administrative hearing process and noticing requirements for lot consolidation and develop appropriate lot consolidation incentives that provide flexibility in site planning to facilitate mixed-use and multi-family development.
- Provide technical assistance to interested developers and property owners regarding lot consolidation potential and procedure.
- Promote the program through dissemination of brochures at public counters and providing information on City website by December 2023.

Program 5: Shopping Center and Commercial Corridor Redevelopment

Throughout the state, and even nationwide, the shift to online shopping has resulted in changes to the retail landscape. Many shopping centers are being reimagined as vibrant residential/commercial mixed-use development. However, redeveloping shopping centers presents some challenges, such as the large site scale, configuration of existing structures and parking areas, existing lease terms, CC&R provisions, shared parking agreements, and community desire to maintain and rejuvenate retail services. The City will establish policies and development regulations to enable residential development at shopping centers through a range of approaches including:

- Full redevelopment;
- Addition of residential uses in existing surface parking areas;
- Cluster residential development on underutilized portions of the site; and/or
- Addition to or reconfiguration of the existing structures to include residential uses.

Specifically, policies and zoning development standards will be written to facilitate:

- Subdividing, if necessary, of the parking areas to create developable parcels;
- Clustering of densities on portions of the parking areas;
- Shared access to existing structures to allow existing uses to remain while the parking areas are being redeveloped or reconfigured; and
- A strong sense of place and cohesive urban design both within the site and in relation to the surrounding neighborhood.

Responsible Agency: Community Development Department

Funding Sources: Departmental Budget

Objectives and Timeframe:

- By Winter 2023 as part of the General Plan, develop land use policies to facilitate shopping center redevelopment with a strong sense of urban design cohesion.
- By Spring 2024 as part of the Zoning Code updates, adopt development standards to facilitate shopping center redevelopment with a strong sense of urban design cohesion.
- Annually contact property owners and developers with experience in shopping center redevelopment to pursue redevelopment opportunities.

Program 6: Streamlined Review

Pursuant to State laws, the City will facilitate residential development by:

- Establishing Objective Design Standards (SB 330); and
- Establishing a streamlined, ministerial review process for qualifying multi-family residential projects (SB 35).

Responsible Agency: Community Development Department

Funding Sources: Departmental budget; SB2/LEAP

Objectives and Timeframe:

- By December 2022, establish objective design standards.
- By December 2023, establish an SB 35 review process.

Program 7: Affordable Housing Development

The City will continue to work with local nonprofits, such as Habitat for Humanity, Many Mansions, and the Housing Authority of the County of Ventura to expand affordable housing opportunities, especially to lower income households (including extremely low income) and those with special housing needs. Specifically, the City will:

- Identify potential development sites and financial assistance available.

- Manage the Affordable Housing Trust Fund to finance the development, preservation, or rehabilitation of affordable housing. Where feasible, give priority to housing projects that address the needs of extremely low-income households and households with special needs (including those with developmental disabilities).
- Conduct a Financial Feasibility Analysis and Nexus Study in order to update the inclusionary housing in-lieu fee and non-residential development linkage fee based on changes in economic conditions.
- Encourage affordable housing providers to give priority to the housing needs of persons with disabilities, including, but not limited to, persons with developmental disabilities.

Responsible Agency: Community Development Department

Funding Sources: HOME; Housing Trust Fund; Housing Land Trusts; PLHA; and other State and Federal funds as available

Objectives and Timeframe:

- Maintain a list of interested affordable housing developers and conduct a developer workshop every other year or when sites become available. Provide information on opportunity sites (available for sale or partnership with owners) to interested developers (on-going).
- Annually explore available County, State, and Federal housing funds and pursue funding as appropriate to further the City’s affordable housing goals (on-going).
- A PLHA grant was provided to the Housing Trust Fund of Ventura County for the State's Local Housing Trust Fund match in FY 2021-22. The City will pursue applicable future funding whenever available to contribute to the Housing Trust Fund.
- Conduct a Financial Feasibility Analysis and Nexus Study in order to update the inclusionary housing ordinance with the goal of facilitating construction of affordable housing as part of projects, evaluate possible incentives and present an evaluation of updated in-lieu fee and linkage fee by 2023. Update Inclusionary Housing Ordinance by December 2023.
- Provide developers with the Area Housing Authority of the County of Ventura and United Way of Ventura County contact information for HUD Section 8 tenant vouchers program (Annually each June, on-going as needed) to encourage the use of Housing Choice Vouchers.
- Upon adoption of Housing Element, allow fee deferrals for all projects that provide a minimum of 20 percent affordable units in the lower income categories.

Program 8: Zoning Code Amendments

Recent changes to State law necessitate amendments to the Zoning Ordinance. Specifically, these include:

- **Manufactured Homes:** The City processes applications for the development of manufactured homes in the same manner and subject to the same standards as conventional single-family homes. However, this practice has not been formalized in the Zoning Code.
- **Density Bonus:** AB 2345 (GC Sections 65400 and 65915) signed by the Governor in

September 2020 incentivizes the production of affordable housing by increasing the maximum available density bonus from 35 percent to 50 percent for qualifying projects not composed exclusively of affordable housing.

- **Emergency and Transitional Housing:** AB 139 (GC Sections 65583 and 65584) states that local governments may include parking requirements for emergency shelters, but specifies that adequate parking must be based solely on shelter staffing level and not to exceed the requirements for residential and commercial uses in the same zone. The City’s provisions currently require one parking space per staff person during the largest shift, plus 0.2 space for each resident and therefore are not in compliance with the State requirements.
- **Low Barrier Navigation Center:** AB 101 (GC Sections 65660 to 65666) defines a Low Barrier Navigation Center as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions.

AB 101 requires jurisdictions to permit Low Barrier Navigation Centers that meet specified requirements by-right in mixed-use zones and other nonresidential zones permitting multi-family residential development. The bill also imposes a timeline for cities to act on an application for the development of a Low Barrier Navigation Center.

- **Supportive Housing:** AB 2162 (GC Sections 65650 to 65656) requires that supportive housing developments with 50 or fewer units be permitted by-right in zones where multi-family and mixed-use developments are permitted, provided the development meets certain requirements. Additionally, the bill prohibits jurisdictions from imposing parking requirements based on the number of units for supportive housing developments within one half mile of a public transit stop.
- **Farmworker and Employee Housing:** The State Employee Housing Act regarding farmworker housing (Health and Safety Code Section 17021.6) specifies that any farmworker housing consisting of no more than 36 beds in a group quarters or 12 units is considered an agricultural land use and therefore similarly permitted where agricultural uses are permitted. Furthermore, the Employee Housing Act (Health and Safety Code Section 17021.5) specifies that any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation.
- **Licensed Residential Care Facilities for Seven or More:** Currently, larger licensed facilities are only permitted in select zones via a SUP. The City will amend the Zoning Code to conditionally permit larger facilities in residential zones, subject to similar uses in the same zones. Conditions for approval will be objective to provide certainty in outcomes. The City’s Zoning Code is silent on group homes that do not require licensing and therefore does not regulate these uses that are not governed by State laws. The City will amend the Zoning Code to specify that such housing is permitted by-right as a regular residential use. **Emergency Shelters:** AB2339 (GC Sections 65583 and 65863) requires that emergency shelters be permitted by-right in one or more zones that allow residential uses, including mixed-uses, without a conditional use or other discretionary permit and that are suitable for residential uses. The City will amend the Zoning Code, to allow emergency shelters by-right with the

future mixed-use zoning district and include objective standards for emergency shelters.

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

Objectives and Timeframe:

- Complete Zoning Code amendments outlined above to expand the variety of housing types and remove governmental constraints by December 2024.
- Each June, annually review the Zoning Code for compliance with State law and identify potential constraints and amend the Zoning Code as necessary.

Goal 2: Provide housing opportunities for persons with special needs

Program 9: County of Ventura Interagency Task Force to Implement the Plan to End Homelessness

The City will continue to be an active member of the Ventura County Continuum of Care Alliance, a collaborative group dedicated to promoting a safe, desirable and thriving community by ending homelessness in Ventura County. The City will continue to provide funds to support social service agencies that help prevent homelessness and assist the homeless. Specifically, the City has supported the operation of the RAIN Transition Living Center and Our Place Safe Haven with CDBG funds. The City will also continue to ensure homeless service providers are connected with the County of Ventura Pathways to Home program and the Homeless Management Information System (HMIS).

Responsible Agency: Community Development Department

Funding Sources: CDBG

Objectives and Timeframe:

- Assist 50 homeless/at-risk homeless persons over eight years, with the goal to assist six persons annually (Assess annually in June).

Program 10: Housing and Supportive Services

The City will continue allocating funding to local non-profit groups who address the housing and supportive service needs of special needs households, including disabled, elderly households, and homeless/at-risk for homelessness persons. These include emergency food, motel vouchers, and assistance with rent, mortgage, or utility payments.

Responsible Agency: Community Development Department

Funding Sources: CDBG

Objectives and Timeframe:

- Assist 4,000 special needs and homeless/at-risk persons over eight years, with the goal to assist 500 persons annually (Assess annually in June).

Goal 3: Maintain and improve the existing housing stock of the City by reducing housing deterioration

Program 11: Residential Resale Housing Program

The City of Thousand Oaks requires that the seller of any residential property, upon entering into an agreement of sale or exchange, provide the buyer with a report of residential building records for the property. The report provides the buyer with the regular authorized use, occupancy and zoning classification of the property along with all building permits filed with the City.

Responsible Agency: Community Development Department

Funding Sources: Report and Inspection fees

Objectives and Timeframe:

- As funding permits, consider reinstating inspections on resale properties.

Program 12: Mobile Home Rehabilitation

The City works with nonprofit organizations to carry out rehabilitation of mobile homes owned and occupied by lower income households. For example, in FY 2021, the two organizations working with the City are Habitat for Humanity and Senior Alliance for Empowerment (SAFE). Critical improvements include windows, doors, roofs, HVAC, flooring, plumbing, electrical, walk-in shower, grab bars, and wheelchair ramps.

Responsible Agency: Community Development Department

Funding Sources: CDBG

Objectives and Timeframe:

- Continue to provide assistance to mobile home owners for rehabilitation with the goal of assisting 80 lower income households over eight years (10 households annually).

Program 13: Rental Housing Rehabilitation

The City continues to work with nonprofit housing organizations to pursue rehabilitation of multi-family rental housing properties that are for lower-income use. Recent grant awards for project improvements include Los Arboles Apartments (12 units) owned by the Housing Authority of the County of Ventura and Shadow Hills Apartments (100 units) owned by Many Mansions.

Responsible Agency: Community Development Department

Funding Sources: CDBG and other State and Federal funds as available

Objectives and Timeframe:

- Continue to provide assistance to rehabilitate multi-family rental housing with the goal of assisting 400 lower income households over eight years, with the goal to assist with 50 units annually (review annually in June)
- Continue to encourage owners to pursue additional funding at the State and Federal levels to expand rental rehabilitation assistance and extend affordable term.

Goal 4: Preserve existing affordable housing opportunities

Program 14: Affordable Housing Monitoring and Preservation of At-Risk Housing

The City has an inventory of over 1,100 affordable housing units that serve the critical needs of lower income households. Preservation of the existing affordable housing in the community is an important City goal. Among the inventory of affordable units, three properties with a total of 173 units may be in jeopardy of losing the affordability during the next ten years. These properties are Arroyo Villas, Conejo Future, and Los Arboles Apartments. Conejo Future and Los Arboles continues to support HUD Section 8 programs, so its risk of conversion is limited. The remaining property, Arroyo Villas, was developed with a density bonus and total 40 units expiring in the next ten years that are distributed throughout the development.

Responsible Agency: Community Development Department

Funding Sources: HOME; Housing Trust Funds; Housing Land Trusts; PLHA; and other State and Federal funds as available

Objectives and Timeframe:

- Contact the property management company or property owner annually to evaluate risk of conversion to market rate (on-going). If threatened with conversion to market rate:
 - Help property owner find alternate sources of funding to preserve the affordable units;
 - Provide owners with the Area Housing Authority of the County of Ventura and United Way of Ventura County contact information for HUD Section 8 tenant vouchers program;
 - Facilitate sale of property to an affordable housing developer/operator to preserve affordable units; and
 - Consider funding assistance from City to prevent conversion to market rate.
- Ensure property owners are aware of the new State noticing requirements prior to opting out of low income use (three-year, one-year, and six-month noticing required) (on-going).
- Inform ADU applicants that ADU units are subject to SB 329 and SB 222- rental unit cannot be denied based on source of income- by posting information on the City website and including a Fair Housing Factsheet in the ADU application by Summer 2023.

Assist affordable housing groups in securing local and other sources of funds to extend existing affordability covenants to existing multi-family housing to target the preservation of potentially at-risk units (on-going)

Goal 5: Affirmatively further fair housing

Table 42 at the end of this section consolidates the City's meaningful actions to affirmatively further fair housing from Programs 15- 18 below as well as from throughout the city's Housing Plan

Program 15: Fair Housing Outreach and Enforcement

The City will continue to contract with appropriate outside agencies such as Housing Rights Center (HRC) in collaboration with Ventura County and other local jurisdictions to provide fair housing services.

However, outreach and enforcement will go beyond fair housing services to affirmatively further fair housing. Thousand Oaks strives to have an active and engaged citizenry who desire involvement in the City's decision-making process. Therefore, it is important to continue to involve residents through inclusive and robust community engagement.

The following General Plan Implementation Actions are marked as related to health, equity, and environmental justice in the GP and align with the Housing Element's strategy to provide greater opportunities for engagement and outreach:

- G-A.1: Build a new mobile friendly, accessible website that will serve as an information hub in an easy to navigate, user focused design. Provide timely, relevant information that meets and exceeds (where possible) Americans with Disabilities Act (ADA) guidelines and offers flexibility in displaying emergency notifications, public meeting notices, and other important, frequently updated information.
- G-A.2: Participate in community discussions and partner with other public agencies, nonprofit organizations, and community stakeholders to explore strategies that address social and racial inequities.
- G-A.3: Seek out and utilize state and national resources to support the City's equity and inclusion efforts.
- G-A.4: Conduct an internal equity assessment of existing City programs, and policies, to develop strategies that address racial and social inequities.
- G-A.6 Evaluate and modify appointment criteria to strive for greater diversity of representation.
- G-A.7: Develop a disability access plan to integrate the needs of the disabled community into all aspects of the City - from budget allocations, to transportation, governance, emergency, City events, housing, etc.
- G-A.9: Track the usage and effectiveness of communication methods and reallocate resources to the most impactful methods of reaching community members as platforms and technology shifts

Responsible Agency: Community Development Department

Funding Sources: CDBG

Objectives and Timeframe: Refer to Table 42 for specific actions, timeframes, and outcomes.

Program 16: Housing Mobility

Housing Mobility Strategies consist of strategically enhancing access and removing barriers to housing in areas of opportunity. The HCV program represents an important affordable housing resource for extremely low and very low income households, especially those who are seniors and disabled. As of June 2021, 545 Thousand Oaks households (including approximately 246 households with disabilities, 138 senior households, and 161 family households) were receiving Housing Choice Vouchers. Among the voucher recipients, 25 percent are seniors and 45 percent are households with persons with disabilities. The City will continue to promote the use of HCVs to enhance housing affordability

and expand housing/location choices for these vulnerable segments of the community. Specific actions include:

- Planning Department to provide developers with contact to AHA and United Way to promote and expand location of landlord engagement participating in voucher programs.
- Amend residential development affordable housing agreement review procedure to incorporate information of voucher programs to new developers.

ADU and SB 9 are also another component of the City’s Mobility Strategy, by expanding housing opportunities for lower income households in lower density neighborhoods:

- Create a Fair Housing Factsheet to be included in ADU and SB 9 application packets, educating homeowners of their fair housing obligations as potential landlords, including source of income protection (such as use of HCVs).
- Post notices on City website and public counter, newspaper, and with local stakeholders. Annually provide city social media advertisement and include topic in annual Housing Rights Center Fair Housing workshops.

Other ways the City can enhance mobility is by removing barriers to housing in areas of opportunity. To that end, the following actions will be implemented :

- Update the City’s Inclusionary Housing Ordinance and linkage fees program that will be used to facilitate the development of affordable housing.
- Adopt objective standards that apply to all residential projects, which define all housing types, including small, medium, and large-scale multifamily buildings.

Responsible Agencies: Community Development Department; Housing Authority of the County of Ventura; United Way of Ventura County

Funding Sources: HUD Section 8 funds; Department budget

Objectives and Timeframe: Refer to Table 42 for specific actions, timeframes, and outcomes.

Program 17: New Opportunities in High Resource Areas

High cost of housing limits the housing type and locational choices for lower and moderate income households. Through the General Plan 2045 update, the City of Thousand Oaks proposes new land use designations to accommodate higher intensity housing types:

- Neighborhood Medium (10-20 du/ac)
- Neighborhood Medium-High (20-30 du/ac)
- Mixed-Use (20-30 du/ac)

The following General Plan Implementation Actions are marked as related to health, equity, and environmental justice in the GP and align with the Housing Element’s strategy to create new housing opportunities in high resource areas:

- LU-A.3: Adopt and implement and Inclusionary Housing Program within 1-3 years.

- LU-A.10: Study and determine nexus to implement a fee program where new commercial and/or industrial developments pay a fee to fund affordable housing units within 1-3 years.
- LU-A.8: Conduct a study to investigate modifying parking requirements for new mixed-use development and adaptive reuse projects. Revise the Thousand Oaks Municipal Code accordingly within 1-3 years.

Furthermore, the City will be updating its inclusionary housing and linkage fee programs, potentially enhancing the City’s ability to expand affordable housing development throughout the City.

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

Objectives and Timeframe: Refer to Table 42 for specific actions, timeframes, and outcomes.

Program 18: Neighborhood Improvement Program

Annually through the City’s CDBG program, the City identifies low and moderate income neighborhoods for targeted community development improvements, including rehabilitation of affordable housing. The City Council also established the Community Funding Review Committee that oversees several grant programs aimed at community improvements described below. In addition, through the Capital Improvements Budget process capital improvements that are needed throughout the City are identified and prioritized. Capital improvements are funded through various sources.

The City has established a number of boards and commissions besides the Planning Commission that participate in the decision-making process of housing, community development, and prioritization of improvements that provide opportunities for public engagement. These include:

- **Community Funding Review Committee:** Acts in an advisory capacity to the City Council relative to funding issues for the Community Enhancement Grants (supports projects having an environmental benefit across a wide cross-section of Thousand Oaks), Community Events Grants (supports artistic and cultural events and activities), Social Services Grants (operational support grants to non-profit agencies assisting primarily lower-income City residents), and Sports Facility Grants (supports building or improvement of existing sports fields or facilities and equipment purchase for use by the community).
- **Council on Aging:** Serves as an advisory body to City Council on senior adult issues within the community. The Council on Aging implements the annual Senior of the Year Awards and the City Senior Adult Master Plan.
- **Youth Commission:** Serve as an advisory body to the City Council on youth issues and hosts several youth services/events in the community, including the Youth Master Plan. The Youth Commission consists of 13 members (ages of 13 – 19) and adult representatives from Conejo Recreation and Park District and Conejo Youth Employment Service.
- **Disabled Access Appeals and Advisory Board:** Acts in an advisory capacity relative to measures and methods utilized to promote disabled accessibility in the City.
- **Thousand Oaks Plan to Assist School Sites:** Assists the School District in raising financing and with use of earnings on endowment fund set up to aid in the construction of capital improvements to designated schools.

The following General Plan Implementation Actions are marked as related to health, equity, and environmental justice or sustainability in the GP and align with the Housing Element’s strategy to improve neighborhoods, particularly those where sites have been identified:

- LU-A.13: Develop Complete Streets strategy and update streetscape design for Thousand Oaks Boulevard and mixed-use developments within 1-3 years.
- POS-A.1: Review and update the park standards to recognize the park requirements and space limitations of high-density multifamily and mixed-use housing.
- CFS-A.1: Support the implementation of universal broadband to reduce the digital divide faced by small businesses and low-income households, particularly in underserved communities.

Responsible Agencies: City Manager’s Office, City Clerk Department, Finance Department, Community Development Department and Public Works Department

Funding Sources: CDBG, General Fund, Various Grants

Objectives and Timeframe: Refer to Table 42 for specific actions, timeframes, and outcomes.

Program 19: Tenant Protection and Anti-Displacement

The vulnerable communities identified in the City of Thousand Oaks are located in census tracts along Highway 101 in the center of the City, especially adjacent to Highway 23 (Figure D-42). These same areas have also been identified as “areas of change” for redevelopment as well as targeted place-based investment to improve conditions. While these investments and changes can be positive, they are also associated with displacement, as historic residents cannot afford to stay and benefit from investments in housing and infrastructure. The City has included measures to protect existing residents and businesses from displacement by establishing a requirement for developers to create an Affirmative Marketing Plan and through collaboration with the Thousand Oaks Boulevard Association and Economic Development Division.

Furthermore, the City will be updating its inclusionary housing and linkage fee programs, potentially enhancing the City’s ability to expand affordable housing opportunities for residents throughout the City.

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

Objectives and Timeframe: Refer to Table 42 for specific actions, timeframes, and outcomes.

Table 42: Fair Housing Plan- AFFH Meaningful Actions Matrix

Prog/ GP Implementation Action	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Fair Housing Outreach and Enforcement				
15	Coordinate with County regarding 2020 AI recommendation to expand the scope of services of contract for fair housing services with HRC to include expanded fair housing testing for discriminatory practices impacting both renters and homebuyers and require routine reporting of activity by jurisdiction.	Starting FY 2023	Citywide	Establish baseline service level in 2023 and increase number of people served by Fair Housing Program by 20 percent over eight years.
	Host an annual fair housing seminar to increase public awareness of fair housing laws and services, conducting increased outreach to neighborhoods that are impacted by low and moderate income concentration, displacement risks, and disproportionate housing needs. Specifically, coordinate with HRC to vary meeting location and times, starting by moving Housing Workshops from the Thousand Oaks Library to City Hall or in census tract 71.00. City Hall is located in the lower resource area (census tract 71.00). Follow up with HRC after meetings to evaluate attendance at locations and modify outreach location or times as necessary based on attendance outcomes.	Starting FY 2023	Low Resource Areas Tract 71.00	Reduce the number of fair housing complaints by 20 percent over eight years.
	Ensure HRC includes outreach and education of the State's new Source of Income Protection (SB 329 and SB 222), defining public assistance including HCVs as legitimate source of income for housing. Create a Fair Housing Factsheet to be included in ADU and SB 9 application packets, educating homeowners of their fair housing obligations as potential landlords, including source of income protection (such as use of HCVs).	Starting FY 2023	Citywide	
	Update City's Fair Housing Resource webpage: www.toaks.org/departments/community-development/housing/fair-housing .	Annually	N/A	
	Provide fair housing information throughout the City via the City's website, City Hall, libraries and community centers (ongoing). Specifically, utilize non-traditional media (i.e. social	Ongoing	Citywide	

Table 42: Fair Housing Plan- AFFH Meaningful Actions Matrix

Prog/ GP Implementation Action	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	media, City website) in outreach and education efforts, in addition to print media and notices.			
	Continue to offer Spanish translation services and closed captions at City Council Meetings (started in 2021).	Ongoing	Citywide	
	Encourage residents to sign up for City newsletter by promoting on city website, social media, and at community events.	Spring 2023	Citywide	Increase the number of residents signed up to newsletter by 10%
Housing Mobility				
16	Planning Department to provide developers with contact to AHA and United Way to promote and expand location of landlord engagement participating in voucher programs.	Starting 2023	High Resource Tracts	Increase the number of people using vouchers by 5% over eight years (from the current level of 523 households). Work to increase the use of HCVs in High Resource tracts by 10%.
16	Amending residential development affordable housing agreement review procedure to incorporate information of voucher programs to new developers.	Spring 2023	Citywide	
3	Inform ADU applicants that ADU units are subject to SB 329 and SB 222- rental unit cannot be denied based on source of income- by posting information on the City website and creating a Fair Housing Factsheet in the ADU application packet.	Spring 2023	Citywide	
3	Expand outreach and education of the State's new Source of Income Protection (SB 329 and SB 222), defining public assistance including HCVs as legitimate source of income for housing (on-going) by informing tenants and landlords through the City's social media platforms, as well as ensure Housing Rights Center includes this topic in their outreach events.	Starting 2023	Citywide	

Table 42: Fair Housing Plan- AFFH Meaningful Actions Matrix

Prog/ GP Implementation Action	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	Post notices on City website and public counter, TOTV, newspaper, and with local stakeholders. Annually provide city social media advertisement and include topic in annual Housing Rights Center Fair Housing workshops.			
7	Update the City's Inclusionary Housing Ordinance and linkage fees program. The City is expecting to adopt any changes by Fall 2023.	Adoption by the Fall 2023 and ongoing	Citywide, with emphasis in High Resource tracts	Achieve 10 percent of new construction as affordable units. Target 30% of the inclusionary units or units created with in-lieu fees in High Resource Tracts.
8	Adopt objective standards that apply to all residential projects, which define all housing types, including small, medium, and large-scale multifamily buildings.	Effective April 2022/Ongoing	Citywide	Ongoing application to new residential and mixed-use development.
Place-Based Strategy for Neighborhood Improvements				
18	Encourage residents from low and moderate income neighborhoods and areas impacted by disproportionate housing needs and displacement risks to participate in the decision-making process through appropriate boards and commissions. The City will continue to expand outreach through extensive social media posting and by being in direct contact with various groups, such as the City's Youth Commission, to encourage participation in the decision-making process.	Ongoing	Low Resource Areas (Tract 71.00, 59.06) and Sensitive Communities	Annually report on diversity of commission members (number of applicants and how many are appointed) and increase diversity over time. By 2028, achieve diverse community representation that reflects the demographics of the Low Resource Areas and Sensitive Communities.
18	Coordinating with Public Works to prioritize areas identified as low resource and sensitive communities in the implementation of: 2019 Active Transportation Plan, Local Road Safety Plan,	Annually	Low Resource Areas (Tract 71.00, 59.06)	Increase transit ridership by 10%. Add 2 miles of new bike lanes.

Table 42: Fair Housing Plan- AFFH Meaningful Actions Matrix

Prog/ GP Implementation Action	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	2019 ADA Transition Plan, and capital improvement projects. Specifically coordinate the completion of the projects listed on pg. D-71.		and Sensitive Communities	Add 100 new ADA Ramps. Construct additional pedestrian crossing citywide (Thousand Oaks Blvd. or in Mixed Use areas)
18	Update General Plan: Mobility Element to include policy direction towards multimodal improvements/ Complete Streets standards for Mixed Use Areas	By Fall 2023	Citywide	Adopt Complete Street standards for Mixed-Use Areas by 2025.
6	Adopt Objective Standards that require include Open Space amenities for younger children in projects of 25 units or more and general use, teenagers and younger children open space areas as part of new development of 100 units or more.	Effective April 2022/Ongoing	Citywide	Ongoing application to new residential and mixed-use development.
7	Prioritize projects in low and moderate resource areas for affordable housing by non-profit developers, with City's funds and include the prioritization in NOFAs.	Beginning FY 2023	Low Resource Tracts (71.00, 59.06) Moderate Tracts (61.00 and 70.00)	Facilitate the development of 1,229 lower income housing units. Seek to achieve 40 percent of affordable units to benefit Low and Moderate Resource tracts, and rest in Higher Resource tracts.
9	Continue to partner with the County of Ventura on financial resources for homeless supportive services and affordable housing development.	Annually	Citywide	Provide supportive housing services to 500 special needs households.
New Opportunity in High Resource Areas				
6	Adopt Zoning Code update to implement General Plan 2045. Specifically, ensure a variety of housing types can be accommodated, including but not limited to co-housing, live/work, senior housing, and assisted living, among others.	June 2025	Citywide	Facilitate the development of 2,621 new units, including 1,229 lower income units. Seek to achieve 40 percent of affordable

Table 42: Fair Housing Plan- AFFH Meaningful Actions Matrix

Prog/ GP Implementation Action	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
				units to benefit Low and Moderate Resource tracts, and the rest in Higher Resource tracts.
6, 7 LU A-3	<p>Update the City's Inclusionary Housing Ordinance and linkage fees program. Consider the following as part of the evaluation of the linkage fee program:</p> <ul style="list-style-type: none"> - If in-lieu fee is collected, consider establishing priority for funding to address extremely low income and special housing needs and first right of return for displaced residents - Explore feasibility of linkage fee exceptions for mixed-use projects if project does not increase square footage as an anti-displacement strategy to stabilize local businesses <p>The City is expecting to adopt any changes by Fall 2023.</p>	Adoption by the Fall 2023 and ongoing	Citywide	Achieve 10 percent of new construction as affordable units. Target 30% of the inclusionary units or units created with in-lieu fees in High Resource Tracts.
6	Adopt objective standards that define all housing types.	Effective April 2022/Ongoing	Citywide	Ongoing application to new residential and mixed-use development.
7	Support funding applications by developers for projects with 20% affordable housing in the lower income categories citywide by deferral of processing and certain impact fees until project occupancy.	December 2023	Citywide	Achieve 10 percent of new construction as affordable units. Seek to achieve 40 percent of affordable units to benefit Low and Moderate Resource tracts, and rest in Higher Resource tracts.
16	<p>Promote housing mobility and housing access to areas of high resources by:</p> <ol style="list-style-type: none"> 1. Adopting the Land Use Element Plan which creates a new category of Mixed-Use 	December 2023	Mixed-Use designated areas	Units projected in Mixed-Use category (1,770 total, 1,239 lower income, 453 moderate income, and 78 above moderate income).

Table 42: Fair Housing Plan- AFFH Meaningful Actions Matrix

Prog/ GP Implementation Action	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	2. Allocating lower income RHNA units in mixed-income developments using the Mixed-Use designation in areas with high resources.	Starting Winter 2025	High Resource Areas	
	3. Exploring options for incentivizing housing development for all income levels at the Oaks Mall site by Fall 2025. Strategies may include affordable housing requirements in exchange for potential design concessions and other incentives.	Fall 2025	High Resource Area	
Tenant Protection and Anti-Displacement				
19	Establish a requirement for developers to create an Affirmative Marketing Plan for affordable units.	Early 2023	Citywide	Annually monitor the demographic characteristics of new affordable housing tenants, and increase diversity in tenant profile.
7,19	As part of the evaluation of the linkage fee program expected by summer of 2023, explore feasibility of linkage fee exceptions for mixed-use projects if project does not increase square footage as an anti-displacement strategy (would apply to redevelopment of sites with existing commercial or for any mixed use development.	End of 2023	Citywide	Units projected in Mixed-Use category (1,770 total, 1,239 lower income, 453 moderate income, and 78 above moderate income).
19	Continue supporting the Thousand Oaks Boulevard Association and businesses in the Thousand Oaks Boulevard Specific Plan, which creates a layer of assistance for small businesses by making it easy for them to thrive and support neighborhood housing.	Ongoing	Specific Plan 20 boundaries, including Low Resource Tracts.	Assist 20 businesses

Table 42: Fair Housing Plan- AFFH Meaningful Actions Matrix

Prog/ GP Implementation Action	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	Annual review of funds available for small business assistance that support neighborhood housing.			
19	Promote the City's Economic Development Division through newsletters and social media as the point of contact for small businesses to get assistance and provide resources. Monthly newsletters that provide a combination of training and other resources available to small businesses.	Ongoing	Specific Plan 20 boundaries, including Low Resource Tracts.	
19	Increased visibility of the jurisdiction's small business assistance programs through the City's monthly Economic Development Newsletter and social media platforms. Monthly newsletters that provide a combination of training and other resources available to small businesses.	Ongoing	Specific Plan 20 boundaries, including Low Resource Tracts.	

III. QUANTIFIED OBJECTIVES

The following summarizes the quantified objective for the 2021-2029 Housing Element planning period.

Table 43: 2021-2029 Quantified Objectives

	New Construction	Rehabilitation	Conservation
Extremely Low-Income ¹	367	0	0
Very Low-Income ¹	368	0	0
Low-Income	494	480 ²	40 ³
Moderate-Income	532	0	0
Above Moderate-Income	860	0	0
Totals	2,621	480	40

¹ City has a RHNA allocation of 735 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. Assuming an even split, the City's RHNA allocation of 735 very low income units may be divided into 368 very low and 367 extremely low income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low income category.

² Program 11 and Program 12

³ Program 13

Appendix A: Public Participation

Thousand Oaks 2045 General Plan Update Comprehensive List of Public Outreach and Engagement Activities. Activities specifically related to housing are in blue bolded font.

SUMMARY OF OUTREACH AND ENGAGEMENT FOR PHASE 1: EXISTING CONDITIONS (April 2019 to August 2019)

Stakeholder Interviews: Raimi + Associates conducted twelve stakeholder interviews with Thousand Oaks industry leaders, educational entities, and community-based organizations about issues and opportunities. Members from the following affiliations were interviewed on June 24 & June 25, 2019:

- California Lutheran University
- Caruso
- Conejo Valley Unified School District
- Greater Conejo Valley Chamber of Commerce
- Los Angeles Rams
- Local Business owners
- Los Robles Hospital
- Macerich (The Oaks Mall)
- NewMark Merrill Companies (Janss Marketplace)
- The Acorn
- Thousand Oaks Boulevard Association
- Thousand Oaks residents
- T.O. Arts

Economic Development Focus Group: HR&A Advisors Inc led a focus group meeting on economic development on July 18, 2019. The event focused on soliciting feedback from key stakeholders on existing conditions and identifying local economic strengths, weaknesses, opportunities and threats. Members from the following affiliations participated in the discussion:

- California Lutheran University, Caruso, Lee & Associates, Amgen, CBRE, Macerich, NewMark Merrill Companies, Greater Conejo Valley Chamber of Commerce, TOBA (provided input separately)

City Council Study Session:

- August 27, 2019 – General Plan Kick Off. No public speakers and one written statement submitted.

SUMMARY OF OUTREACH AND ENGAGEMENT FOR PHASE 2: LISTENING & VISIONING (September 2019 to December 2019)

Mailer: General Plan mailer to promote upcoming community workshop and pop-up workshops was included in 38,004 City water and wastewater bills on September 3, 2019.

Community Workshops:

- Community Workshop #1 to engage the community in identifying the vision and key priorities for the General Plan update on September 12, 2019 (126 attendees, not including the consultant team and city staff).
- Arts Town Hall to engage the arts community in a discussion about the Arts and Culture Element on November 18, 2019. (36 attendees, not including the consultant team and city staff)

Online Survey #1: The first survey was available from September 24, 2019 to January 10, 2020 and participants were asked to share what they like about Thousand Oaks and their vision, and describe issues and challenges in the City. There were 617 survey responses.

City Council Study Session: November 19, 2019 – Public Engagement Update: Three public speakers and one written statement submitted.

Community Forum:

- Forum #1 “The Happy City” with speaker Charles Montgomery, 6:00pm – 9:00pm, October 2, 2019. The forum focused on developing a vision for a happy and livable city and led a discussion for the General Plan update. Insights from this forum will shape the vision and guiding principles. Approximately 115 attendees.

General Plan Advisory Committee (GPAC) Meetings:

- GPAC Meeting #1: GPAC Overview, August 28, 2019 Number of attendees: 41
- GPAC Meeting #2: Planning Principles, September 25, 2019 Number of attendees: Approximately 40
- GPAC Meeting #3: Community Values, November 11, 2019 Number of attendees: 34

Pop-Up Workshops (the same activities were conducted at the pop-ups as the community workshop):

- Senior Summit, April 10, 2020 (cancelled due to COVID-19)
- 2020 Wellness Fest, 8:00am - 1:00pm, January 15, 2020 (about 50 people)
- YMCA Youth & Government, 6:30pm – 8:00pm, December 4, 2019 (about 35 students)
- Chamber of Commerce Board Retreat, November 12, 2019 (about 35 attendees)
- TOHS Youth Latino Leadership Class, 3:00pm – 4:00pm, November 5, 2019 (32 attendees)
- Amgen, 10:30am – 1:00pm, November 5, 2019 (about 25 people)
- Tarantula Hill Brewing Company, October 26, 2019 (about 35 people)
- Sage Publications & Atara Biotherapeutics, 11:30am – 1:00pm, October 23, 2019 (65 people)
- Farmer’s Market, October 24, 2019 (cancelled due to wind)

- Rotary Street Fair, 9:00am – 4:00pm, October 20, 2019 (over 100 people)
- Civic Arts Plaza 25th Anniversary, 1:00pm – 4:00pm, October 13, 2019 (about 70 adults and 30 children)
- Conejo Valley Pride Festival, 9:00am – 4:00pm, September 28, 2019 (about 70 people)

Outreach via Email:

Email blasts sent to general plan update contact list (1,332 subscribers):

- November 15, 2019, City Council to Discuss Community Vision – <https://conta.cc/2QnDjHP>
- October 25, 2019, Last Chance To Take The Thousand Oaks 2045 Community Survey #1! – <https://conta.cc/2Nh7k9d>
- October 9, 2019, Share your vision for Thousand Oaks! – <https://conta.cc/2VuxFnG>
- September 11, 2019, General Plan Community Workshop #1 – <https://conta.cc/305MIF5>

Mentions in City’s CityScene Newsletters (1,549 subscribers):

- October 2019 – <https://conta.cc/2mInNKk>
- September 2019 – <https://conta.cc/32hl49W>

Mentions in City’s Economic Development Newsletter (545 subscribers):

- October 2019 – <https://conta.cc/2oxHN2M>
- September 2019 - <https://conta.cc/32v5aIP>

Mentions in City’s Sustainability Newsletters (10,300 subscribers):

- August 2019 – promoted workshop and pop-up workshop dates
- September 2019 - promoted workshop and pop-up workshop dates Other:
- Email sent on August 18, 2020 to all the California Lutheran University Masters of Public Policy Administration students to promote upcoming GPAC meeting

Advertisements:

- Paid for use of City Hall marquee to promote workshop and forum events
- Posters put up in City Hall, both City Libraries, and Janss Marketplace to promote workshop, pop-up workshops, and forum
- Paid Ads in The Acorn to promote first round of workshops on: Size 5x8 on September 5, 12, 19, 26, 2019
- Paid Ads in the VC Star to promote first round of workshops on: Size ¼ page, weekly from September 30, 2019 to October 18, 2019

Giveaways:

- Paid for 50 books of “The Happy City” to be given to attendees at the first community forum

- Paid for 250 canvas tote bags; 250 grocery tote bags; 1000 business cards; 200 coasters; 1,000 pens; 1,500 stickers; and 1000 bookmarks to give away at events

Newspaper Articles: See Pages 8 – 11.

SUMMARY OF OUTREACH AND ENGAGEMENT FOR PHASE 3: POLICY DEVELOPMENT & PLAN ALTERNATIVES (December 2019 to May 2021)

Starting in April 2020, all outreach and engagement for this phase was conducted virtually

Community Forum:

- Forum #2 “The Math of Smart Growth: Why we can’t afford to keep building the same way” with speaker Joe Minicozzi, 6:00pm – 9:00pm, January 29, 2020. This forum focused on the relationship between development and community economic health. Approximately 50 attendees.

Online Survey:

- Online Survey #2 – The second survey was available from February 28, 2020 to May 4, 2020, and there were 461 responses. The purpose of the survey was to confirm and prioritize feedback on values, issues facing the community and a vision for the future. Community members were also asked to prioritize top strengths and challenges in Thousand Oaks and provide comments on a map where future growth and change (e.g., housing, entertainment, open space) should be located in the city.

GPAC Meetings:

- GPAC Meeting #4: Housing Existing Conditions, December 12, 2019 Number of attendees: 30
- GPAC Meeting #5: Economic and Market Conditions, February 6, 2020 Number of attendees: 33
- GPAC Meeting #6: Review Current and Potential Land Use, March 5, 2020 Number of attendees: 37
- GPAC Meeting #7: Transportation, May 28, 2020 Number of attendees via Zoom: 123
- GPAC Meeting #8: Environmental Justice and Social Equity, July 23, 2020 Number of attendees via Zoom: Approximately 48
- GPAC Meeting #9: Safety and Resilience, August 20, 2020 Number of attendees via Zoom: Approximately 49
- GPAC Meeting #10: Sustainability, September 24, 2020 Number of attendees via Zoom: Approximately 53
- GPAC Meeting #11: Arts and Culture, October 22, 2020 Number of attendees via Zoom: Approximately 58
- GPAC Meeting #12: Parks and Open Space, November 19, 2020 Number of attendees via Zoom: 54
- GPAC Meeting #13: Joint GPAC and Community Workshop, Land Use Alternatives, February 2, 2021

- GPAC Meeting #14: Land Use Alternatives Survey Review, March 25, 2021 Number of attendees via Zoom: 97 + 11 YouTube Live viewers
- GPAC Meeting #15: Review of Preferred Land Use Alternative, April 21, 2021

City Council Study Session: February 11, 2020 – Housing: The state of housing in Thousand Oaks today, Housing Element update, and state regulations were discussed. One public speaker.

Community Workshop #2: February 2, 2021 – Joint GPAC Meeting #13 and Community Workshop to present the three draft land use alternatives. Number of attendees via Zoom: 255 + 45 YouTube Live viewers.

Community Workshop #3: April 21, 2021 – Joint GPAC Meeting #15 and Community Workshop. Review of Preferred Land Use Alternative.

Online Survey #3: Available from February 2, 2021 to March 15, 2021, and there were 2,127 responses.

- Hard copies of survey and briefing book were hand delivered by request
- Copies of Spanish and English surveys and briefing books picked up by Adelante Comunidad (100 surveys and 20 briefing books)
- Copies of Spanish and English surveys and briefing books dropped off to Westminster Clinic (100 surveys and 3 briefing books)
- 1,000 Flyers distributed by the Thousand Oaks Library
- 500 Flyers distributed to Meals on Wheels through Senior Concerns and 1,000 flyers were sent to other homebound and senior groups through Conejo Recreation and Park District volunteers

Online Survey #4: Available from April 16, 2021 to May 12, 2021, for the Preferred Land Use Alternative, and there were 2,726 survey responses. The survey sought feedback on the preferred land use map, which identifies the proposed land use designations for comprehensive up to the Thousand Oaks General Plan.

Virtual Office Hours (66 total participants):

- February 11, 2021, 6:00pm – 8:00pm
- February 17, 2021, 6:00pm – 8:00pm
- February 20, 2021, 10:00am – 12:20pm
- February 23, 2021, 10:00am – 12:00pm

These groups invited the General Plan update team for a presentation and Q&A (January to March 2021):

- January 11th – We Belong 805
- January 11th – Democratic Club of Conejo Valley January 13th – Thousand Oaks Livable Action Network
- January 28th and January 29th – stakeholders’ meetings with Macerich (The Oaks Mall), Greater Conejo Valley Chamber of Commerce, NewMark Merrill Companies (Jans)

Marketplace), The Acorn, Thousand Oaks Boulevard Association, Lee & Associates, Rexford Industrial, Newmark Group, CBRE, Amgen, Westlake BioPartners, and Atara Biotherapeutics

- February 9th – Thousand Oaks Teen Advisory League February 16th – Los Angeles Rams
- February 17th – Council on Aging February 17th – Youth Commission
- February 18th – Conejo Recreation and Park District Meeting February 22nd – Thousand Oaks Livable Action Network
- February 23rd – Greater Conejo Valley Chamber of Commerce Legislative Roundtable February 24th – City of Thousand Oaks Finance Dept.
- February 24th – Latino Connection February 25th – Village Homes HOA February 25th – We Belong 805
- March 1st – Adelante Comunidad and Buen Vecino
- March 11th – Casa Conejo Municipal Advisory Council (MAC)

Equity Focus Group: Provide an overview of the General Plan update and SB 1000 requirements, discuss examples of equity in Thousand Oaks, and brainstorm a vision for equity in Thousand Oaks. Number of attendees: 19.

Planning Commission Meeting (Spanish translation provided):

- March 29, 2021 – Consideration of GP Land Use Alternatives.
- April 26, 2021 – Consideration and recommendation of Preferred Land Use Alternative

City Council Meetings (Spanish translation services provided):

- May 18, 2021 and May 25, 2021 – Preferred Land Use Map Review and Endorsement of the Preferred Land Use Map

Outreach via Email:

Email blasts sent to general plan update email list (1,332 subscribers):

- May 12, 2021, Review the draft preferred land use map. Join us at City Hall. - <https://conta.cc/3uHcPCE>
- April 23, 2021, Review preferred land use map. Join us at Planning Commission - <https://conta.cc/3awOzeg>
- April 16, 2021, The Preferred Land Use Alternative is here! Complete the survey. <https://conta.cc/2Qxk68C>
- March 23, 2021, General Plan Advisory Committee Meeting 3/25. Join us to review the survey results and more! – <https://conta.cc/2OXlhOo>
- February 24, 2021, We need YOU to help guide the future of TO. Take the Land Use Alternatives survey Today! – <https://conta.cc/2NEfRHt>
- February 19, 2021, Let's Chat About Maps Tomorrow! – <https://conta.cc/3bm6u6X>
- February 11, 2021, Let's Chat About Maps Tonight. Ask us about the future of Thousand Oaks from home! – <https://conta.cc/3jNr7go>
- February 3, 2021, Did you miss us last night? Recording of Community Workshop Thousand Oaks 2045 General Plan Update – <https://conta.cc/3atoT1u>

- January 22, 2021, Let's Talk Land Use in T.O. Community Workshop Thousand Oaks 2045 General Plan Update – <https://conta.cc/3qMeMeF>
- January 12, 2021, Thousand Oaks 2045 General Plan Update - GPAC Meeting and Community Workshop – <https://conta.cc/3sj21cR>
- November 12, 2020 and sent to non-openers on November 15, 2020, Let's chat about parks and open space! – <https://conta.cc/35q51ec>
- October 15, 2020, Next Week: Arts & Culture and Thousand Oaks. Thousand Oaks 2045 General Plan Update – Upcoming Opportunity to Participate! – <https://conta.cc/3j4jiRe>
- September 22, 2020, This Week: Sustainability and Thousand Oaks (corrected links!) Thousand Oaks 2045 General Plan Update - Upcoming opportunity to participate! – <https://conta.cc/2FTOyEN>
- September 17, 2020, Next Week: Sustainability and Thousand Oaks Thousand Oaks 2045 General Plan Update - Upcoming opportunity to participate! – <https://conta.cc/3mAlbau>
- August 18, 2020 and sent to non-openers on August 20, 2020, Thousand Oaks 2045 General Plan Update - August 20th GPAC Meeting Agenda is Available Now! – <https://conta.cc/2Q8yzEw>
- August 5, 2020 and sent to non-openers on August 9, 2020, Join us for the next General Plan Update meeting on Safety & Resilience! – <https://conta.cc/3kiqWti>
- July 15, 2020 and sent to non-openers on July 18, 2020, Thousand Oaks 2045 General Plan Update - Upcoming Meeting! – <https://conta.cc/2Wo7hO5>
- June 25, 2020 and sent to non-openers on June 29, 2020, Thousand Oaks 2045 General Plan Update - News & Updates – <https://conta.cc/3duZzaR>
- May 21, 2020 and sent to non-openers on May 25, 2020, Thousand Oaks 2045 General Plan Update - Spring Newsletter – <https://conta.cc/36ptyij>
- February 28, 2020, Thousand Oaks 2045 General Plan Update – <https://conta.cc/2vejUMN>
- January 15, 2020, Upcoming Community Forum and Opportunities to Get Involved – <https://conta.cc/35STq4h>
- December 6, 2019, GPAC to Discuss Housing – <https://conta.cc/2COrnXD>

Mentions in City's CityScene Newsletters (1,549 subscribers):

- May 2021 - <https://conta.cc/3eVDmWe>
- March 2021 – <https://conta.cc/3q2U5dv>
- February 2021 – <https://conta.cc/3cvsDlv>
- January 2021 – <https://conta.cc/3pX7y6T>
- September 2020 – <https://conta.cc/2YSB96C>
- June 2020 – <https://conta.cc/2yUbRv9>
- May 2020 – <https://conta.cc/3aZbDzI>
- April 2020 – <https://conta.cc/2Jt4jky>
- March 2020 – <https://conta.cc/2VxhGaO>
- February 2020 – <https://conta.cc/2OivCRn>
- January 2020 – <https://conta.cc/2S3BiRV>
- December 2019 – <https://conta.cc/2ru0o1c>

Mentions in City's Economic Development Newsletter (545 subscribers):

- March 2021 – <https://conta.cc/3dUKNxT>
- February 2021 – <https://conta.cc/39uS58N>
- January 2021 – <https://conta.cc/38feI0j>
- December 2020 – <https://conta.cc/3fXKAZM>
- March 2020 – <https://conta.cc/2I9OLBA>
- February 2020 – <https://conta.cc/2Um1pEX>

Mentions in City’s Sustainability E-Newsletters & Blog (10,300 subscribers):

- February 2021 E-Newsletter - <https://www.toaks.org/Home/Components/News/News/9335/3338?backlist=%2fdepartments%2fpublic-works%2fsustainability>
- January 2021 E-Newsletter – Three articles; this is lead article: <https://www.toaks.org/Home/Components/News/News/9316/3338?backlist=%2fdepartments%2fpublic-works%2fsustainability>
- August 2020 Blog - <https://www.toaks.org/Home/Components/News/News/9236/3338?fsiteid=1>
- July 2020 Blog - <https://www.toaks.org/Home/Components/News/News/8222/3338>

Other mentions:

- March 2021 – California Lutheran University’s message from the Office of the President included information about the General Plan update and was sent to CLU students, staff, and faculty

Other:

- Email sent on February 11, 2021 to 167 homeowners’ associations asking for their involvement
- Email sent on February 11, 2021 to 48 religious organizations asking for their involvement
- Email sent on February 25, 2021 to President of Conejo Council of PTAs asking for the PTAs involvement in the land use alternatives.
- Email sent on February 16, 2021 to Conejo Valley Unified School District to provide faculty with information on the land use alternatives survey
- Email sent on February 26, 2021 to CLU students in the MPPA program promoting land use alternatives survey

October 2020 Planning Month:

- TO Library passed out 1,000 postcards about planning and the general plan update at curbside
- City staff recorded two videos of reading children’s books about city planning for Storytime
- TO Library shared information on their website and social media

Social Media including Twitter, Instagram, and General Plan Update Website (through March 2021):

- Twitter: 293,000 impressions, 3,165 profile visits, 279 followers, 120 mentions

- Instagram: 6,655 reach, 1,600 engagement, 653 followers, 1,700 video views
- Toaks2045.org website: 37,352 page views, 13,000 unique viewers, top 2 visitor pages (homepage and land use), two biggest traffic sources (direct - 11,753 and social – 2,619)

Advertisements:

- Paid ads in The Acorn to promote Community Forum: Size 3x7 in color on January 16, 2020 and January 23, 2020
- Paid ads in The Acorn to promote all engagement opportunities for land use alts phase: Size 4x10 in color on January 21, 2021, February 11, 2021, and February 18, 2021
- Paid for ads on our social media general plan accounts (see separate attachment for General Plan Social Outreach)

Public inquiries via email:

- Responded to more than 350 emails from the public since the beginning of the General Plan update.

Review and Adoption of Housing Element (September 2021- Present)

The draft 6th Cycle 2021-2029 Housing Element reviewed by Planning Commission on September 27, 2021 with the community feedback incorporated was submitted to the State Department of Housing and Development on October 27, 2021. On December 3, 2021, the State Department of Housing and Community Development (HCD) completed review of the draft Housing Element and concluded that the draft element addressed many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law. On January 10, 2022 the Planning Commission reviewed and made a recommendation to approve the Housing Element to City Council. The City Council adopted the 2021-2029 Housing Element on January 25, 2022. With the HCD comments addressed, the Housing Element was submitted to the California Department of Housing and Community Development for Certification on February 7, 2022.

On April 7, 2022, the State Department of Housing and Community Development (HCD) completed review of the City Council adopted Housing Element, and provided a letter indicating that the adopted Housing Element met most statutory requirements; however, additional revisions were necessary to comply with State Housing Element Law. The revised Housing Element was made available public review for a period of seven days from January 24, 2023 to January 31, 2023, prior to resubmittal to HCD. During the public review period of the 6th cycle housing element, the City received and accepted comments from a coalition of community and housing activists. Comments received from stakeholders are documented in the next four pages.

The City also maintains a website dedicated to the General Plan Update that includes all meeting materials and summaries for each of the community engagement activities at <https://www.toaks2045.org/communityengagement>.

January 31, 2023

City of Thousand Oaks
Community Development Department
2100 Thousand Oaks Boulevard
Thousand Oaks, CA 91362

RE: Revised Draft 2021-2029 Housing Element Public Review 01/24/2023-01/31/2023

Dear Community Development Department staff,

As a coalition of community activists and housing advocates concerned with the affordability and availability of housing in Thousand Oaks, we have reviewed your draft 2021-2029 Housing Element and have a number of comments to provide. We appreciated that many of the goals that the City of Thousand Oaks has set in this document are very much in line with our goals of promoting equity and inclusion in the city. We also appreciate the immense effort undertaken by staff to create a document at the scale of this Housing Element. Our comments below have been compiled as bullet points under the following four categories: Positive Feedback, Minor Modifications, Major Concerns, and Missed Opportunities.

Positive Feedback

- The data and analysis of existing conditions presented in this document are excellent resources. Table 19: Income Categories and Affordable Housing Costs – Ventura County is very useful in helping to understand target rents and home prices at different levels of income.
- Lot Consolidation will allow for more development potential on existing properties within the city. (Housing Programs, Goal 1, Program 4: Lot Consolidation)
- Fee Deferral for all projects with 20% affordable units will enable these projects to have an easier beginning for their development process. (Housing Programs, Goal 1, Program 6: Affordable Housing Development)
- New Land Use Designations, including Neighborhood Medium, Neighborhood High, and Mixed Use, will allow greater housing unit capacity within the city. (Housing Programs, Goal 5, Program 16 (New Opportunities in High Resource Areas))
- Housing Development at the Malls will make better use of land currently devoted to empty parking spaces most of the time. (Table 42, Program 15)
- The availability of pre-approved site and floor plans for ADUs would be a useful tool to encourage their development within the city by making options for single-family property owners easier to understand. (Housing Programs, Goal 1, Program 3: Accessory Dwelling Units)

- It is encouraging to see that the City will commit to having staff dedicated to handling questions and processing ADU applications. (Housing Programs, Goal 1, Program 3: Accessory Dwelling Units)
- Including the statement of the city's intent to "encourage affordable housing providers to give priorities to the housing needs of persons with disabilities, including, but not limited to, persons with developmental disabilities." (Housing Programs, Goal 1, Program 6: Affordable Housing Development)

Minor Modifications:

- It is unclear why the establishment of the SB 35 review process can not take place before December 2023, as there may be development projects currently under consideration for which this process could be valuable. (Housing Process, Goal 1, Program 5: Streamline Review)
- The document states in several locations that the goal of the city is to "aim to achieve 10 percent of new construction as affordable units" but only on page 71, in the Inclusionary Housing section, does it state that this is a minimum percentage. The language should be clarified throughout the document to state that the city will "aim to achieve at least 10 percent of new construction as affordable units."

Major Concerns:

- The document does not address the increased rents at mobile home parks within the city that are increasing housing precarity among senior citizens living on a fixed monthly income. Can the city commit to exploring options to limit the impact of increasing rents on populations living on a fixed income, including a cap on the percent increase in rent for those seniors that qualify as low income by Medi-Cal standards, the earmarking of a certain percentage of CDBG funds annually for rental assistance for older adults at risk of homelessness, and the establishment of a limited form of rent control applicable to housing for seniors and vulnerable populations?
- Much of the language relating to proposals in the document commits to exploration, consideration, support, etc. but not to measurable action. Whether it was intentional or not, this kind of language undermines confidence in the city's dedication to engaging with the housing problems affecting the community.
- While the Land Inventory Summary to Meet RHNA in Appendix C: Sites Inventory, Table C-1 uses SCAG projections to show 36 potential very low income Accessory Dwelling Units and 74 potential low income Accessory Dwelling Units available to meet the RHNA requirement, there is concern that ADU development costs lead to them mostly being rented out at market rates. Does the data for ADU production in Thousand Oaks so far bear the SCAG projections out?

- While the Preferred Land Use Map that is to be adopted as part of the General Plan Update will be in place until 2045, this Housing Element will only be valid until 2029, after which it will be replaced by another Housing Element. While the Preferred Land Use Map is stated to be sufficient to meet the RHNA goals for zoned capacity in this Housing Element, what certainty do we have that the RHNA goals in future Housing Elements will also be met, given that it is very likely that similar or even more demanding goals will be made in future Regional Housing Needs Assessments until there is no longer a statewide housing crisis?
- Reducing processing time for development permitting will almost certainly require the City of Thousand Oaks to hire more staff to process the permits. Will the City commit more of its budget to hiring staff for this purpose?

Missed Opportunities:

- Single-family housing units being purchased by companies for use as short term rentals is a concern within the community that may be constraining some of our housing supply. Can the city add strong short term rental regulations to its code stating that such units may be rented for no less than 31 days, and/or mandate registration of such units within the city and impose a transient occupancy tax on short term rental units if it is not already doing so?
- If the city is willing to defer fee payments for projects including at least 20% affordable units, and considering the community benefits that such projects would provide, would the city also be willing to waive/eliminate fee payments for projects that are 100% affordable housing?
- This Housing Element used data from the 2000 and 2010 US Census. While data from the 2020 Census was not available at the beginning of the Housing Element process, could that data now be used to update the projections upon which the Housing Element is based?
- Can housing that is offered at any affordability level below market rate be exempted from being counted as a Measure E unit allocation, given that it is both extremely important to encourage affordable housing development in the city to meet the need, and that the limited availability of units for allocation means that affordable housing units will be competing against market rate and above market rate units for the limited developable space within the city? If it can't be exempted outright, can this exemption be placed on the next ballot for the people to vote on?
- It does not appear that the City has explored generating higher-density development through decreased unit sizes, rather than through expanded height limits. Smaller units might allow single individuals and couples without the need of a single-family house or full apartment or condominium to remain within the community at a lower housing cost.
- The Density Bonus resulting from AB 2345 is a good baseline but the City should expand upon this to encourage increased affordable housing development. Can the city update its Density Bonus Ordinance concurrently with the Inclusionary Housing

Ordinance, or can a Density Bonus Overlay be created that goes beyond what is specified in AB 2345?

- Village Centers comprised of residential above retail in the limited footprint of existing shopping centers alone may not function as well as hoped. Residential areas within easy walking distance of ¼ to ½ mile of these village centers may provide more of a reliable customer base if density is slightly increased through the permission of plex housing (triplex, fourplex, and possibly sixplex) that is compatible with the height and massing of other housing in these surrounding neighborhoods.
- Can the Annual Performance Review of the Housing Element be included as part of a Staff Report to City Council in order to engage the public more effectively in future conversations about what is working and what needs improvement? Can additional public workshops be created as part of this process?

Thank you for all of the work that you have put into creating the Housing Element, and for considering our comments regarding the document. While we have our concerns, we are hopeful that this document will be a significant step toward the goal of providing an abundant, affordable housing stock for all who wish to live in Thousand Oaks.

Signed,

Nelson Buss
Betsy Connolly, T.O. Livability Action Network
Rossanna Guerra
Lee Ann Holland, Leader, THRIVE Conejo, and member of Conejo Unido
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Appendix B: Evaluation of the 2014-2021 Housing Element

This chapter contains an analysis of the effectiveness of the 2014-2021 Housing Element, appropriateness of goals and the progress in implementing programs for the previous planning period as required by California Government Code Section 65588(a). The chapter also includes an evaluation of the appropriateness of continuing the 2014-2021 Housing Element goals and programs. Findings from this analysis and evaluation have guided development of the Housing Action Plan described in Section 6: Housing Plan.

I. PROGRAM EVALUATION

The 2014-2021 Housing Element contained five primary goals and 14 implementing programs consistent with California housing element law and priorities expressed by the Thousand Oaks community, including input received from the City Council, Planning Commission, and City staff.

The five primary housing goals were:

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

Table B-1 summarizes the programs contained in the previous Housing Element along program objectives, accomplishments, and the appropriateness of continuing with the previous programs and policies for this Housing Element Update.

Table B- 2 presents the City's progress in meeting the quantified objectives from the previous Housing Element. The 5th Housing Cycle RHNA allocated 192 units to the City of Thousand Oaks, but an additional 63 units in the very low and low income categories were carried over from the 4th Housing Cycle for a total of 255 units of quantified objectives included as part of the Housing Element Annual progress reporting to HCD.

II. CUMULATIVE IMPACTS ON ADDRESS SPECIAL NEEDS

The City of Thousand Oaks has been successful in addressing the housing and supportive service needs of the special needs groups through its partnership with nonprofits, such as the Area Housing Authority of the County of Ventura, Many Mansions, and County of Ventura. Between 2013 and 2021, the City funded the construction, acquisition and/or rehabilitation of 392 affordable units, primarily for special needs groups.

The City, through its CDBG and Social Service Endowment Fund (SSEF), continues to address homeless needs and supportive housing and service needs of seniors and persons with disabilities. The City will carry forward this tradition in the 2021-2029 Housing Element planning period.

Table B-1: 2014-2021 Housing Element Program Evaluation

Program	Objective and Time Frame	Accomplishments	Continued Appropriateness
Goal 1: Provide a wide range of housing opportunities for persons of all income levels.			
1. Work with local non-profits, such as Habitat for Humanity, by identifying potential development sites and financial assistance if appropriate to provide additional affordable homeownership opportunities.	1 Low income unit	<p>Discussions took place with many local non-profits to identify potential sites, including Many Mansions, Area Housing Authority of the County of Ventura, and Habitat for Humanity of Ventura County.</p> <p>The City recently purchased 2 parcels, totaling approximately 4.07 acres on the corner of Hillcrest and Erbes for \$10 million using general funds and Housing Successor funds for 100% affordable housing. The RFP/Q process for selecting development will be complete by Winter 2021.</p>	Program was consolidated with other 2014-2021 programs as Program 6 in the 2021-2029 Housing Plan.
2. Manage the Affordable Housing Trust Fund to finance the creation, preservation or rehabilitation of affordable housing. Where feasible, give priority to housing projects that address the needs of extremely low income households.	Identify and fund project(s) based on available funding. On- going	<p>The City discussed potential projects and availability of financial assistance from the Affordable Housing Trust Fund with non-profit affordable housing developers. In 2014, the City assisted the Area Housing Authority Garden View Terrace Apartments (56 units) Phase II with \$1,000,000 in City Housing Trust Fund and a \$1 million match with the State of California (CA) Housing and Community Development (HCD) Housing Trust Fund.</p> <p>The City recently conducted RFP/Q for project HOME key and selected 2 nonprofit affordable developers for permanent supportive housing and year-round shelter.</p>	Program was consolidated with other 2014-2021 programs as Program 6 in the 2021-2029 Housing Plan.

Table B-1: 2014-2021 Housing Element Program Evaluation

Program	Objective and Time Frame	Accomplishments	Continued Appropriateness
<p>3. Update the inclusionary housing in-lieu fee and non-residential development linkage fee based on changes in economic conditions.</p>	<p>Monitor and update fees when warranted.</p>	<p>City staff submitted an analysis of economic conditions to City Council on August 14, 2014, which recommended no changes to the in-lieu and linkage fees. In 2015, the City put its Inclusionary Housing (IH) and nonresidential linkage fee update on hold because of questions related to the legal status of these fees (BIA v City of San Jose case in US Supreme Court). Though the US Supreme Court upheld Residential Inclusionary Zoning in 2016, the updates remained on hold until after General Plan Update commenced.</p>	<p>Program was consolidated with other 2014-2021 programs as Program 6 in the 2021-2029 Housing Plan.</p>
<p>4. Continue to cooperate with agencies that gather information concerning housing needs, including the Census Bureau.</p>	<p>On-going</p>	<p>In collaboration with Ventura County and other Ventura county cities, the City spent \$20,376 in CDBG funds to hire a consultant to complete the regional Analysis of Impediments to Fair Housing Choice (AI). The City also collected information from the Census Bureau website and cooperated with the Census Bureau and other agencies throughout the planning period.</p>	<p>Collecting data is routine function and is not included in the 2021-2029 Housing Element as a housing program.</p>
<p>Goal 2. Provide housing opportunities for persons with special needs.</p>			
<p>5. Assist efforts of local agencies and non-profits to implement the 10-Year Plan (2008-2017) to End Homelessness in Ventura County. Continue to provide funds to social service agencies that help prevent homelessness and assist the homeless. City to continue to collaborate with Ventura County and participate with Conejo Affordable Housing Workgroup on homeless prevention strategies.</p>	<p>On-going</p>	<p>The City participated in the Ventura County Continuum of Care (CoC) during the planning period and the City Manager has been a board member since 2017.</p> <p>In 2014, the City participated in the Conejo Affordable Housing Workshop hosted by the County of Ventura.</p>	<p>Program was updated and renamed Program 8 in the 2021-2029 Housing Plan.</p>

Table B-1: 2014-2021 Housing Element Program Evaluation

Program	Objective and Time Frame	Accomplishments	Continued Appropriateness
		<p>Between 2014 and 2020, the City provided \$311,320 in CDBG and Social Service Endowment Funds (SSEF) to 4 local non-profits for services to 7,318 Thousand Oaks residents who are homeless or at-risk of becoming homeless.</p> <p>In addition, in 2020, the City budgeted \$650,000 of CDBG-CV funds towards Homeless Public Services related to COVID-19 and expended over half of the budget which has severed so far 125 Thousand Oaks residents who are homeless or at risk of homeless. The City general funds granted 13 nonprofit applicants \$10,000 each for a total of \$130,000 to serve the Social services Emergency relief program which provides funding to support local non-profits providing COVID relief to Thousand Oaks Residents. The City general funds also offered a Rental Assistance Program to those residing in Thousand Oaks meeting certain criteria. 168 households benefited from this program, which provided \$3,600 - \$5,600 in rent relief per household with total payments of \$878,000.</p>	
<p>6. Continue allocating funding to local non-profit groups that address the housing needs of special needs households, including disabled and elderly households.</p>	<p>Subject to available funding</p>	<p>In years 2014 through 2020, the City provided \$452,369 in CDBG and SSEF funds to assist 22,745 disabled and elderly households. Through the CDBG and SSEF, the City continued to allocate funding to local nonprofit</p>	<p>Program is appropriate and will be continued in the 2021-2029 Housing Plan as Program 9.</p>

Table B-1: 2014-2021 Housing Element Program Evaluation

Program	Objective and Time Frame	Accomplishments	Continued Appropriateness
		<p>groups that address the housing and supportive service needs of special needs groups through the Annual Action Plan process. Groups that benefited from the City's support include:</p> <ul style="list-style-type: none"> • Many Mansions • Habitat for Humanity • Lutheran Social Services • Senior Concerns • Westminster Free Clinic <p>In 2015, the City granted \$114,291 in Housing Assistance Program for Seniors (HAPS) funding to assist 382 low-income disabled and senior households with utilities. Effective January 2018, the City Utility Assistance Program (UAP) provides utility bill credits to low-income Thousand Oaks utility customers through the water and wastewater penalty interest and late fee revenue funds. UAP has an annual budget of \$240,000 and has capacity to serve 800 eligible water customers and 1,600 eligible wastewater customers. As of September 2021, the UAP program serves 573 wastewater customers and 503 water customers.</p>	
Goal 3: Maintain and improve the existing housing stock of the City by reducing housing deterioration			
7. Assist housing groups in securing local and other sources offunds for the acquisition and rehabilitation of multi-family structures for	On-going as opportunities arise	From 2014 to 2018, the City granted \$ 149,317.92 to 11 low-income homeowners for health and repairs.	Program is appropriate but was updated and divided into Program 11 (Mobile Home Rehabilitation)

Table B-1: 2014-2021 Housing Element Program Evaluation

Program	Objective and Time Frame	Accomplishments	Continued Appropriateness
<p>affordable housing. Coordinate with non-profit housing developers to identify opportunities and provide support with applications as necessary.</p>		<p>From 2017, the City granted \$890,291.57 in CDBG funds to Habitat for Humanity and Senior Alliance for empowerment (SAFE) and rehabilitated 108 units primarily benefiting the elderly and disabled. Both programs currently are focused on mobile home rehabilitation.</p> <p>From 2014 to 2020, the City approved a multi-family rehabilitation grant in the amount of \$1,538,072 to the non-profits Area Housing Authority of the County of Ventura and Many Mansions for affordable housing at:</p> <ul style="list-style-type: none"> • Shadow Hills Apartments (100 units) • Esseff Village Apartments (50 units) • Florence Janss (62 units) • Los Arboles Apartments (43 units) • Richmond Terrace Apartments (26 units) • Glenn Oaks Apartments (39 units) • Bella Vista (72 units) <p>Most recently, the City allocated CDBG funding to the: Los Arboles Apartments (12 units) owned by the Housing Authority of the County of Ventura and Shadow Hills Apartments (100 units) owned by Many Mansions.</p>	<p>and Program 12 (Rental Housing Rehabilitation) in the 2021-2029 Housing Plan.</p>
<p>8. Continue to require inspection of resale housing as a method to encourage maintenance of the housing stock.</p>	<p>On-going</p>	<p>The City streamlined the administrative resale research process by providing electronic reports during the planning period and</p>	<p>Program remains appropriate and will be continued in the 2021-2029 Housing Plan as Program</p>

Table B-1: 2014-2021 Housing Element Program Evaluation

Program	Objective and Time Frame	Accomplishments	Continued Appropriateness
		conducts inspections for open and not final permits only when requested. Specifically, the City on average annually performed 1,800 record searches and 380 inspections for open and not final permits under the City's Residential Resale Program.	10 to pursue the program as funding permits.
Goal 4. Preserve existing affordable housing opportunities.			
9. Contact the property management company or property owner annually to evaluate threat of conversion to market rate. If threatened with conversion to market rate: 1) help property owner find alternate sources of funding to preserve the affordable units; 2) facilitate sale of property to an affordable housing developer/ operator to preserve affordable units; 3) work with Area Housing Authority to obtain project based rental assistance (Section 8) certificates for qualified residents and 4) consider funding assistance from City to prevent conversion to market rate.	Contact Conejo Futures owner annually: 90 Units Conserved	Conejo Future, developed with a Declaration of Restrictions recorded on March 6, 1974, limits the use of the property as affordable senior housing. Conejo Future continues to apply to receive annual HUD Section 202 and Section 811 for Section 8 Housing Assistance Payments. The owners of Conejo Futures operated the property under a contract with HUD throughout the planning period.	Program was consolidated with other 2014-2021 programs as Program 13 in the 2021-2029 Housing Plan.
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	The City monitored affordable housing units throughout the planning period.	Program was consolidated with other 2014-2021 programs as Program 13 in the 2021-2029 Housing Plan.
11. Assist housing groups in securing local and other sources offunds to extend existing affordability covenants to existing multi-family housing.	On-going as opportunities arise	In 2016, opportunities and funding became available to implement this program during the planning period for the Many Mansions' Shadow Hills apartments through bond refinancing and extending affordability to 2070. In May 2016, City owned project was sold to	Program was consolidated with other 2014-2021 programs as Program 13 in the 2021-2029 Housing Plan.

Table B-1: 2014-2021 Housing Element Program Evaluation

Program	Objective and Time Frame	Accomplishments	Continued Appropriateness
		<p>Many Mansions as Schillo Gardens LLC. Many Mansions used California Tax Credit Allocation Committee (CTCAC) 4% Bond financing in 2016 for the acquisition and rehabilitation of Schillo Gardens to extend the affordability for 55-years or 2071.</p>	
<p>12. Encourage affordable housing providers to give priority to the housing needs of persons with disabilities, including, butnot limited to, persons with developmental disabilities.</p>	<p>On-going</p>	<p>The City encouraged affordable housing providers to give priority to special needs households. The Thousand Oaks City Manager has been a board member of the Ventura County Regional Continuum of Care (CoC) since 2017. In 2017, the CoC awarded \$108,321 to Thousand Oaks-based Many Mansions for Permanent Supportive Housing (PSH) at Richmond Terrace Apartments and Esseff Village Apartments. The residents assisted by Permanent Supportive Housing (PSH) have a disability. The CoC continued to award funds to Many Mansion for its PSH through 2020.</p>	<p>Program was consolidated with other 2014-2021 programs as Program 6 in the 2021-2029 Housing Plan.</p>
<p>Goal 5. Provide equal access to housing regardless of race, color, religion, sex, marital status, age, or disability.</p>			
<p>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.</p>	<p>On-going</p>	<p>The City allocated CDBG funds contracting with the Housing Rights Center in collaboration with Ventura County and other Ventura County cities to provide fair housing services during the planning period.</p>	<p>Program is appropriate and will be continued in the 2021-2029 Housing Plan as Program 14.</p>

Table B-1: 2014-2021 Housing Element Program Evaluation

Program	Objective and Time Frame	Accomplishments	Continued Appropriateness
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	Notices and information is posted on the City's website, Thousand Oaks Television (TOTV), Ventura County Star, Thousand Oaks Acorn, public counter and provided to Thousand Oaks stakeholders throughout the planning period. The Housing Rights Center also conducted free fair housing seminars annually.	Program is appropriate and will be continued in the 2021-2029 Housing Plan as Program 14.

Table B- 2: 2014-2021 Progress in Achieving Quantified Objectives

	New Construction		Rehabilitation		Conservation	
	Objective	Accomplished	Objective	Accomplished	Objective	Accomplished
Extremely Low-Income	23	15	0	0	20 ¹	20
Very Low-Income	61	16	0		20 ¹	20
Low-Income	58	2	0		50 ¹	50
Moderate-Income	36	267	0	0	0	0
Above Moderate-Income	77	397	0	0	0	0
Totals	255 ²	697	0	0	90 ¹	90

¹ Conejo Futures Apartments
² Combined RHNA includes a 63 dwelling unit carryover of "Lower- Income" category from the prior RHNA cycle.

Appendix C: Sites Inventory

The detailed assumptions and methodology for the residential land inventory summary presented in Section 3 (Resources) are provided below and summarized in Table C- 1 through Table C- 18.

The land inventory includes pipeline projects (housing developments that have been approved but not permitted), pending projects, and vacant and underutilized sites with potential for development. The parcel-specific vacant and underutilized site analysis was performed using the City’s Geographic Information System (GIS) data and information from the County Assessor’s database. The vacant and underutilized land inventory includes only lots that could realistically be developed based on an examination of existing conditions.

Table C- 1: Land Inventory Summary to Meet RHNA

	Income Categories				
	Very Low	Low	Moderate	Above Moderate	Total
RHNA	735	494	532	860	2,621
Potential ADU	54	111	153	42	360
Pipeline	22	94	10	1,103	1,229
Pending	0	32	0	388	420
Total CREDITS	76	237	163	1,533	2,009
Remaining Need	659	257	369	0	1,285 ₁
Remaining Need (Combining Very Low and Low)		916	369	0	1,285 ₁
All Sites		1,527	614	154	2,295
<i>Mixed-Use (20-30 du/ac)</i>		1,239	453	78	1,770
<i>Mall Sites (20-30 du/ac)</i>		288	137	0	425
<i>Neighborhood Medium-High (20-30 du/ac)</i>		0	24	0	24
<i>Neighborhood Low-Medium (6-10 du/ac)</i>		0	0	76	76
Shortfall/Surplus Combined ²		+611	+245	+154	1,010
Shortfall/Surplus %		66.7%	66.4%	N/A	78.6%

1. Remaining need based on sum of remained feed of 916 low and 369 moderate units, not the difference between total credits and total RHNA.

2. Shortfall/surplus calculated based on remaining RHNA need.

I. CREDITS TOWARD RHNA

Since the RHNA uses June 30, 2021 as the baseline for growth projections for the Housing Element planning period, jurisdictions may count the number of new units with issued building permits or

certificates of occupancy since June 30, 2021 toward their RHNA. This section describes the applicability of the credits, while latter sections discuss the availability of land to address the remaining RHNA.

With the anticipated ADUs, approved projects and projects under review the City can accommodate 2,009 units (i.e., total credits). The City must accommodate the remaining RHNA of 1,285 units with vacant and nonvacant sites that are appropriately zoned and have near-term development potential

1. Potential ADUs

Pursuant to State law, the City may credit potential ADUs to the RHNA requirements by using the trends in ADU construction to estimate new production. Between 2018 and 2022, the City issued 225 building permits and issued 116 final building permits for ADUs. Assuming this trend continues, the City expects to produce around 45 ADUs per year (Table C- 2) or 360 ADUs over the eight-year planning period.

Table C- 2: ADU Permits Issued 2018-2020

Year	Permitted	Completed
2018	14	0
2019	17	15
2020	31	15
2021	60	27
2022	103	59
Total	225	116
Average	45	23

Sources: City of Thousand Oaks, Annual Progress Reports, 2018, 2019, 2020, 2021, and 2022. City of Thousand Oaks, June 2023.

Note: Averages rounded down.

The Southern California Association of Governments (SCAG) has issued guidance on the anticipated affordability of ADUs in order to determine which RHNA income categories they should be counted toward. Table C- 1 shows the affordability level of assumed income categories for the expected 360 ADU units based on the SCAG Regional Accessory Dwelling Unit Affordability Analysis.¹⁵

2. Pipeline and Pending Projects

Table C- 3 summarizes pending residential applications being processed as of June 2023. These projects include pipeline projects (approved but not permitted as of June 2023) and pending projects (projects pending review including prescreen applications for General Plan Amendments approved by City Council to change non-residential designations to residential land uses). These

¹⁵ The affordability assumptions for Ventura County are 15 percent extremely low, 0 percent very low, 30.9 percent low, 42.5 percent moderate, and 11.6 percent above moderate. https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527

projects would include 22 extremely low/very low income units, 126 low income units, 10 moderate-income units, and 1,491 above moderate units for a total 1,649 units in pipeline and pending projects. The number and income category of the income-restricted (affordable) units in these pending residential applications are based on the Development Agreements that are required as part of the prescreen applications for residential General Plan Amendments. **Table C- 4** shows a detailed list with project information for pipeline and approved projects.

Table C- 3 : Summary of Pipeline and Credit Units

Project Status	Units by Income Category				
	EL/ VL	Low	Mod	Above Mod	Total
Pipeline	22	94	10	1,103	1,229
Pending	0	32	0	388	420
Total Pipeline and Pending	22	126	10	1,491	1,649

Table C- 4: Pipeline and Pending Projects

Project Address	Project Type	Units by Income Category					
		EL	VL	Low	Mod	Above Mod	Total
325 & 391 Hampshire Rd (Kmart)	Apts	0	0	50	4	366	420
Baxter Way	Apts	0	16	18	0	230	264
Daylight/1872 Newbury Rd	Apts	0	0	26	0	192	218
Ardalan Lynn & Kelley Rd	SFD's	0	0	0	0	10	10
The Lakes/2200 E. TOB	Apts	0	0	0	0	165	165
88 Long Court	Apts	0	6	0	2	65	73
Shapell	Apts	0	0	0	4	23	27
2821 Los Robles Rd	Condo	0	0	0	0	4	4
111 Jensen Ct	Apts	0	0	0	0	5	5
2080 E Hillcrest Dr	SFD's	0	0	0	0	9	9
Banafsheha/1583 El Dorado Dr	SFD	0	0	0	0	1	1
2831 Lynnview St	SFD	0	0	0	0	1	1
Turnkee/4920 Read Rd	SFD	0	0	0	0	1	1
Fang/2140 Speck Ln	SFD	0	0	0	0	1	1
Fang/2124 Speck Ln	1583	0	0	0	0	1	1
Poppen/715 Paige Ln	SFD	0	0	0	0	1	1
385 Skyline Dr	SFD	0	0	0	0	1	1
2430 Alice Ann Rd	SFD	0	0	0	0	1	1
4755 Golf Course Dr	SFD	0	0	0	0	1	1
1137 Oak Mirage Pl	SFD	0	0	0	0	1	1
273 S Skyline Dr	SFD	0	0	0	0	1	1

Table C- 4: Pipeline and Pending Projects

Project Address	Project Type	Units by Income Category					
		EL	VL	Low	Mod	Above Mod	Total
1816 Los Feliz Dr	Apts	0	0	0	0	16	16
136 N Oakview Dr	Apts	0	0	0	0	4	4
1879 Collingswood	SFD	0	0	0	0	1	1
4960 Read Road	SFD	0	0	0	0	1	1
1757 Classic Rose Ct	SFD	0	0	0	0	1	1
Total Pipeline (Entitled but Not Permitted)		0	22	94	10	1,103	1,229
AMGEN/2150 W. Hillcrest Dr	Apts	0	0	30	0	303	333
Martens/3190 Los Robles Rd	Twnhm	0	0	0	0	2	2
Allied Mgmt Group/Erbes and north of Copa de Oro	Apts	0	0	0	0	30	30
1730 Los Feliz Drive	Apts	0	0	2	0	22	24
59 Moody Ct *	Twnhm	0	0	0	0	4	4
187 Flittner Circle	SFD	0	0	0	0	1	1
1651 Lynn Rd	SFD	0	0	0	0	19	19
2595 W Kelly Rd	SFD	0	0	0	0	1	1
2131 High Knoll Rd	SFD	0	0	0	0	1	1
4398 Rayburn St	SFD	0	0	0	0	1	1
253 S Ventu Park Rd	SFD	0	0	0	0	1	1
Rios Ranch	SFD	0	0	0	0	1	1
395 Sherwood Ct	SFD	0	0	0	0	1	1
Allen	SFD	0	0	0	0	1	1
Total Pending (In Planning Process)		0	0	32	0	388	420
Total (Pipeline and Pending)		0	22	126	10	1,491	1,649

* Prescreen applications for General Plan Amendments, Zone Change and entitlements to allow residential.

Availability of Credit Units During Planning Period

Table C- 5 below shows the status of projects and expected timing of credit units as of December 2021. All pipeline projects are expected to be constructed or have permits in 2023. Pending projects may have a longer timeline but can be reasonably expected to be completed during the 2021-2029 planning period since current development timelines have not been found to be a constraint to development.

Table C- 5 : Remaining Approvals and Expected Timing for Credit Units

Pipeline Project Address	Remaining Approvals/Expected Timing
Highgate Estates, Highgate Road	Permits have been issued for two homes in 11/21 and they are under construction. The third home is in plan check and expected to start construction in 2023.
2821 Los Robles Rd	Project is in plan check and issuance of building permits is expected in 2023.
111 Jensen Ct	Project is in plan check and issuance of building permits is expected in 2023.

Table C- 5 : Remaining Approvals and Expected Timing for Credit Units

Pipeline Project Address	Remaining Approvals/Expected Timing
2080 E. Hillcrest Dr.	Developer received a time extension and issuance of building permits is expected by 2023.
Banafsheha/1583 El Dorado Dr.	Project is in plan check and issuance of building permits is expected in 2023.
2831 Lynnview St.	Project is in plan check and issuance of building permits is expected in 2023.
1649 Hauser Cir	Building permits were issued in June 2022.
Turnkee/4920 Read Rd	Project is in plan check and received a time extension. Issuance of building permits is expected in 2023.
Fang/2140 Speck Ln	Project received planning entitlements and expected to submit to plan check. Project is allowed automatic extension per City Council Covid resolution.
Fang/2124 Speck Ln	Project received planning entitlements and is expected to submit to plan check. Project is allowed automatic extension per City Council Covid resolution.
Poppen/715 Paige Ln	Project is in plan check and received a time extension. Issuance of building permits is expected in 2023.
955 Brossard Dr	Project is in plan check and issuance of building permits were issued in June 2022.
385 Skyline Dr	Project is in plan check and issuance of building permit is expected in 2022.
Khodadadi/21 La Cam Rd	Issuance of building permits is expected in 2023.
Sandfer/Skyline & Willow Ln	Issuance of building permits is expected in 2023.
Pending Project Address	Remaining Approvals/Expected Timing
AMGEN/2150 W. Hillcrest Dr	Prescreen application approved on April 27, 2021 and is pending per submittal of formal planning entitlement.
Ardalan/Lynn & Kelley Rd	Following the July 1, 2021, planning period, planning entitlements were approved on July 26, 2021.
Daylight/1872 Newbury Rd	Following the July 1, 2021, planning period, planning entitlements were approved on November 9, 2021.
Martens/3190 Los Robles Rd	Issuance of planning entitlements is expected in 2022.
Scribner/515 E. Thousand Oaks Blvd	Prescreen application approved on September 14, 2021 and is pending per submittal of formal planning application.
Cohan/3801 Maurice Dr	Prescreen application approved in 10/2019 and is pending per submittal of formal planning application.

II. AVAILABILITY OF LAND TO ADDRESS REMAINING RHNA NEEDS

Government Code Section 65583.2(c) requires that local jurisdictions determine their realistic capacity for new housing growth by means of a parcel-level analysis of land resources with the potential to accommodate residential uses. The analysis of potential land resources to accommodate new housing growth considered physical and regulatory constraints, including lot area and configuration, environmental factors (e.g. slope, sensitive habitat, flood risk), allowable density, and other development standards such as parking requirements and building height limits.

1. Shortfall of Adequate Sites

Based on the City’s current General Plan and zoning regulations, there are not sufficient available sites to accommodate the remaining RHNA of 1,285 units, the majority of which are very low and low income units. Furthermore, a buffer of sites capacity is needed to address the no-net-loss requirements (SB 166). However, the City is in the process of updating its General Plan 2045 and on May 25, 2021, City Council endorsed a Draft Preferred Land Use Map that creates a new mixed-use designation,

Mixed-Use, that allows for both residential and commercial development at a minimum density of 20 du/ac to a maximum density of 30 du/ac. The Mixed-Use land Use designation provides for a combination of neighborhood-serving goods and services and multi-family residential in a mixed-use format (vertical or horizontal) or as stand-alone projects including 100 percent residential. Buildings with this designation will be designed to be walkable with wide sidewalks, active frontages, and minimal setbacks from the back of the sidewalk. Allowed uses would generally consist of retail, restaurants, commercial uses (such as banks or real estate offices), residential in multi-family buildings, or attached single-family units (e.g., townhomes).

The sites inventory relies primarily on sites that will be redesignated as Mixed-Use. The sites inventory also uses sites in the Neighborhood Medium-High and Neighborhood Low-Medium designations, which have density ranges of 20 du/ac – 30 du/ac and 6 du/ac to 10 du/ac, respectively. The housing sites inventory includes both vacant and nonvacant (underutilized) land with the potential for additional housing during the Sixth Housing Element cycle. The analysis of nonvacant properties included only those properties with realistic potential for additional development or “recycling”, in light of existing uses on the site; prevailing market conditions; recent development trends; and/or expressed interests in housing development from property owners or developers. Explanation of the methodology and assumptions for estimating the development capacity of vacant sites is provided below.

Prepared under the assumption that the Endorsed Land Use Map will be adopted, and that new housing growth will primarily rely on the recycling of commercial sites to mixed-use, the 6th Cycle Sites Inventory is made up of three types of sites:

1. Mixed-Use Sites, including Village Centers
2. Mall Sites
3. Neighborhood Sites (Medium-High and Low-Medium)

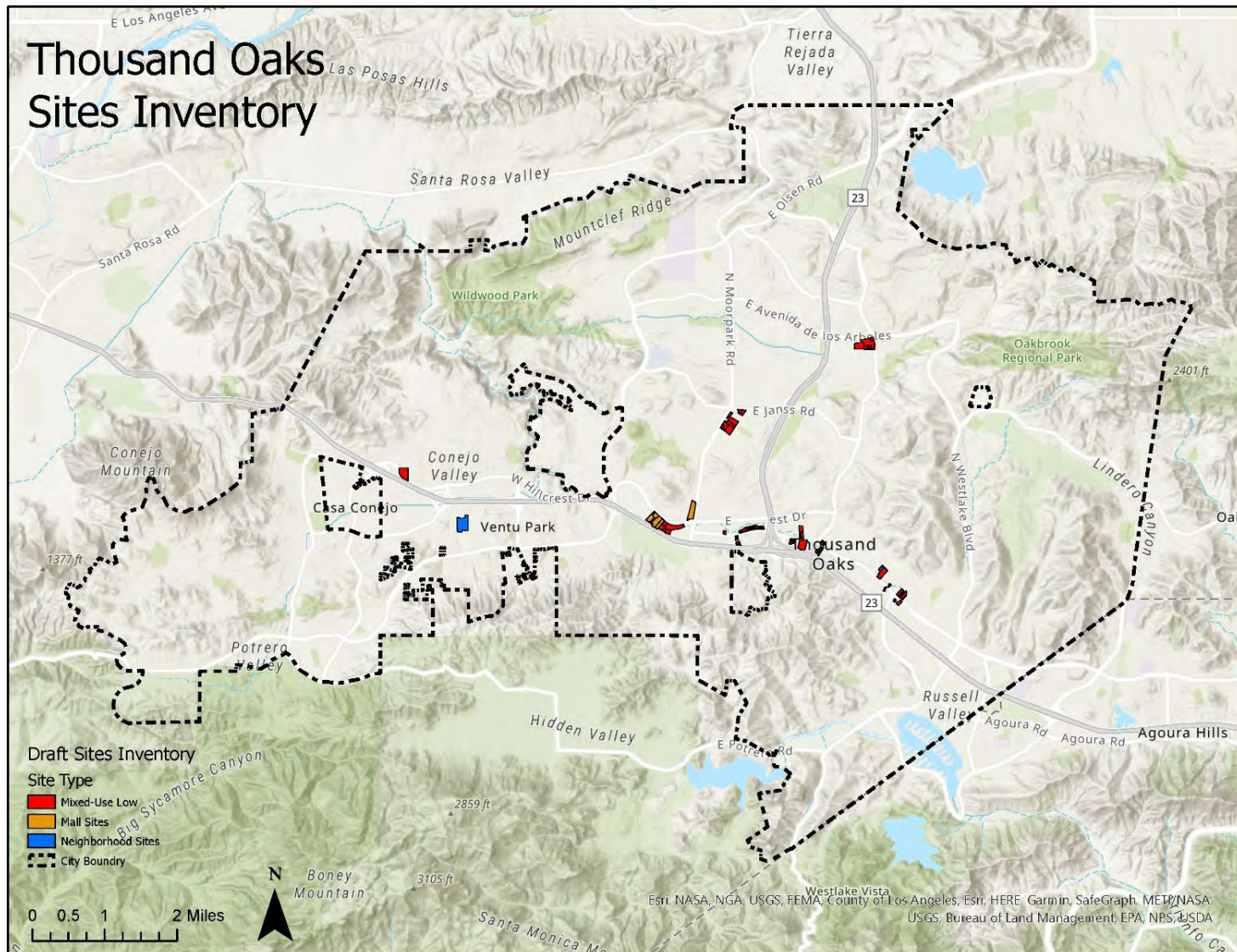
Table C- 6: Land Inventory Summary to Meet RHNA

	Income Categories			
	Very Low/ Low	Moderate	Above Moderate	Total
Remaining Need	659	257	369	1,285
All Sites	1,527	614	154	2,295
% of Remaining Need	213.7%	238.9%	N/A	178.5%
<i>Mixed-Use (20-30 du/ac)</i>	1,239	453	78	1,770
<i>Mall Sites (20-30 du/ac)</i>	288	137	0	425
<i>Neighborhood Medium-High (20-30 du/ac)</i>	0	24	0	24
<i>Neighborhood Low-Medium (6-10 du/ac)</i>	0	0	76	76
Shortfall/Surplus Combined	+611	+245	+154	+1,010
Shortfall/Surplus %	66.7%	66.4%	N/A	78.6%

With the anticipated Endorsed Land Use Map, the City estimates an additional 2,295 units can be accommodated by Mixed-Use Sites, Mall Sites, and Neighborhood Sites, including 1,527 lower income units. Together all of these zones make up a total of 125.75 acres.

Table C- 7: Acreage of Rezoned Sites			
	Acreage	Potential Total	Potential Lower Income Units
Mixed-Use Sites	90.48	1,770	1,239
Mall Sites	21.39	425	288
Neighborhood Sites	13.88	100	0
Total	125.75	2,295	1,527

Figure C- 1: Sites Inventory Map - Overview

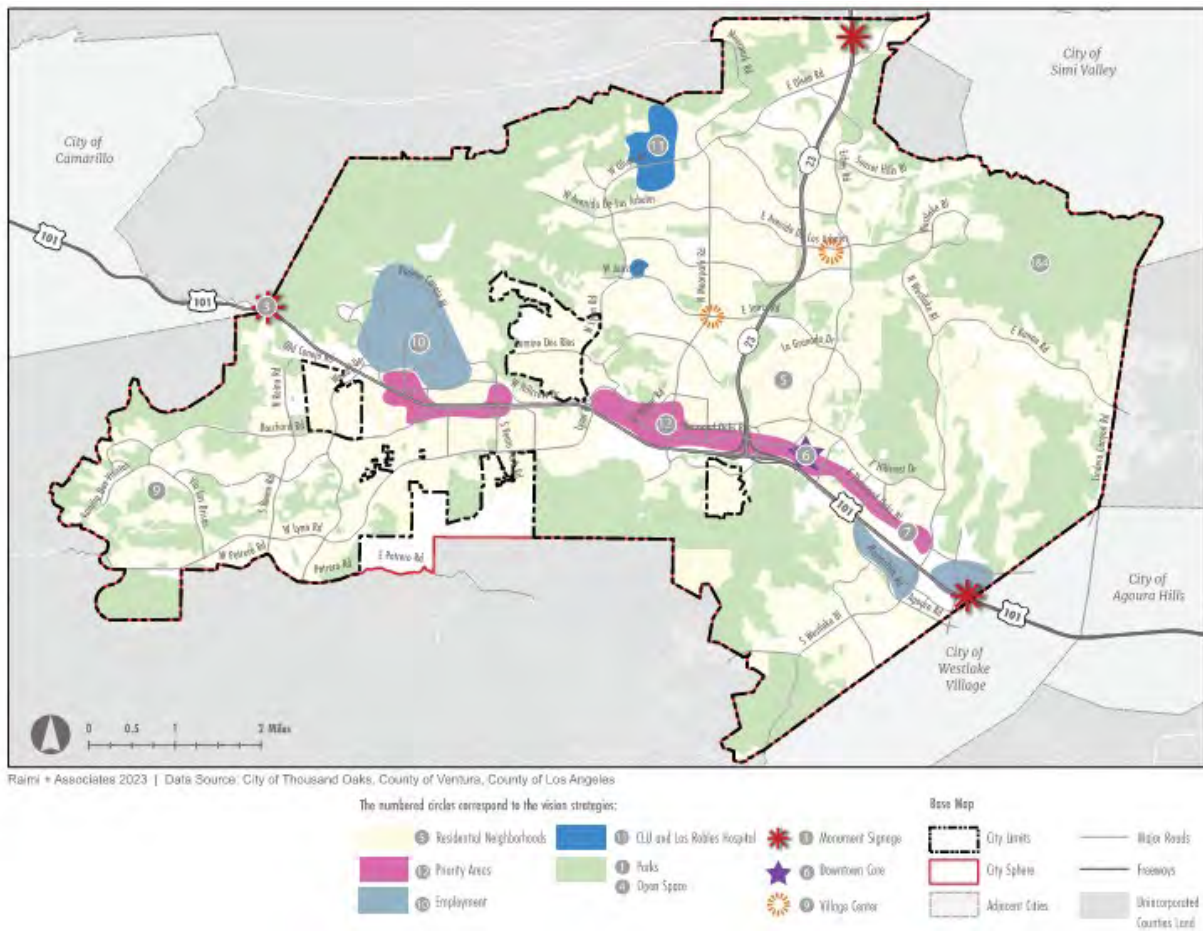


2. Methodology and Guiding Assumptions for Sites

Mixed-Use Sites

One of the key strategies in drafting Land Use alternatives through the General Plan Update process was to revitalize underutilized land (including the malls, older shopping centers, and Thousand Oaks Boulevard) with a diverse mix of uses including residential. The engagement process led to the identification of areas with a series of strategies to be implemented over the next several decades. Site selection focused primarily on Priority Areas, the Downtown Core, and Village Centers identified through the General Plan Update process (Figure C- 2).

Figure C- 2: Priority Areas and Village Centers



The implementation strategies associated with each of these areas is as follows:

- Priority Areas (#12): Create a diversity of housing types and affordability levels, including mixed-use and multifamily development. Within the priority areas, create a new downtown core for the City near Civic Arts Plaza (#6) and revitalize underutilized land and opportunity areas (including

malls, older shopping centers, and Thousand Oaks Boulevard) with a diverse mix of uses including residential (#7)

- Village Centers (#9): Create village centers throughout the community that provide retail and services, gathering places, and multifamily housing.

General Plan discussions identified sites along Thousand Oaks Boulevard and other nonvacant sites with the potential for redevelopment based on regional and local trends. On July 18th, 2019, HR&A Advisors, Inc. (HR&A) led a focus group meeting on economic development as part of the City of Thousand Oaks General Plan Update. The event focused on soliciting feedback from key stakeholders on existing conditions and identifying local economic strengths, weaknesses, opportunities, and threats, as well as begin the conversation on necessary incentives or partnerships to produce the scale of development that is desirable to Thousand Oaks.

The focus group identified an oversupply of aging and auto-oriented retail, especially along Thousand Oaks Boulevard, as an issue. Focus group discussions emphasized that retailers and shopping centers will need to focus on creating an enhanced consumer experience through the curation of tenants, likely with a heavy focus on food and beverage and placemaking. Furthermore, retail with strong visibility to major transportation corridors and proximity to other land uses is likely to have greater resiliency. Thousand Oaks Boulevard was also identified as an opportunity area to create a centralized node of activity that could be a place for entertainment, adding amenities younger generations desire, and attract younger residents.

According to the Draft General Plan, the Mixed-Use designation allows for multi-story, multi-use infill development in potential growth areas of the City, such as Thousand Oaks Boulevard, Rancho Conejo, and two mixed-use Village Centers. For the Sixth Cycle sites inventory, Mixed-Use sites along Thousand Oaks Boulevard were identified if they were at least 30 years old and/or with an improvement-to-land value (ILV) ratio of less than one. This query identified older areas with potential for redevelopment and returned 47 potential sites. Based on the location of the sites with the two filters, staff identified adjacent sites that have the potential to be consolidated with the identified sites. The City considered constraints like steep slopes and opportunities like underperforming/underused commercial centers, as well as high-turnover rates. In some instances, parcels that met at least one of the criteria but the property owners have expressed interest in redevelopment are also included in the inventory. The City also considered existing uses at recently redeveloped sites in the City or region as a factor to determine site suitability. In the region, uses that are being replaced on nonvacant sites include, sites with motels and existing commercial retail, office buildings, parking lots, single-family residences, schools, and industrial and agriculture uses. Section 3 Redevelopment Trends describes these trends in detail. The sites inventory tables at the end of this section show parcel-by-parcel analysis of the sites (before 1991, ILV<1, existing use, and criteria for selection).

In addition to individual sites and underperforming centers along Thousand Oaks Boulevard, other commercial centers with potential for mixed-use redevelopment due to the changing face of retail and need for housing were identified as opportunities for redevelopment through the General Plan outreach process. These centers were referred to as “Village Centers” (Figure C-2). Village Centers are neighborhood commercial centers that offer a mix of daily goods and services for residents, employees, and visitors to easily access. These centers are smaller and more walkable than other commercial centers and are located in or near residential neighborhoods. The Endorsed Land Use Map designated two Village Centers as Mixed-Use (Janss and Moorpark and Avenida de los Arboles

and Erbes), which allows the addition of residential. These village centers are included in this inventory, Site L/LL and Site M, respectively. The next section (Redevelopment Trends) discusses the redevelopment potential in Sites L/LL and M in detail. Of the 41 additional sites identified, 28 sites are developed with structures that are at least 30 years old and eight sites are neither less than 30 years old nor have an improvement ratio of less than one. For the sites that did not meet either criterion, a reason for selection was given. In the Village Centers (Sites L, LL and M), ILV often exceeded 1.0 but the City did not consider this a disqualifying factor. The nature of these existing uses in Village Centers (shopping centers) often yields high ILV.¹⁶ For example, a typical shopping center usually has an ILV of about 2.5 to 3.50. However, given the current nationwide trend of E-commerce, a high ILV has increasingly become a financial burden to property owners. High ILV means high property taxes regardless of whether the spaces can generate adequate revenues or rents.

Figure C-3 shows the sites by consolidation ID/cluster, to illustrate reasons for selection. Mixed-Use sites have a density range of 20 du/ac to 30 du/ac. A summary of the Mixed-Use sites with potential for redevelopment is provided in Table C- 8. Potential units were calculated using the minimum allowable density (rounded down) and, as shown, could result in approximately 1,770 units. Table C- 9 below also shows a parcel-by-parcel analysis of the Mixed-Use sites, including potential units and reason for selection.

Table C- 8: Mixed-Use Sites Summary

Criteria	Parcels	Acreage	Potential Units
More than 30 years old AND ILV ratio <1.0	47	34.65	672
At least 30 years old, ILV ratio not <1.0	28	34.92	685
Not at least 30 years old, ILV ratio <1.0	5	1.07	20
Neither 30 years old NOR ILV ratio <1.0	8	19.83	393
Total	88	90.47	1,770

¹⁶ Improvement-to-Land Value (ILV) ratio is calculated by dividing the County Assessor estimates of improvement value by the land value for a parcel.

Figure C- 3: Mixed-Use Sites by Consolidated ID Overview

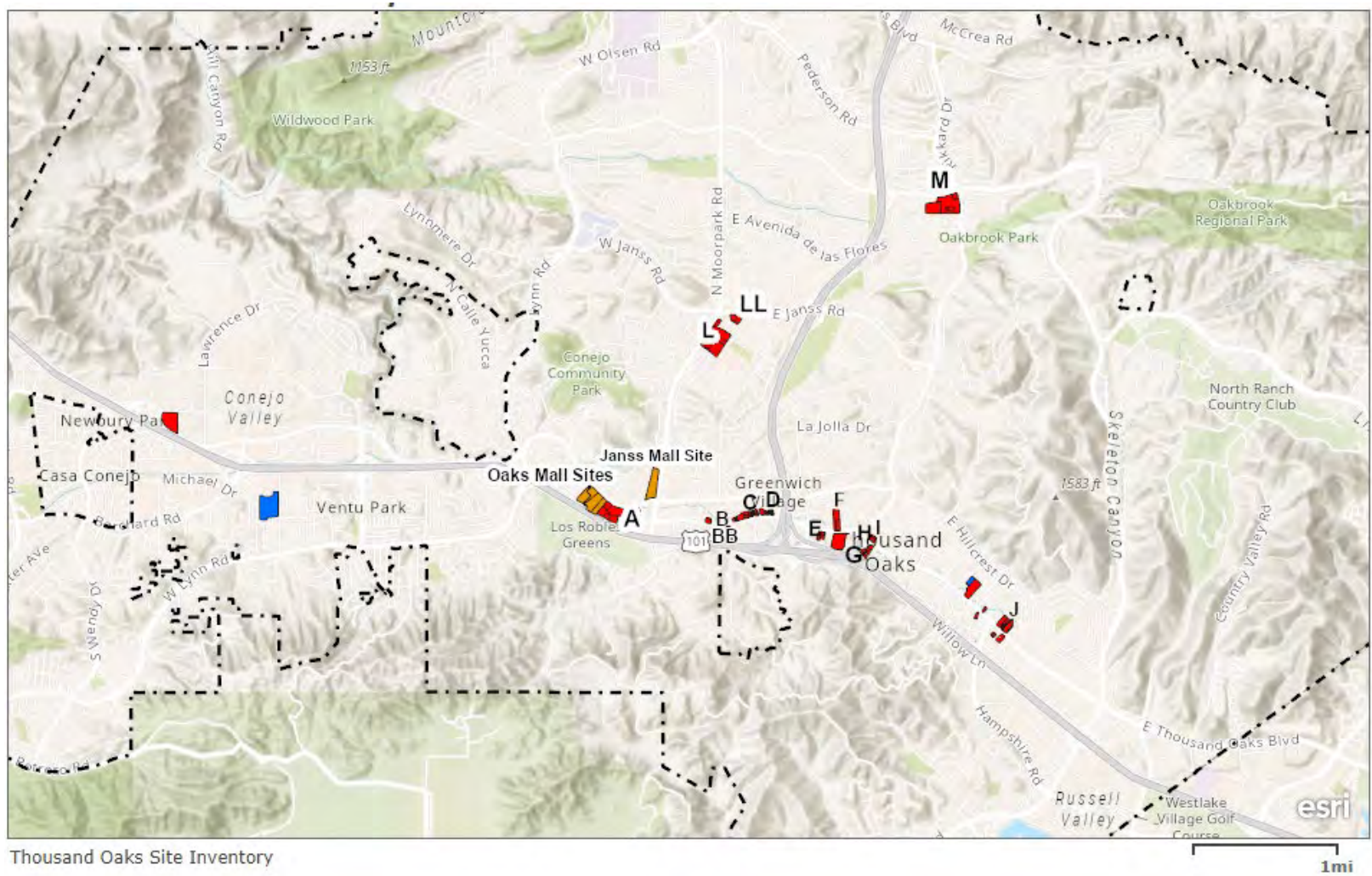


Table C-9 shows the details of the selection characteristics for non-vacant Mixed-Use sites. The selection characteristics used to determine the suitability of non-vacant sites include:

1. Property owner or developer interest
2. Building age is at least 30 years
3. Improvement to Land Ratio is of less than 1.0, indicating the land is worth more than the structures on site.
4. Existing uses are the similar types of uses being recycled in the City or Region (retail, commercial, industrial, office, school)
4A: SFH with redevelopment potential to at least double existing unit number
4B: Vacant Retail
5. Parking Lot
6. Traditional retail along Thousand Oaks Blvd, identified as a Priority Area in General Plan discussion
7. “Village Centers”¹⁷ in Draft Land Use Element

¹⁷ Underperforming commercial centers with potential for mixed-use redevelopment due to the changing face of retail and need for housing.

Table C- 9: Mixed-Use Sites

Site ID	APN	Address	Yr Built	ILV ratio	Acres	Cons. ID	Owner ID	Before 1991?	ILV < 1.0	Lower	Mod	Abv Mod	Total Units	Existing Use	Notes	Criteria for sel.
1	6670290215	2665 W Hillcrest Dr	2009	1.4	7.43		61	No	No	148			148	Ross/ PetSmart site	Owner expressed interest	1
2	5250052555	148 W Hillcrest Dr A	1988	0.6	1.32	A	2	Yes	Yes	13	13		26	Chase bank	Over 30 yrs old and ILV ratio <1.0	2,3,6
3	5250052575	130 W Hillcrest Dr B	1990	1.53	6.5	A	3	Yes	No	65	64		129	Restaurants/ retail	Largest store in building (PETCO) permanently closed. In underutilized shopping center, three of five parcels in site and meet two filters.	2,4,6
4	5250020365	139 W Thousand Oaks Blvd.	1989	0.1	1.71	A	1	Yes	Yes	17	17		34	Demolished former restaurant	Over 30 yrs old and ILV ratio <1.0	2,3,4,6
5	5250052465	147 W Thousand Oaks Blvd	1978	0.25	0.82	A	1	Yes	Yes	8	8		16	Vacant Nursery	Over 30 yrs old and ILV ratio <1.0	2,3,4,6
6	5250052485	0 *Unassigned	1990	3.13	2.02	A	1	Yes	No	20	20		40	Parking	In underutilized older shopping center, three of five parcels in site and meet two filters.	2,5,6
7	6690050065	419 E Thousand Oaks Blvd	1969	0.79	0.82		57	Yes	Yes		16		16	Retail	Over 30 yrs old and ILV ratio <1.0.	2,3,4,6
8	6690201020	528 E Thousand Oaks Blvd	1978	0.07	0.35	B	4	Yes	Yes		3	3	6	Car wash	Over 30 yrs old and ILV ratio <1.0	2,3,4,6
9	6690201160	556 E Thousand Oaks Blvd	1960	0.66	0.49	B	5	Yes	Yes		4	5	9	Permanently closed restaurant	Over 30 yrs old and ILV ratio <1.0	2,3,4B,6
10	6690201110	99 Long Ct	1981	1.84	0.56	BB	6	Yes	No		5	6	11	Office Building	Over 30 yrs old and ILV ratio <1.0	2,4,6
11	6690201125	75 Long Ct	1970	1.56	0.62	BB	7	Yes	No		6	6	12	Dental clinic	Older building, near area with redevelopment potential	2,4,6
12	6690262190	595 E Thousand Oaks Blvd	1968	0.78	0.31	C	12	Yes	Yes	6			6	Liquor store	Over 30 yrs old and ILV ratio <1.0	2,3,4,6
13	6690262200	611 E Thousand Oaks Blvd	1968	2.35	0.18	C	15	Yes	No	3			3	Retail	Older structure, in shopping center with 9 parcels that meet age and ILV requirement	2,4,6
14	6690262210	621 E Thousand Oaks Blvd	1969	3.3	0.18	C	16	Yes	No	3			3	Retail	Older structure, in shopping center with 9 parcels that meet age and ILV requirement	2,4,6
15	6690262220	661 E Thousand Oaks Blvd	1964	0.21	1.08	C	11	Yes	Yes	21			21	Rv sales	Over 30 yrs old and ILV ratio <1.0	2,3,4,6

Table C- 9: Mixed-Use Sites

Site ID	APN	Address	Yr Built	ILV ratio	Acres	Cons. ID	Owner ID	Before 1991?	ILV < 1.0	Lower	Mod	Abv Mod	Total Units	Existing Use	Notes	Criteria for sel.
16	6690262440	707 E Thousand Oaks Blvd B	1991	2.15	0.44	C	18	No	No	8			8	Retail	Older structure, in shopping center with 9 parcels that meet age and ILV requirement	4,6
17	6690262430	711 E Thousand Oaks Blvd A	1991	1.28	0.54	C	18	No	No	10			10	Latino market, adjacent to parcels with potential	Older structure, in shopping center with 9 parcels that meet age and ILV requirement	4,6
18	6690262280	0 *Unassigned	1994	0.04	0.22	C	8	No	Yes	4			4	Retail parking	Older structure, in shopping center with 9 parcels that meet age and ilv requirement	3,5,6
19	6690262290	732 Greenwich Dr	1947	0.49	0.09	C	8	Yes	Yes	1			1	Retail	Over 30 yrs old and ILV ratio <1.0	2,3,4,6
20	6690262300	0 *Unassigned	1989	0	0.02	C	8	Yes	Yes	1			1	Retail	Over 30 yrs old and ILV ratio <1.0	2,3,4,6
21	6690262310	750 Greenwich Dr	1989	0	0.11	C	8	Yes	Yes	2			2	Retail	Over 30 yrs old and ILV ratio <1.0	2,3,4,6
22	6690262270	723 E Thousand Oaks Blvd	1964	0.7	0.2	C	8	Yes	Yes	4			4	Retail	Over 30 yrs old and ILV ratio <1.0	2,3,4,6
23	6690262320	757 E Thousand Oaks Blvd	1961	1.03	0.19	C	8	Yes	No	3			3	Retail	Older structure, in shopping center with 9 parcels that meet age and ILV requirement	2,4,6
24	6690262330	763 E Thousand Oaks Blvd	1961	1.42	0.09	C	8	Yes	No	1			1	Retail	Older structure, in shopping center with 9 parcels that meet age and ILV requirement	2,4,6
25	6690262340	758 Greenwich Dr	1989	0	0.13	C	11	Yes	Yes	2			2	Manufactured Home	Over 30 yrs old and ILV ratio <1.0	2,3,4A,6
26	6690262370	772 Greenwich Dr	1958	0.49	0.33	C	11	Yes	Yes	6			6	Personal Services	Over 30 yrs old and ILV ratio <1.0	2,3,4,6
27	6690262380	790 Greenwich Dr	1947	1.44	0.11	C	11	Yes	No	2			2	Retail	Older structure, in shopping center with 9 parcels that meet age and ILV requirement	2,4,6
28	6690262360	783 E Thousand Oaks Blvd	1948	0.57	0.22	C	11	Yes	Yes	4			4	Retail	Over 30 yrs old and ILV ratio <1.0	2,3,4,6
29	6690262350	777 E Thousand Oaks Blvd	1960	2.6	0.09	C	9	Yes	No	1			1	Dental Office	Older structure, in shopping center with 9 parcels that meet age and ILV requirement	2,4,6
30	6690262390	799 E Thousand Oaks Blvd	1986	1.26	0.16	C	17	Yes	No	3			3	Retail	Older structure, in shopping center with 9	2,4,6

Table C- 9: Mixed-Use Sites

Site ID	APN	Address	Yr Built	ILV ratio	Acres	Cons. ID	Owner ID	Before 1991?	ILV < 1.0	Lower	Mod	Abv Mod	Total Units	Existing Use	Notes	Criteria for sel.
															parcels that meet age and ILV requirement	
31	6690273010	821 E Thousand Oaks Blvd	1960	1.08	0.76	D	27	Yes	No		15		15	Restaurant/ Grocery Store	Adjacent to parcel that meets two criteria- also older structure (more than 50 yrs old).	2,4,6
32	6690273020	840 Greenwich Dr	1954	2.6	0.15	D	24	Yes	No		2		2	Two detached residential units	Adjacent to parcel that meets two criteria- also older structure (more than 50 yrs old).	2,6
33	6690273170	851 E Thousand Oaks Blvd	1972	0.5	0.19	D	26	Yes	Yes		3		3	Auto shop	Over 30 yrs old and ILV ratio <1.0	2,3,4,6
34	6690273030	874 Greenwich Dr	1989	0	0.15	D	21	Yes	Yes		2		2	Retail parking	Over 30 yrs old and ILV ratio <1.0	2,3,5,6
35	6690273160	861 E Thousand Oaks Blvd	1960	0.15	0.1	D	21	Yes	Yes		2		2	Psychic	Over 30 yrs old and ILV ratio <1.0	2,3,4,6
36	6690273040	0 *Unassigned	1992	1.46	0.11	D	19	No	No		2		2	Auto repair shop, underutilized	Adjacent to parcel that meets two criteria.	4,6
37	6690273150	881 E Thousand Oaks Blvd	1994	1.71	0.07	D	19	No	No		1		1	Auto repair shop, underutilized	Adjacent to parcel that meets two criteria.	4,6
38	6690273050	898 Greenwich Dr	1994	0.15	0.12	D	19	No	Yes		2		2	Auto shop parking, no structures	Adjacent to parcel that meets two criteria. ILV <1.0.	3,5,6
39	6690273140	895 E Thousand Oaks Blvd	1989	0.23	0.07	D	19	Yes	Yes		1		1	Retail parking /paved	Over 30 yrs old and ILV ratio <1.0	2,3,5,6
40	6690273060	0 *Unassigned	1994	0	0.12	D	23	No	Yes		2		2	Auto shop parking, no structures	Adjacent to parcel that meets two criteria. ILV <1.0	3,4,6
41	6690273130	901 E Thousand Oaks Blvd	1969	1.51	0.13	D	23	Yes	No		2		2	Auto shop	Adjacent to parcel that meets two criteria- also older structure (more than 50 yrs old).	2,4,6
42	6690273070	910 Greenwich Dr	1955	0.63	0.12	D	22	Yes	Yes		2		2	Single-family home	Over 30 yrs old and ILV ratio <1.0	2,3,4A,6
43	6690273120	933 E Thousand Oaks Blvd	1962	1.63	0.08	D	20	Yes	No		1		1	Medical office	Adjacent to parcel that meets two criteria- also older structure (more than 50 yrs old).	2,4,6
44	6700170175	1432 E Thousand Oaks Blvd	1956	0.17	5.91		60	Yes	Yes	118			118	Building materials	Over 30 yrs old and ILV ratio <1.0.	2,3,4,6
45	6700043020	1320 E Thousand Oaks Blvd	1961	0.37	0.14	E	28	Yes	Yes			2	2	Auto shop	Over 30 yrs old and ILV ratio <1.0	2,3,4,6

Table C- 9: Mixed-Use Sites

Site ID	APN	Address	Yr Built	ILV ratio	Acres	Cons. ID	Owner ID	Before 1991?	ILV < 1.0	Lower	Mod	Abv Mod	Total Units	Existing Use	Notes	Criteria for sel.
46	6700043120	1350 E Thousand Oaks Blvd	1968	0.35	0.31	E	31	Yes	Yes			6	6	Tire shop	Over 30 yrs old and ILV ratio <1.0	2,3,4,6
47	6700043130	0 *Unassigned	1927	0.14	0.16	E	29	Yes	Yes			3	3	Parking, with undefined structure	Over 30 yrs old and ILV ratio <1.0	2,3,5,6
48	6700043240	0 *Unassigned	1989	0.03	0.36	E	32	Yes	Yes			7	7	Vacant, unpaved parking	Over 30 yrs old and ILV ratio <1.0	2,3,5,6
49	6700043270	1302 E Thousand Oaks Blvd	1958	0.49	0.2	E	30	Yes	Yes			4	4	Personal Services and Retail	Over 30 yrs old and ILV ratio <1.0	2,3,4,6
50	6700043080	60 Cunningham Rd	1965	1.97	0.58	E	33	Yes	No			11	11	Trailer repair shop	Adjacent to parcel that meets two criteria; older structure (>50 years old).	2,4,6
51	6700160260	1489 E Thousand Oaks Blvd	1967	0.54	1.33	F	34	Yes	Yes	26			26	Medical/retail/ services	Over 30 yrs old and ILV ratio <1.0.	2,3,4,6
52	6700160130	1429 E Thousand Oaks Blvd	1963	2.01	0.72	F	34	Yes	No	14			14	Vacant Office Building	Adjacent to parcel that meets two criteria; older structure (>50 years old).	2,4B,6
53	6700160270	1459 E Thousand Oaks Blvd	1969	3.78	1.86	F	34	Yes	No	37			37	Medical/retail/ services	Adjacent to parcel that meets two criteria; older structure (>50 years old).	2,4,6
54	6700181245	1846 Oakwood Dr	1958	0.87	0.41	G	37	Yes	Yes		4	4	8	SFH	Over 30 yrs old and ILV ratio <1.0	2,3,4A,6
55	6700181050	102 Oakwood Dr	1956	3.36	0.17	G	36	Yes	No		1	2	3	SFH	Adjacent to parcel that meets two criteria, older home (>50 yrs old).	2,4A,6
56	6700181190	0 *Unassigned	0	0	0.11	G	35	No	Yes		1	1	2	Vacant, next to house	Vacant, ILV<1.0, adjacent to other parcels with redevelopment potential.	3,6
57	6700181380	0 *Unassigned	0	0	0.5	G	38	No	Yes		5	5	10	Vacant, next to house, sign for sale next to it	Vacant, ILV<1.0, adjacent to other parcels with redevelopment potential.	3,6
58	6700182100	145 Oakwood Dr	1941	0.05	0.37	H	39	Yes	Yes		3	4	7	Home	Over 30 yrs old and ILV ratio <1.0	2,3,4A,6
59	6700182110	81 Oakwood Dr	1958	0.07	0.34	H	39	Yes	Yes		3	3	6	Home	Over 30 yrs old and ILV ratio <1.0	2,3,4A,6
60	6700182200	1850 E Thousand Oaks Blvd	1970	0.52	0.5	H	39	Yes	Yes		9		9	Roofing company	Over 30 yrs old and ILV ratio <1.0	2,3,4,6
61	6700192100	1735 Los Feliz Dr	0	0	0.53	I	40	Yes	Yes		10		10	Vacant	Over 30 yrs old and ILV ratio <1.0	2,3,6
62	6700192165	1741 E Thousand Oaks Blvd	1966	0.82	0.74	I	41	Yes	Yes		14		14	Retail/services	Over 30 yrs old and ILV ratio <1.0	2,3,4,6

Table C- 9: Mixed-Use Sites

Site ID	APN	Address	Yr Built	ILV ratio	Acres	Cons. ID	Owner ID	Before 1991?	ILV < 1.0	Lower	Mod	Abv Mod	Total Units	Existing Use	Notes	Criteria for sel.
63	6710140080	2797 E Thousand Oaks Blvd	1964	0.25	4.58		59	Yes	Yes	91			91	Retail/services /RV park	Over 30 yrs old and ILV ratio <1.0.	2,3,4
64	6710150090	2979 E Thousand Oaks Blvd	1950	0.23	0.49		55	Yes	Yes		9		9	Retail/kitchen appliance	Over 30 yrs old and ILV ratio <1.0.	2,3,4,6
65	6710194150	2983 Crescent Way	1940	0.04	0.54		56	Yes	Yes		10		10	Paint shop + two homes	Over 30 yrs old and ILV ratio <1.0.	2,3,4 4A, 6
66	6710160050	3157 E Thousand Oaks Blvd	1965	0.05	1.6	J	44	Yes	Yes	31			31	Car rental/sales	Over 30 yrs old and ILV ratio <1.0	2,3,4,6
67	6710160060	3167 E Thousand Oaks Blvd	1950	0.88	0.22	J	42	Yes	Yes	4			4	Car rental/sales	Over 30 yrs old and ILV ratio <1.0	2,3,4,5
68	6710160080	3185 E Thousand Oaks Blvd	1958	0.12	0.22	J	42	Yes	Yes	4			4	Automotive Repair Shop	Over 30 yrs old and ILV ratio <1.0	2,3,4,6
69	6710160090	3183 E Thousand Oaks Blvd	1989	0	0.26	J	42	Yes	Yes	5			5	Vehicle storage parking	Over 30 yrs old and ILV ratio <1.0	2,3,5,6
70	6710160200	3175 E Thousand Oaks Blvd	1989	0	0.67	J	42	Yes	Yes	13			13	Car rental parking	Over 30 yrs old and ILV ratio <1.0	2,3,5,6
71	6710160070	3177 E Thousand Oaks Blvd	1952	1	0.22	J	42	Yes	No	4			4	Automotive Services	Adjacent to parcels that meet two criteria. Older structure >50 yrs old.	2,4,6
72	6710160110	3209 E Thousand Oaks Bl Blvd 1	1989	1.02	1.69	J	45	Yes	No	33			33	Automotive Parts Sales and Service	Adjacent to parcels that meet two criteria. Older structure >30 yrs old.	2,4,6
73	6710160120	3245 E Thousand Oaks Blvd	1962	0.81	0.36	J	43	Yes	Yes	7			7	Automotive services	Over 30 yrs old and ILV ratio <1.0	2,3,4,6
74	6710171190	3173 Los Robles Rd	1960	0.43	0.26	K	47	Yes	Yes		2	3	5	Home	Over 30 yrs old and ILV ratio <1.0	2,3,4,6
75	6710171180	3163 Los Robles Rd	1989	3.6	0.26	K	46	Yes	No		2	3	5	Home	Adjacent to parcel that meets two criteria. Older home (> 30 yrs old).	2,4A,6
76	6710171130	3234 E Thousand Oaks Blvd	1933	0.12	1.25		58	Yes	Yes		25		25	Retail/car services	Over 30 yrs old and ILV ratio <1.0.	2,3,4,6
77	6770300035	1330 N Moorpark Rd	2006	1.51	5.31	L	48	No	No	106			106	Vacant Retail, and commercial services (temporary)	Village center, corner parcel next to site with potential, large vacancy, City identified as underutilized shopping area	4B,7
78	6770300045	1332 N Moorpark Rd	1972	0.73	2.42	L	48	Yes	Yes	48			48	Home Goods	Village center identified during GPU as having large redevelopment potential.	2,3,4,7
79	6770300055	1382 N Moorpark Rd	1989	1.66	2.32	L	49	Yes	No	46			46	CVS	Village center identified during GPU as having	2,4,7

Table C- 9: Mixed-Use Sites

Site ID	APN	Address	Yr Built	ILV ratio	Acres	Cons. ID	Owner ID	Before 1991?	ILV < 1.0	Lower	Mod	Abv Mod	Total Units	Existing Use	Notes	Criteria for sel.
															large redevelopment potential. Old shopping area (over 30 yrs old).	
80	6770300075	1388 N Moorpark Rd	1977	2.48	4.06	L	50	Yes	No	81			81	Restaurants	Village center identified during GPU as having large redevelopment potential. Old shopping area (over 30 yrs old).	2,4,7
81	6770300165	1440 N Moorpark Rd	1982	6.16	0.92	L	50	Yes	No	18			18	Bank of America	Village center identified during GPU as having large redevelopment potential. Old shopping area (over 30 yrs old).	2,7
82	6770300195	620 E Janss Rd	1983	2.18	1.61	LL	50	Yes	No	32			32	Retail and services	Village center identified during GPU as having large redevelopment potential. Old shopping area (over 30 yrs old).	2,3,4,7
83	6770300125	612 E Janss Rd	1990	0.78	1	LL	51	Yes	Yes	20			20	Healthcare office	Village center identified during GPU as having large redevelopment potential.	2,3,4,7
84	5700090335	1934 E Avenida De Los Arboles	1996	1.58	5.02	M	54	No	No	50	50		100	Next to DMV, ACE hardware	Adjacent to parcels that meet two criteria in shopping center identified as having redevelopment potential during GPU	4,7
85	5700090345	2000 E Avenida De Los Arboles #A	1989	1.35	8.42	M	52	Yes	No	84	84		168	Parking and retail	Identified as potential for redevelopment during GPU. Over 30 yrs old and ILV ratio <1.0.	2,4,5,7
86	5700090355	0 *Unassigned	1989	1.53	0.28	M	52	Yes	No	3	2		5	Vons grocery	Adjacent to parcels that meet two criteria in shopping center identified as having redevelopment potential during GPU. Older structure.	2,7
87	5700090245	2048 E Avenida De Los Arboles #B	1980	0.89	0.85	M	52	Yes	Yes	8	8		16	Vons grocery	Identified as potential for redevelopment during GPU. Over 30 yrs old and ILV ratio <1.0.	2,3,7
88	5700090045	2072 E Avenida De Los Arboles	1998	2.07	0.91	M	53	No	No		18		18	Next to DMV, Chase/Starbucks in parcel	Adjacent to parcels that meet two criteria in shopping center identified	7

Table C- 9: Mixed-Use Sites

Site ID	APN	Address	Yr Built	ILV ratio	Acres	Cons. ID	Owner ID	Before 1991?	ILV < 1.0	Lower	Mod	Abv Mod	Total Units	Existing Use	Notes	Criteria for sel.
															as having redevelopment potential during the GPU.	
									Total	1,239	453	78	1,770			

Figure C- 4: Mixed-Use Sites by Consolidated ID- Detailed Aerial View





Note: Shaded areas denote common ownership.







Note: Shaded areas denote common ownership.

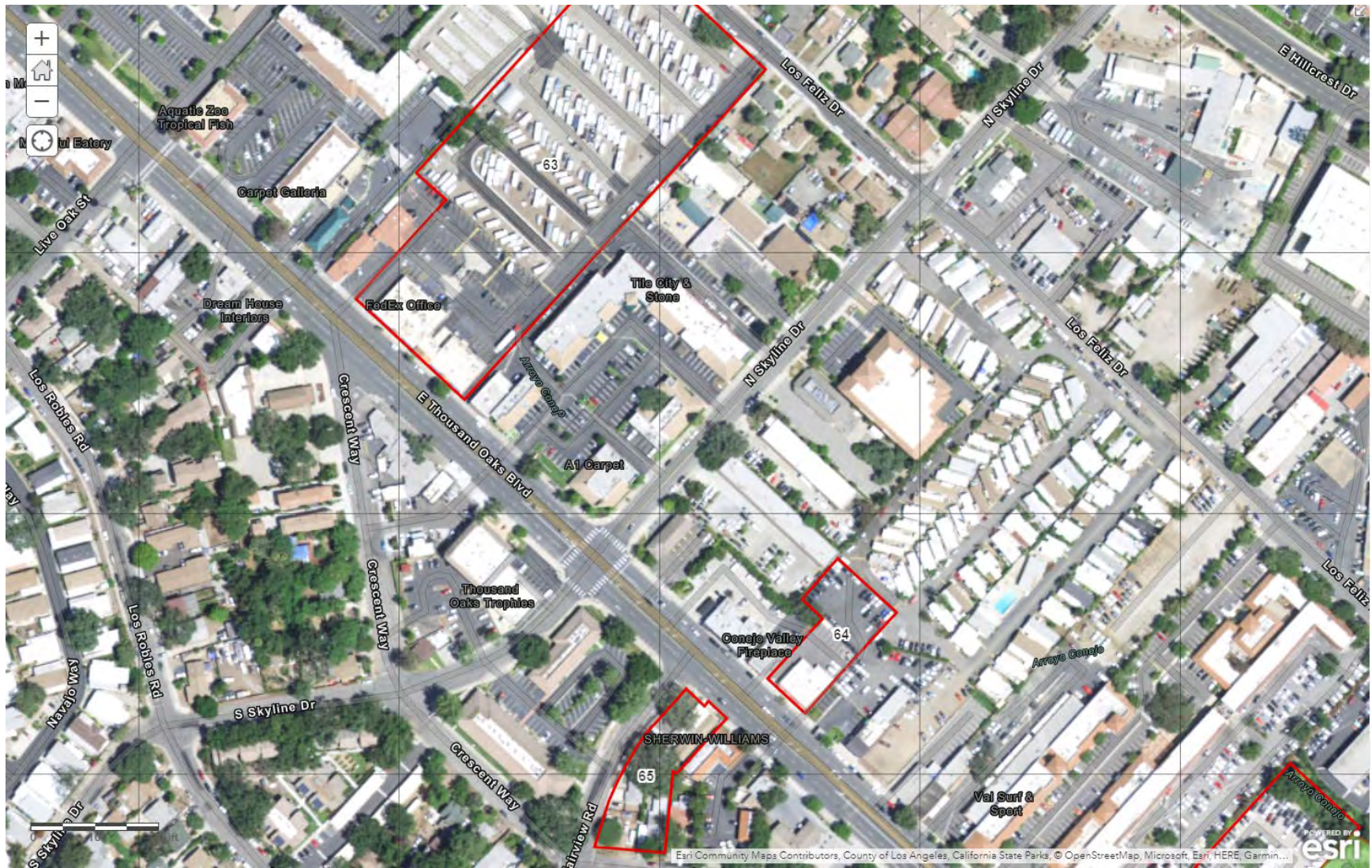


Note: Shaded areas denote common ownership.













Note: Shaded areas denote common ownership.



Mall Sites

The identified Oaks and Janss Mall parcels will all be designated Mixed-Use under the Endorsed Land Use Map, endorsed by City Council. These Malls, like many malls across the US, and especially during the COVID-19 pandemic, has suffered from underutilization and store closures. In the discussions for the General Plan 2045 update, the City, residents, and mall owners have expressed interest in redeveloping the space with a mix of uses. In an effort to balance housing and employment growth, as well as future retail needs, the City has assumed only a portion of the mall (approximately 18 percent) will be redeveloped into residential uses. Seven parcels were selected from the southern end of the mall, where the parcels are mostly used as parking, with the exception of three detached buildings. One of the buildings is currently unoccupied and cumulatively, the three buildings take up less than one acre of the 21 acres in the area. **Table C- 10** shows the breakdown of the parcels by use, acreage, and potential units. Since these units will be designated Mixed-Use, the potential capacity was calculated by using the minimum allowable density of 20 du/ac. **Table C- 11** at the end of this section also shows a detailed parcel-by-parcel analysis that includes the age, ILV ratio, and reason for selection. Two of the three structures are more than 50 years old. Overall, re-development of a portion of The Oaks Mall property could result in approximately 275 additional units and re-development of a portion of the Janss Mall parking lot could result in approximately 150 units, for a combined total of 425 units.

Table C- 10: The Mall Sites - Parcels by Existing Use

Use	Parcels	Acreage	Potential Units
Vacant	2	0.23	4
Parking	2	10.85	216
Parking + Structure	3	10.31	205
Total	7	21.39	425

Table C- 11: Mall Sites

APN	Address	Yr Built	ILV Ratio	Acres	Before 1991?	ILV <1.0	Lower	Mod	Above Mod	Units	Existing Use	Reason for selection
5250052365	158 W Hillcrest Dr	2011	1.546	2.54	No	No	25	25		50	Out pad restaurant in mall area but not part of larger	Southern end of mall, mostly parking, equivalent to 17% of mall area.
5250052605	0 *Unassigned	0	0	0.12	N/A	Yes	1	1		2	Vacant lot, small portion adjacent to larger parcel	Southern end of mall, mostly parking, equivalent to 17% of mall area.
5250052525	0 *Unassigned	1979	0.185	3.34	Yes	Yes	33	33		66	Parking at end of mall structure	Southern end of mall, mostly parking, equivalent to 17% of mall area.
5250052475	150 W Hillcrest Dr	1979	3.224	4.96	Yes	No	50	49		99	Out pad restaurant mostly excess parking	Southern end of mall, mostly parking, equivalent to 17% of mall area.
5250052595	0 *Unassigned	0	0	0.11	N/A	Yes	1	1		2	Vacant lot, small portion adjacent to larger parcel	Southern end of mall, mostly parking, equivalent to 17% of mall area.
5250052475	150 W Hillcrest Dr	1979	3.224	2.81	Yes	No	28	28		56	Out pad restaurant, mostly parking	Southern end of mall, mostly parking, equivalent to 17% of mall area.
5250030470	33 W Hillcrest Dr	2000	2.40	7.51	No	No	150			150	Janss Marketplace mostly parking, Restaurant out pad building	Large underutilized parking space near Oaks Mall. Potential for redevelopment. This site is only a portion of the entire parcel. The acreage of the parking only (7.51 acres) was used to calculate the potential units. ILV however, is based on the entire parcel and therefore includes areas that are not part of this yield assumption. As a result, the ILV may be artificially high.
Total							288	137	0	425		

Figure C- 5: Mall Sites Parcels



Neighborhood Sites

Both Neighborhood Medium-High and Neighborhood Low-Medium were identified using the criteria: at least 30 years old, not condo or townhomes, and ILV is less than 1.0. This query returned two sites, one in Neighborhood Medium-High (RV storage) and one in Neighborhood Low-Medium (vacant). As shown in **Table C- 12**, these two sites have a capacity for 100 units. Unit capacity is based on the minimum allowable density in each designation (6 du/ac and 20 du/ac, respectively).

Table C- 12: Neighborhood Sites

	Parcels	Acreage	Potential Units
Neighborhood Medium-High	1	1.21	24
Neighborhood Low-Medium	1	12.67	76
Total	2	13.88	100

Figure C- 6: Neighborhood Sites

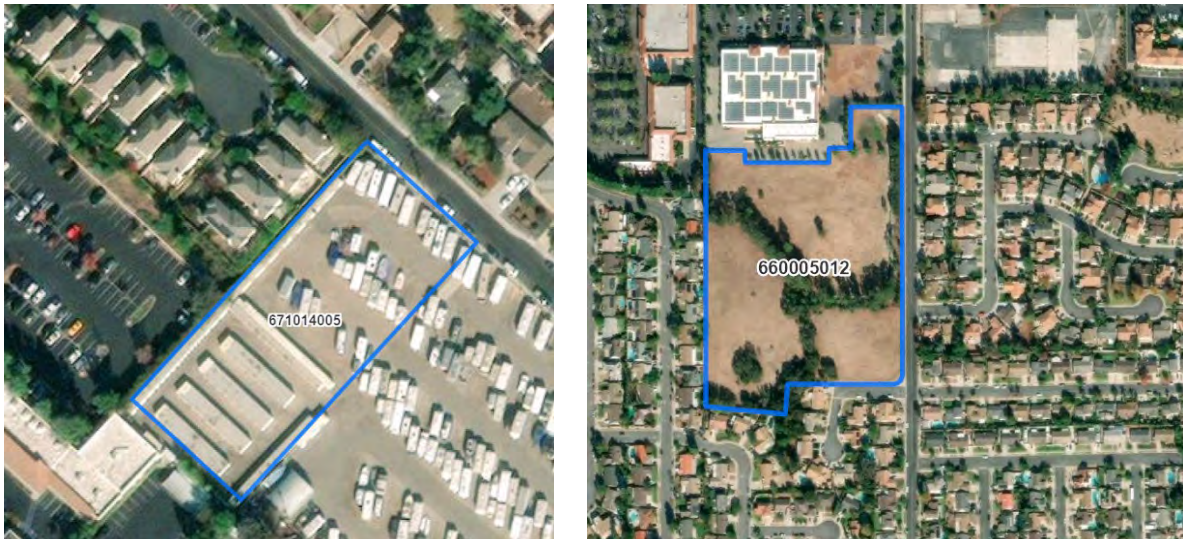


Table C- 13: Neighborhood Sites

APN	Address	Yr Built	ILV Ratio	Acres	Before 1991?	ILV <1.0	Designation	Lower	Mod	Above Mod	Total Units	Notes	Reason For Selection
6710140050	2740 LOS FELIZ	1935	0.533	1.21	yes	yes	Neigh Med High (20 du/ac)		24		24	RV storage	Over 30 yrs old, ILV ratio <1.0, no condo/townhouse
6600050125	0 *UNASSIGNED	N/A	0	12.68	yes	yes	Neigh Low Med (6 du/ac)			76	76	Vacant	Over 30 yrs old, ILV ratio <1.0, no condo/townhouse
Total								0	24	76	100		

3. Redevelopment Trends

In accordance with Assembly Bill 1397, the following discussions are included to demonstrate the feasibility of redevelopment of non-vacant sites addressing the lower-income RHNA allocation in the City. The City is largely built-out with limited vacant areas to identify for future housing.

The element includes housing sites on nonvacant land but expects that they will be redeveloped based on recent redevelopment trends. In past few years, City has not received proposals for 100 percent commercial projects and high vacancies in existing retails make 100 percent commercial projects less likely in the City. According to the City’s Demographic and Economic Profile and Existing Conditions, Thousand Oaks appears to have an oversupply of retail space as traditional retailers face a changing retail landscape and increased regional competition. The report found that between 2017 and 2018, Thousand Oaks saw retail vacancies increase from 5.1 percent in 2017 to 6.2 percent in 2018. Thousand Oak's retail vacancy rate is the second highest among the neighboring clusters.¹⁸ The North Cluster was the only area with a higher retail vacancy rate at 7.7 percent, which has increased 2.7 percent compared to 2017. The East Cluster’s vacancy rate remained unchanged between 2017 and 2018, at 4.3 percent, while Camarillo’s vacancy rate, which is currently the lowest of the clusters, decreased from 4.2 percent to 2.8 percent between 2017 and 2018. Economic development focus group participants noted that the vitality of traditional retail has declined in Thousand Oaks and there is an oversupply of aging retail centers, in particular along Thousand Oaks Boulevard. Many of the sites selected are located in older or underutilized retail centers along Thousand Oaks Boulevard as well as along Moorpark Road and Avenida de Los Arboles. Relatively slow population growth, and strong but less significant household wealth than the East Cluster has made it hard for Thousand Oaks to attract new retail tenants.

Even in mixed-use developments there are examples of projects with surplus retail. Mixed-use development is currently only allowed in the Thousand Oaks Boulevard Specific Plan (SP 20) area along Thousand Oaks Boulevard. Recent development trends in the mixed-use areas have resulted in projects that include primarily residential with a small amount of commercial because it is currently required by SP 20 on properties that front on Thousand Oaks Boulevard. Examples include redevelopment of the former Lupe’s Restaurant that was replaced with 36 residential units and 4,980 square feet of commercial. Currently, the residential units are fully occupied while the commercial space is not. Another recent example is the project known as “299” on Thousand Oaks Boulevard that was formerly an auto dealership and repair garage where a 142-unit apartment complex with 10,000 square feet of commercial is under construction. Recent commercial activity has been largely limited to renovations of existing structures in the mixed-use areas or, as indicated redevelopment of commercial into residential dominated mixed-use. Given the trend and the high market value of residential development, construction of 100 percent commercial on mixed-use zoned properties is not likely. SP 20 will require updates for consistency with the updated General Plan with the intent to allow 100 percent residential on most parcels except at key intersections where a commercial component will be required. Details are yet to be established.

With adoption of the General Plan update, a new mixed-use designation will be expanded outside of the SP 20 boundaries to areas such as, the Oaks Mall, Janss Marketplace and certain neighborhood commercial centers where the property owners have expressed interest in flexible zoning that would

¹⁸ Clusters refer to groupings of neighboring cities formed for the analysis. The North cluster includes Moorpark and Simi Valley, while the Eastern Cluster consists of Westlake Village, Agoura Hills, and Calabasas.

allow residential development. In addition to the General Plan update that is well under way, a comprehensive update to the Zoning Code will follow to ensure it complies with the new General Plan land use designations endorsed by the City Council (May 2021). In April 2022, Objective Development Standards for residential development were adopted as part of the Zoning Code. Efforts are also moving forward to update the City's Inclusionary Housing Program. These efforts are focused on facilitating and incentivizing the construction of all types of residential development. Additional actions that support the assumption that residential or mixed-uses will occur in the sites selected include: the ongoing Inclusionary Housing ordinance amendments which will likely encourage housing development.

The City has also seen examples of redevelopment in non-vacant sites. Table C- 14 shows nine pipeline (approved) and pending (under review) projects that involve redevelopment. In addition to recent multi-family projects within the City, this Housing Element looked at nearby development in the neighboring cities to determine recent trends for nonvacant site redevelopment. Table C- 15 shows recent representative projects showing nonvacant redevelopment trends in the surrounding areas of Oxnard, Simi Valley, and Ventura.

Table C- 14: Examples of Redevelopment Project

Status	Project	Existing Use	Zoning	Existing GP	Size	Project Type	Parcel Consol.	Total Units	VL/ L Units	Density (du/ac)
Pipeline	2821 Los Robles Rd	SFH	RPD-12U	Medium Density Res	0.29	Condos	1	4	0	13.65
Pipeline	Martens/3190 Los Robles Rd	SFH	RPD-15U	High Density Res	0.18	Triplex	1	3	0	16.67
Pipeline	The Lakes/2200 E. TOB	Parking Lot	SP-11	High Density Res	7.58	Apts	1	165	0	21.77
Pipeline	Baxter Way	Parking Lot	M-1 to SP-23	High Density Res	8.8	Apts	1	264	34	30
Pipeline	Daylight/1872 Newbury Rd	School	C-2 to SP-21	MU/High Density Res	9.67	Hotel/Apts	3	218	26	31
Pipeline	325 & 391 Hampshire Rd	Retail (Kmart) and Parking Lot	C-1 to SP-22	MU/High Density Res	11.1	Apts	2	420	50	38
Pending	1651 Lynn Rd	SFH	R-E-1AC	Low Density Res	4.28	SFH	1	19	0	4.44
Pending	88 Long Court	Office Bldg	SP-20	High Density Res I	1.86	Apts	1	75	6	40.32
Pending	AMGEN/2150 W. Hilcrest Dr	Office Bldg	C-3	MU/High Density Res	8.2	Apts	1	333	30	40.61

Table C- 15: Recent Redevelopment Projects in the Region

City	Address	Existing Uses	Size (acres)	Projects	Parcel Consol.	Unit Count	Density (du/ac)
Oxnard	761 South C Street	Office building and large parking lot	1.7	Mixed-use, 5- story building	1	175	102
Oxnard	2714 Vineyard Ave	Elementary school	9.1	Condominium apartments	1	164	18
Oxnard	705 N. Oxnard Blvd	Motel and retail restaurant	2.1	3-story 100% affordable housing	2	44	21
Oxnard	5536 & 5582 Cypress Rd	Commercial agriculture and existing housing	5.2	100 percent affordable and special needs housing	2	150	29
Oxnard	184 North H Street	Underutilized parking area	1.5	Single-family housing	2	15	10
Oxnard	5600 Cypress Road	Agriculture facilities	1.1	30 affordable special needs apartments and 77 bed farmworker housing	2	30	27
Oxnard	5451-5497 Cypress Road	20 SF residences	4.9	2-story apartment complex	20	72	15
Simi Valley	Belwood Center	Retail and commercial	NA	Tapo/Alamo Mixed-Use (271 units, 84 lower inc)			40
Simi Valley	Patricia Avenue	SF homes	NA	Apartment, townhomes, and senior apartments	multiple	53	
Simi Valley	Sycamore Landing Apartments	Former City offices	NA	project includes 99 units for sr. HH	multiple	99+	
Ventura	Bell & Olive MU Apts	Industrial Lot	NA	Demolish existing building and construct 4 duplex buildings	2	8	19.5
Ventura	Maple Court	Office Building	NA	Abandoned office space. Developer will be doing a small density bonus to get to 350 units.		350	
Ventura	Logue	Light Industrial-	NA	Construct 125 condo with commercial	1	125	21.2
Ventura	Orchid Gardens	Single Family Residence	NA	SFR conversion to 18-unit apartment	1	18	30
Ventura	940 E Santa Clara St Quadplex	Office Building	NA	New quadplex on developed parcel with an existing commercial building	1	4	26.6
Ventura	The Lodge	Parking /Rec Center	NA	Convert existing commercial space to Boutique B&B - 18 units	1	18	
Ventura	Hemlock Apartments	Single Family Residence	NA	SFR convert to 23 Apartments	1	23	41.1
Ventura	935 E Front St 91	Commercial/Industrial	NA	Industrial complex w/ office building convert to MU apt with commercial	1	1	29.5

Ventura	Samet Apartments	Service- Car Wash	NA	Demolition of an existing carwash; Construction of 19 residential units	1	19	79.2
Ventura		Retail & Parking	NA	Two buildings containing in total one commercial space and 9 apartments with a lot merger	multiple	9	23.1
Ventura	Pacific Wave Building	Service- Auto repair	NA	Automobile repair shop replaced with Three-story mixed use building	1		28.6
Ventura	Thompson Cruz	Commercial	NA	Demolition of an existing commercial building and new construction of an apartment building,	1		38.7
Ventura	Laurel Courts	Commercial	NA	Land with four existing structures replaced with MU consisting of 6,595 sf commercial and 44 residential units	1	44	36.7
Ventura	The Lofts	Industrial Light	NA	Demolition of an existing industrial building and the construction of a new apartment building	1		83.3
Ventura	The Point	Commercial Lot-Vacant	NA	Duplex and adjoining vacant land replaced with MU- 2,400 sf ground floor commercial; 1,000 sf co-workspace; 110 dwelling units	2	110	126.4
Ventura	SRO @ 45 S. California St	Office Building	NA	Demolish an existing 1-story office building replace with a 4-story structure of approximately 10,000 sf for a mix of uses (retail and 27 SRO)	1		122.7
Ventura	Front Street MU	Retail/Office- Stores and offices	NA	Office/retail building replaced with 4-story mixed use; 46 market rate condominiums + 5 affordable; 6,384 sf ground floor commercial	1	46	56.0
Ventura	Downtown Triangle Site	Commercial	NA	Commercial space and adjacent parking replaced with Multifamily apartment development	1	231	19
Ventura	Kellogg St Apartments	Industrial Buildings	NA	Demolition of industrial buildings and construction of two residential apartment buildings	1	30	38
Ventura	Rothman On Sheridan Wy	Single Family Residence	NA	10 unit Apartment building on existing SFR	1	10	34

Sources: Port Hueneme 6th Cycle Revised Housing Element October 2022, Simi Valley Drat 6th Cycle Housing Element 2021, and Ventura 2021-2029 Housing Element Technical Background Report, November 2022.

Characteristics of Redeveloped Sites

Throughout the SCAG region, jurisdictions have experienced declining demand for retail space, especially outdated shopping malls that were designed to have large surface parking surrounding the mall structures. Such model of shopping center design represents an inefficient use of land that does not allow the property owners to realize the highest and best use of valuable real estate. The COVID-19 pandemic further accelerated the decline of retail because of increased online shopping, following an upward trajectory that has been apparent for more than a decade. Similarly, the redevelopment of office buildings for residential uses, either as adaptive reuse or reconstruction, is an emerging trend as increasingly employers are accommodating remote working. COVID-19 proves that remote working can be an efficient work environment and facilitates significant cost savings for rents and other expenses associated with operating an office. As seen in **Table C- 15**, uses that are being replaced in Thousand Oaks and neighboring nonvacant sites include older shopping centers, sites with motels and existing commercial retail, older office buildings, parking lots, older single-family residences, and agriculture uses. In some cases, sites with single-family homes are being replaced with apartments and townhomes. In Ventura, a majority of projects did not use lot consolidation though other jurisdictions projects consolidated at least two lots for their projects. Achieved density of the projects in surrounding areas ranged from 19.5 to 126 but averaged 44 density units per acre. There are a number of 100 percent affordable projects on sites that consolidated small lots around 0.5 acres or less, such as the projects at 705 N. Oxnard Boulevard, Cypress Road, and N. Hayes Street. The housing sites identified for the Oaks Mall and Janss Marketplace properties consist of the parking lot areas due to the greater feasibility for development of housing with the Housing Element cycle. Though the Oaks Mall and Janss Marketplace owners both have expressed an interest in greater flexibility with the proposed mixed-use designation and opportunity to develop residential, housing identified in the sites inventory did not rely on the conversion of existing mall uses but assumes only infilling of parking lot areas with intensified uses. Reuse of shopping centers, such as the Oaks Mall and Janss Marketplace is an emerging trend regionally. Examples include:¹⁹

- 325 & 391 Hampshire Rd (Thousand Oaks)- Redevelopment a Kmart and parking to 420 apartment units at a density of 38 du/ac.
- Pacific View Mall (Ventura) - The mall has been struggling due to the declining retail market that further deteriorated due to COVID-19. The property owner has expressed interest in redevelopment the mall with residential uses. Ventura City's affordable housing advocates – Homes for All – identifies the mall as an opportunity site.
- The Willows (Ventura) – Redevelopment of Toys R Us into 306 units and 10,000 square feet of commercial and clubhouse uses at a density of 38 du/ac.
- Thompson Courts (Ventura)—Demolition of an existing 3,000 square foot commercial building previously used as a gas station and then as a plant nursery and the new construction three-story, 12-unit multi-family residential apartment building.
- 705 N. Oxnard Blvd (Oxnard) – redevelopment of a motel and retail and restaurant uses to a 100 percent affordable project with 44 units at 21 du/ac.
- Promenade Mall (Rolling Hills Estates): A 6.98 site considered uncompetitive and with a 31 vacancy. The mall also has a high ratio of service uses vs. retail/restaurants compared to other

¹⁹ Because many of these projects have already undergone change in ownership or clearance of existing structures on site (and therefore reappraisal of property value), property data on the existing conditions prior to redevelopment is may not be available.

successful commercial centers in the region. The property is available for sale and currently being negotiated to be purchased by a developer. Prospective buyers that have discussed redevelopment with the owner have also discussed an interest in building housing units with city staff. The Sixth Cycle Housing Element considered a potential for 123 units in this site. The Promenade Mall has an ILR of 3.50 but has a high vacancy rate.

- Mountain Gate Plaza (Simi Valley): One-story shopping center including County Public Health Office, pharmacy, and various commercial/retail with large, underutilized surface parking lot considered to have redevelopment potential for 149 units in its Sixth Cycle Housing Element. This shopping center has an ILV of about 1.60, similar to those in the Thousand Oaks sites inventory.
- Towne Shopping Center (Simi Valley): Parcel with supermarket, restaurant and small retail stores with underutilized parking lots and interior parcels with a potential for 125 units in its Sixth Cycle Housing Element.

Redondo Beach Plaza (Redondo Beach): A 9.25-acre shopping center that includes a Vons grocery store is included in the Housing Element for 175 units. The owner of the shopping center demonstrated experience and current works throughout California (e.g., Pinole, Novato) in infilling shopping centers with grocery stores for additional housing without displacing existing uses. The site inventory includes non-vacant sites along Thousand Oaks Boulevard from Westlake Boulevard to Wilbur Road, which contains 1.6 million square feet of retail exhibiting a vacancy rate of 3.1 percent and buildings with leases (366,000 square feet) have a vacancy rate of 13.3 percent. Office space within this section of Thousand Oaks Boulevard consists of 797,000 square feet with a vacancy of 11 percent and buildings with leases (408,000 square feet) have a vacancy rate of 21.4 percent.²⁰

Non-vacant sites along Hillcrest Drive from Hodencamp Road to Borchard Road contain 1.5 million square feet of retail (including the Oaks Mall) with 3.2 percent vacancy and buildings with leases (350,000 square feet) have a vacancy rate of 13.9%. Office space within this section of Hillcrest Drive consists of 555,000 square feet with a vacancy of 39.5 percent and buildings with leases (468,000 square feet) have a vacancy rate of 46.9 percent.²¹

Village Centers

Housing sites located in Neighborhood Centers (ID Areas L and M) designated Mixed-Use have expressed interest in housing development. Neighborhood Centers, including ID Areas L and M, have exhibited the following vacancy rates utilizing CoStar data analysis platform: Oakbrook Plaza (Erbes and Avenida De Los Arboles, Site M) – 12.2 percent, Conejo Plaza (southeast Janss and Moorpark, Site L/LL) – 57.1 percent, and Park Oaks Center (northeast corner of Janss and Moorpark) – 10.8 percent. As discussed before, a typical shopping center has an ILR of about 2.50 to 3.50. Shopping centers that have not undergone any major improvements are also considered outdated and not accommodating the current retail trends.

Site L/LL (Janss and Moorpark)

The Site L/LL covers seven parcels totaling 12.3 acres. Existing uses include a mix of single story commercial, beauty, retail, restaurants, banking and medical offices with large surface parking areas. This area and the rest of the existing commercial center will be designated as a mixed-use Village Center in the City's General Plan. Village Centers are neighborhood commercial centers that are more

²⁰ Source: CoStar real estate data analysis December 2021.

²¹ See note 18.

walkable and located near existing residential neighborhoods that based on current commercial uses were identified as having mixed-use redevelopment potential and re-designated as Mixed-Use on the Endorsed Land Use map.

Most of the building structures are at least 30 years old and some are over 40 years old, and have not undergone major renovations. Existing conditions are ripe for redevelopment. Parcels included have structures that are older than 30 years and have ILVs that are below 3.50 (typical value of shopping centers). While some of the uses include national brands, like Home Goods, CVS, and Bank of America, discount stores and brick and mortar pharmacies have been shutting down in the past few years. For example, a portion of Site 70 (about one acre) is currently vacant. This site was formerly a Tuesday Morning Discount Store and has been vacant since at least July 2021. Tuesday Morning announced in May 2023 it was going out of business and closing all stores, making it the second discount store in 2023 after Bed Bath and Beyond also filed for bankruptcy in April 2023.²² In addition, in 2021 CVS announced it would close around 300 stores nationwide in response to the changing of "consumer buying patterns."²³ Site 81 is a Bank of America branch and while not identified as closing soon, bank closures have been on the rise since the pandemic. In 2021, Bank of America had a net closure of 166 branches nationwide.²⁴ The trends toward digital banking lead to more bank closures. Many banks have consolidated local branches and sold off excess properties. For example, the Chase Bank at Site M is vacant. According to a recent article on bankingdive.com, Bank of America's strategic plan focuses on pursuing new markets such as Milwaukee and New Orleans and to grow its market share with a small number of centers. For every single new location opens, the bank will close two existing locations.²⁵ Furthermore, Site 80 had three vacancies as of May 2022 and is mostly parking (three of the five acres are parking). In fact, the two largest parcels included in this site have vacancies.

There is a combination of different scenarios that could facilitate redevelopment of the Site L/LL:

- Tear down and redevelopment;
- Develop the surface parking space while leaving the existing uses intact;
- Cluster density on portions of the site; and/or
- Reconfigure the existing structures and expand with residential uses.

While seven parcels were selected in this shopping center due to higher likelihood of redeveloping, it is also possible for other parcels in the area to be redeveloped though the different scenarios stated above. In addition, two of the owners of the sites selected have expressed interest in housing in their properties.

²² Valinsky, Jordan (May 2, 2023). Tuesday Morning is going out of business and closing all of its stores. *CNN*. <https://www.cnn.com/2023/05/02/business/tuesday-morning-closure/index.html>

²³ Valinsky, Jordan (November 18, 2021). CVS is closing 900 stores. *CNN*. <https://www.cnn.com/2021/11/18/investing/cvs-store-closures/index.html>

²⁴ Karnes, Bea. (Jan 21, 2022). Bank branch closures hit record: 269 in California shuttered. *Patch*. <https://patch.com/california/san-francisco/bank-branch-closures-hit-record-269-california-shuttered>

²⁵ Bankingdive.com, June 14, 2023.

Figure C- 7: Site L/LL Parcel Characteristics



Note: Green and pink shading denote common ownership.

Site ID	Yr Built	ILV ratio	Acres	Cons. ID	Owner ID	Before 1991?	ILV < 1.0	Use as of May 2022
77	2006	1.51	5.31	L	48	No	No	Pet food store, cleaner, postal annex/FedEx, optometrist, nail bar, fish store, massage envy, Vacant (largest area adjacent to boundary with APN -055)
78	1972	0.73	2.42	L	48	Yes	Yes	Home Goods
79	1989	1.66	2.32	L	49	Yes	No	CVS
80	1977	2.48	4.06	L	50	Yes	No	VACANT, Hair salon (VACANT), Bead Store poke store, threading, juice bar, sandwich, VACANT, pizza
81	1982	6.16	0.92	L	50	Yes	No	Bank of America – single use bank building – strong trend of redevelopment in region for similar uses and BOA strategy to close two existing locations for every one location opens in new market area
82	1983	2.18	1.61	LL	50	Yes	No	Café, Mathnasium, Carbon Health,
83	1990	0.78	1	LL	51	Yes	Yes	Lakeside community healthcare

Site M (Avenida de Los Arboles and Erbes Rd)

Like Site L/LL, Site M is identified as part of a Village Center to be re-designated as mixed-use in the General Plan. Site M covers five contiguous parcels that total 15.5 acres. This is also a single-story commercial center with a mix of small businesses (site 85) and other larger stores such as ACE Hardware and Vons. Most sites are over 30 years old. Though two were built in the late 1990s, they have not been modernized for over 15 years. The ILVs are also below the typical value for shopping centers (2.50 to 3.50). The sites with a variety of retail stores had multiple vacancies as of May 2022. The site can be redeveloped by infilling excess parking areas without displacing existing uses. However, the multiple vacancies can be conducive to redevelopment or reconfiguration of existing uses. The development scenarios in Site M are also similar to those in Site L/LL:

- Tear down and redevelopment;
- Develop the surface parking space while leaving the existing uses intact;
- Cluster density on portions of the site; and/or
- Reconfigure the existing structures and expand with residential uses.

Figure C- 8: Site M Parcel Characteristics



Site ID	Yr Built	ILV ratio	Acres	Cons. ID	Owner ID	Before 1991?	ILV < 1.0	Use as of May 2022
84	1996	1.58	5.02	M	54	No	No	ACE Hardware
85	1989	1.35	8.42	M	52	Yes	No	Fusion grill, cleaners, device repair, massage, hair salon, tutoring, café, banking, coffee bar, Goodwill, cigar store, dental office, UPS store, restaurant, logix banking, pizza, and 5 VACANCIES See also Site LL discussion on bank closures.
86	1989	1.53	0.28	M	52	Yes	No	Vons grocery
87	1980	0.89	0.85	M	52	Yes	Yes	Vons grocery
88	1998	2.07	0.91	M	53	No	No	Starbucks, Pizza & Deli, hair salon, the Chase space is now VACANT

These development trends of introducing high density residential to commercial centers have been seen in Novato, CA, Pinole, CA, and Bellevue, WA.

Figure C-9 and Figure C-10 provided several examples densification efforts in commercial centers with a variety of scenarios. In Pinole, CA, an underused retail space was converted to 223 homes while keeping other commercial space. In Bellevue, WA two sites within a commercial space used two

strategies, tear down and redevelop into Senior Housing as well as using existing parking to create a mixed-use structure and expand park access.

Figure C- 9: Densification in Pinole, CA



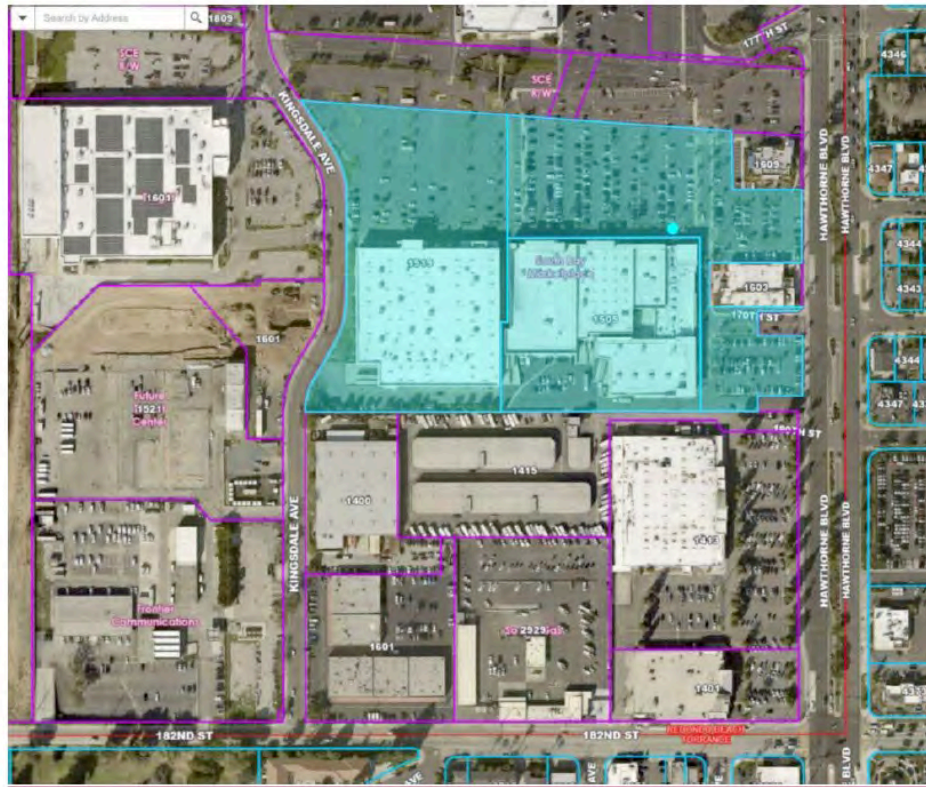
Figure C- 10: Densification in Bellevue, WA



In addition, Redondo Beach has proposed the same redevelopment scenarios in its South Bay Marketplace with a similar composition as Site M in that their South Bay Marketplace Site is made up of contiguous parcels with large parking areas within a larger commercial/industrial center. The existing uses in South Bay Marketplace buildings include large retailers such as Nordstrom Rack and Sprouts Market as well as a large furniture store. According to their Housing Element, this 14.68-acre site (the parking lot encompasses 9.25 acres) can potentially accommodate 486 units at 80 percent of the maximum density, utilizing primarily the parking area. The majority of the parking for the South Bay Marketplace is on separate parcels from those with existing structures. Therefore, development

of residential uses on the parking lots would not require displacement of existing uses on site. They also did not rule out tearing down or repurposing existing structures, such as the Living Spaces into a parking lot (**Figure C- 12**). As stated above, development in Site M is not limited to just the parking lot but could also include tearing down structures, cluster density, and/or reconfiguring existing structures.

Figure C- 11: South Bay Market Place Site- Redondo Beach



Source: Redondo Beach Housing Element, 2021-2029.

Figure C- 12: Existing and Potential Reuse- South Bay Marketplace

Figure H-7: South Bay Marketplace – Existing Site



Figure H-8: Mixed Use Example – Reuse of Parking Lot



Source: Redondo Beach Housing Element, 2021-2029.

4. Realistic Capacity

Mixed-Use and Mall Sites (Also Mixed-Use)

The City did not add a discount factor in these sites (which also allow for 100 percent nonresidential use) because as part of its site identification and selection process, the City selected sites with a high probability of residential development. The endorsed Preferred Land Use Alternative includes 440 acres of Mixed-Use sites, of which only 112 acres have been selected as part of the RHNA sites inventory. These 112 acres or 95 parcels represent the most likely to be used for mixed-use or standalone residential.

In addition, the City's capacity estimates for potential RHNA units were conservative since they used 20 du/ac when the maximum allowable density per the Preferred Land Use Alternative is 30 du/ac. The City used 20 du/ac since it does not currently have trends for mixed-use projects. The Preferred Land Use Alternative used the maximum allowable density and estimated a capacity of 13,189 units in Mixed-Use areas. The potential RHNA capacity in Mixed Use areas (2,195 units combined in MU and Mall Sites) represent only 16 percent of the total capacity estimated by the Land Use Alternative. The City's 6th Cycle Sites Inventory also includes 470 surplus units (even with the conservative 20 du/ac assumption) as a buffer. In addition, recent redevelopment mixed-use projects in surrounding areas achieved an average density of 60 units per acre and ranged from 23.1 to 126.4 units per acre.

5. Small Sites

Sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size and affordability were successfully developed during the prior planning period or other evidence to demonstrate these sites are adequate to accommodate housing for lower-income households. The City's housing inventory does include some parcels that are less than half an acre but these sites are part of a contiguous block of parcels that have the potential for redevelopment. In **Table C- 16** lower income unit sites with sites that do not have common ownership with adjacent parcels *and* are smaller than 0.5 acres are shown in bold. Only Sites C and J are considered to have lower income unit potential and have parcels smaller than 0.5 acres. Most parcels in Sites C and J share common ownership. For example, Site C is made up of 19 individual parcels ranging from 0.09 to 1.08 acres and is expected to accommodate 85 units affordable to lower-income households. Of these sites, 13 share common ownership in three different owners, as identified by their owner ID 18, 8, and 11. If the parcels smaller than 0.5 acres and without common ownership are not included in the lot consolidation (sites 12,13,14, and 29), this would equate to a loss of 13 lower income units. Similarly, Site J is made up of eight individual parcels, of which five are smaller than 0.5 acres. Five of these eight parcels share common ownership (Owner ID 42). Site 73 is the only parcel in Site J smaller than 0.5 acres and without common ownership with adjacent parcels. If removed, there would only be a loss of seven lower income units. The total loss of potential lower income units is 20 units, while the City has a 559 lower income unit surplus buffer. **Figure C- 13** also shows Sites C and J by common ownership. Of the mixed-income sites, only Site #86 is smaller than 0.5 acres but it shares common ownership with two adjacent parcels in Site M (Owner ID 52).

Table C- 16: Small Sites (<0.5 acres) by Common Ownership

Site #	APN	Address	Acres	Cons. ID	Owner ID	Lower	Mod	Above Mod	Total Units
Lower Income Units Only Sites									
1	6670290215	2665 W Hillcrest Dr	7.43		61	148			148
12	6690262190	595 E Thousand Oaks Blvd	0.31	C	12	6			6
13	6690262200	611 E Thousand Oaks Blvd	0.18	C	15	3			3
14	6690262210	621 E Thousand Oaks Blvd	0.18	C	16	3			3
15	6690262220	661 E Thousand Oaks Blvd	1.08	C	11	21			21
16	6690262440	707 E Thousand Oaks Blvd B	0.44	C	18	8			8
17	6690262430	711 E Thousand Oaks Blvd A	0.54	C	18	10			10
18	6690262280	0 *Unassigned	0.22	C	8	4			4
19	6690262290	732 Greenwich Dr	0.09	C	8	1			1
20	6690262300	0 *Unassigned	0.02	C	8	1			1
21	6690262310	750 Greenwich Dr	0.11	C	8	2			2
22	6690262270	723 E Thousand Oaks Blvd	0.2	C	8	4			4
23	6690262320	757 E Thousand Oaks Blvd	0.19	C	8	3			3
24	6690262330	763 E Thousand Oaks Blvd	0.09	C	8	1			1
25	6690262340	758 Greenwich Dr	0.13	C	11	2			2
26	6690262370	772 Greenwich Dr	0.33	C	11	6			6
27	6690262380	790 Greenwich Dr	0.11	C	11	2			2
28	6690262360	783 E Thousand Oaks Blvd	0.22	C	11	4			4
29	6690262350	777 E Thousand Oaks Blvd	0.09	C	9	1			1
44	6700170175	1432 E Thousand Oaks Blvd	5.91		60	118			118
51	6700160260	1489 E Thousand Oaks Blvd	1.33	F	34	26			26
52	6700160130	1429 E Thousand Oaks Blvd	0.72	F	34	14			14
53	6700160270	1459 E Thousand Oaks Blvd	1.86	F	34	37			37
63	6710140080	2797 E Thousand Oaks Blvd	4.58		59	91			91
66	6710160050	3157 E Thousand Oaks Blvd	1.60	J	44	31			31
67	6710160060	3167 E Thousand Oaks Blvd	0.22	J	42	4			4
68	6710160080	3185 E Thousand Oaks Blvd	0.22	J	42	4			4
69	6710160090	3183 E Thousand Oaks Blvd	0.26	J	42	5			5
70	6710160200	3175 E Thousand Oaks Blvd	0.67	J	42	13			13
71	6710160070	3177 E Thousand Oaks Blvd	0.22	J	42	4			4
72	6710160110	3209 E Thousand Oaks Blvd 1	1.69	J	45	33			33
73	6710160120	3245 E Thousand Oaks Blvd	0.36	J	43	7			7
77	6770300035	1330 N Moorpark Rd	5.31	L	48	106			106
78	6770300045	1332 N Moorpark Rd	2.42	L	48	48			48
79	6770300055	1382 N Moorpark Rd	2.32	L	49	46			46
80	6770300075	1388 N Moorpark Rd	4.06	L	50	81			81
81	6770300165	1440 N Moorpark Rd	0.92	L	50	18			18

82	6770300195	620 E Janss Rd	1.61	LL	50	32			32
83	6770300125	612 E Janss Rd	1.0	LL	51	20			20
Mixed-Income Unit Sites									
2	5250052555	148 W Hillcrest Dr A	1.32	A	2	13	13		26
3	5250052575	130 W Hillcrest Dr B	6.5	A	3	65	64		129
4	5250020365	139 W Thousand Oaks Blvd.	1.71	A	1	17	17		34
5	5250052465	147 W Thousand Oaks Blvd	0.82	A	1	8	8		16
6	5250052485	0 *Unassigned	2.02	A	1	20	20		40
84	5700090335	1934 E Avenida De Los Arboles	5.02	M	54	50	50		100
85	5700090345	2000 E Avenida De Los Arboles #A	8.42	M	52	84	84		168
86	5700090355	0 *Unassigned	0.28	M	52	3	2		5
87	5700090245	2048 E Avenida De Los Arboles #B	0.85	M	52	8	8		16
88	5700090045	2072 E Avenida De Los Arboles	0.91	M	53		18		18

Figure C- 13: Site C and Site J Parcels with Common Ownership



Thousand Oaks Sites Inventory KEEP

200ft



Thousand Oaks Sites Inventory KEEP

200ft

Site	Description	Lot Consolidation
Lupe's Restaurant	Conversion of Lupe's Restaurant and one SFH to two, three-story buildings with 36 apartments and 4,980 s.f. of commercial on a 2.62 acres.	Yes- consolidation of multiple parcels of land totaling 5.13 acres. The 2.62 acre lot was the result of merging 17 underlying legal lots into 3 legal lots. The resulting site for the mixed-use development was the result of combining lots of the following approximate sizes: 0.273, 0.247, 0.241, 1.05 and 0.75 acres with 0.14 acres of abandoned right of way.
Hillcrest Villa	60-unit affordable housing project	Yes- five (5) parcels of land totaling 2.98 acres
Garden View Terrace	Construction of 56 units - included relocation of the low-income tenants and one-to-one replacement of the demolished units	Yes- five lots held by three different ownership totaling 2.2 acres.
77 North Conejo School Road	Construction of 40 apartment units.	

There are examples of projects that involved lot consolidation of parcels with and without common ownership (Table C- 17). For example, Lupe's Restaurant was replaced with 36 residential units and 4,980 square feet of commercial. Lupe's project involved lot consolidation but did not include affordable units. However, with the adoption of the General Plan, corresponding Zoning Code updates, Objective Development Standards, and the Inclusionary Housing Program, development of more affordable units will be incentivized and there will likely be an affordable housing inclusionary component for all qualifying residential projects. The Objective Development Standards were adopted in March 2022 and Effective in April 2022 include an increase in maximum height for projects containing at least 20 percent affordable units. There have also been several inquiries from the development community regarding consolidation of smaller parcels within the SP 20 boundary suggesting that this trend will continue and expand.

Two examples of projects on small sties with affordable units include Hillcrest Villa and Garden View Terrace. The locations were appropriate for a new affordable housing projects due to proximity to an existing elementary school, and shopping and services along Thousand Oaks Boulevard (like many of the sites selected in the sites inventory). Layers of Federal, State, and City funding are invested in both properties. Both Sites C and J, which have some parcels smaller than 0.5, assume the potential consolidation of parcels with and without common ownership and are both located along Thousand Oaks Boulevard.

Hillcrest Villa Project

With the assistance from the City, Many Mansions purchased the site consisting of five (5) parcels of land totaling 2.98 acres, located on the south side of Hillcrest Drive, approximately 350 feet east of Quinta Vista Drive (2672, 2676, 2686 and 2736 Hillcrest Drive and 2645 Los Feliz Drive).

In order for Many Mansions to construct the 60-unit affordable housing project, the General Plan “Low-Density Residential” designation on the three (3) parcels was amended to “Medium Density Residential”. Based on the total acreage of the site (2.98 acres), and medium density of 15 units per acre on the entire site, a total of 45 units was allowed. However, Many Mansions, consistent with State law and City ordinance, filed a Density Bonus application requesting a maximum of thirty five (35 percent) percent density bonus for an additional fifteen (15) units, for a total of 60 dwelling units.

The project 60 total units consisted of 15 Extremely low units for homeless persons with a mental disability and their families, 15 units for extremely low-income and homeless families, 18 Very Low, 11 Lower, and 1 Manager’s unit. Layers of Federal, State, and City funding are invested in the property. The affordable non-profit developed is condition to have property remain affordable for 55-years.

Garden View Terrace

With the assistance from the City, the Area Housing Authority of the County of Ventura (AHA) purchased five parcels held by three separate ownerships, identified as 1972, 1990, 1994, 2020 & 2026 Los Feliz Drive over a period of several years. The project included relocation of the low-income tenants and one-to-one replacement of the demolished units. Acquisition of these parcels provided an opportunity to assemble a site to construct affordable housing in the downtown area.

The project contained five lots totaling 2.2 acres of land, located on the south side of Los Feliz Drive, approximately 800 feet west of Conejo School Road. All five parcels totaled 96,000 SF (2.2 ac) are designated as “High Density Residential” by the Land Use Element of the General Plan. In order to construct the affordable housing project, AHA requested that the zoning on the entire site be changed from RPD -15U and RPD-20U to RPD-30U. This request is consistent with the existing designation of the General Plan Land Use Element of “High Density Residential”. The project consists of 56 unit distributed among ten buildings, a community building and a subterranean parking structure and additional parking spaces within the open parking lot and within a carport. The project’s 56 units consist of 9 extremely low, 46 Very Low, 1 Manager Unit.

For the Mixed-Use sites (not including the mall sites), in the event that these sites are not consolidated or/or produce affordable units, they only have a combined capacity of 81 lower units. If these units are moderate or low moderate, there are enough surplus units to buffer this loss. In the Mall sites, two parcels/sites are less than 0.5 acres but they are more likely to be developed as part of the entire block. Also, these parcels only represent one lower income unit each. Their loss to moderate or above moderate income would not significantly affect the City’s availability to meet its lower income RHNA obligations.

In addition, Oxnard Projects at 705 N. Oxnard Boulevard, Cypress Road, and N. Hayes Street (Table C- 15) are examples of 100 percent affordable projects on sites that consolidated small lots around 0.5 acres or less.

6. Affordability Assumptions

State law (Assembly Bill 2342/Government Code 65583.2) uses allowed density as a proxy for income/affordability for the sites inventory. Table C- 18: shows the site conditions used to determine affordability for the sites inventory. Generally, lower density zones are presumed to be affordable to moderate and above moderate households. Under state law, the “default density” for a jurisdiction in a Metropolitan Statistical Area (MSA) with a population greater than 100,000 are considered metropolitan, and so their default density is at least 30 units/acre. “Default density” refers to the density considered suitable to encourage and facilitate the development of affordable housing and “at least” means the density range allowed on the parcel has to include the default density. In estimating development potential, State law also requires the use of demonstrated trends or minimum density to estimate potential yield on each property. Given that the City has few recent multi-family or mixed use development projects to establish trends, this analysis uses the minimum densities to estimate potential yield. This approach would also minimize triggering the Not Net Loss provisions (SB 166) when sites are developed below the assumed density.

Mixed-Use and Mall Sites

The sites inventory assumes that sites with the Mixed-Use designation can be affordable to lower income, moderate, and above moderate income households, since the allowable density ranges from 20 units/acre to 30 units/acre. Sites with Mixed-Use designation (the Mixed-Use and Mall sites categories) were split into lower, moderate, and above moderate income based on:

1. Size of parcel, either alone or consolidated with adjacent sites;
2. Total unit capacity, alone or consolidated with adjacent sites); and
3. Location, resource category.

The City considered that according to HCD, parcels need to be appropriately sized (between 0.5 to 10 acres) to achieve financial feasibility of lower income units in selecting which site(s) to split. The City also considered that “to achieve financial feasibility, many assisted housing developments using state or federal resources are between 50 to 150 units.”²⁶ Using 50 units as a threshold, Mixed-Use sites that had less than 50 potential units were considered feasible only for moderate and above moderate income. The City also made efforts to ensure lower income units were not concentrated in areas of low resources and that moderate and above moderate income units were located in lower resource to promote mixed-income neighborhoods. The City has committed to enhancing housing mobility strategies and encouraging development of new affordable housing in high resource areas by implementing Active Transportation Plan, ADA Transition Plan, and designating new residential areas, such as Village Centers as part of the Endorsed Land Use Map.

²⁶ Department of Housing and Community Development, Division of Housing and Policy Development, Housing Element Site Inventory Guidebook Government code Section 65583.2. June 10, 2020, pg.15.

Neighborhood Sites

The Neighborhood Medium-High site was considered feasible for lower and moderate income. The Neighborhood Medium-High site has an allowable density ranging from 20 units/acre to 30 units/acre. The neighboring land uses are lower intensity single-family use, which tends to be more feasible for moderate units. The Neighborhood Low-Medium site is suitable only for above moderate sites due to their allowable density (6 to 10 units/acre), or single-family home use.

Table C- 18: Affordability Assumptions by Density

	Allowable Density Range (du/ac)	Income Level
Mixed-Use	20-30	Lower, Moderate, and Above Moderate
Mall Sites	20-30	Lower and Moderate
Neighborhood Medium-High	20-30	Lower and Moderate
Neighborhood Low-Medium	6-10	Above Moderate

III. CONCLUSION

Overall, the City has the ability to accommodate at least 2,295 units on vacant and underutilized sites across the City under the Endorsed Land Use Map for the General Plan 2045 update and its development regulations. The City has identified 97 candidate sites that are anticipated to get a new land use designation with allowable density ranges. Combined with the 1,891 credit units from potential ADUs and pipeline and pending projects, the City can meet its RHNA needs.

Appendix D: Affirmatively Furthering Fair Housing

I. INTRODUCTION AND OVERVIEW OF AB 686

AB 686 passed in 2017 requires the Housing Element to include an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions to affirmatively further fair housing. The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

The City collaborated with the HUD Entitlement Cities of Camarillo, Oxnard, San Buenaventura, and Simi Valley, and the Ventura Urban County including the Cities of Fillmore, Moorpark, Ojai, Port Hueneme, Santa Paula, and the Unincorporated areas of Ventura County in the preparation of the Ventura County Analysis of Impediments to Fair Housing Choice in 2020. As appropriate, data and discussions from the 2020 AI are incorporated here.

II. ASSESSMENT OF FAIR HOUSING ISSUES

1. Fair Housing Enforcement and Outreach

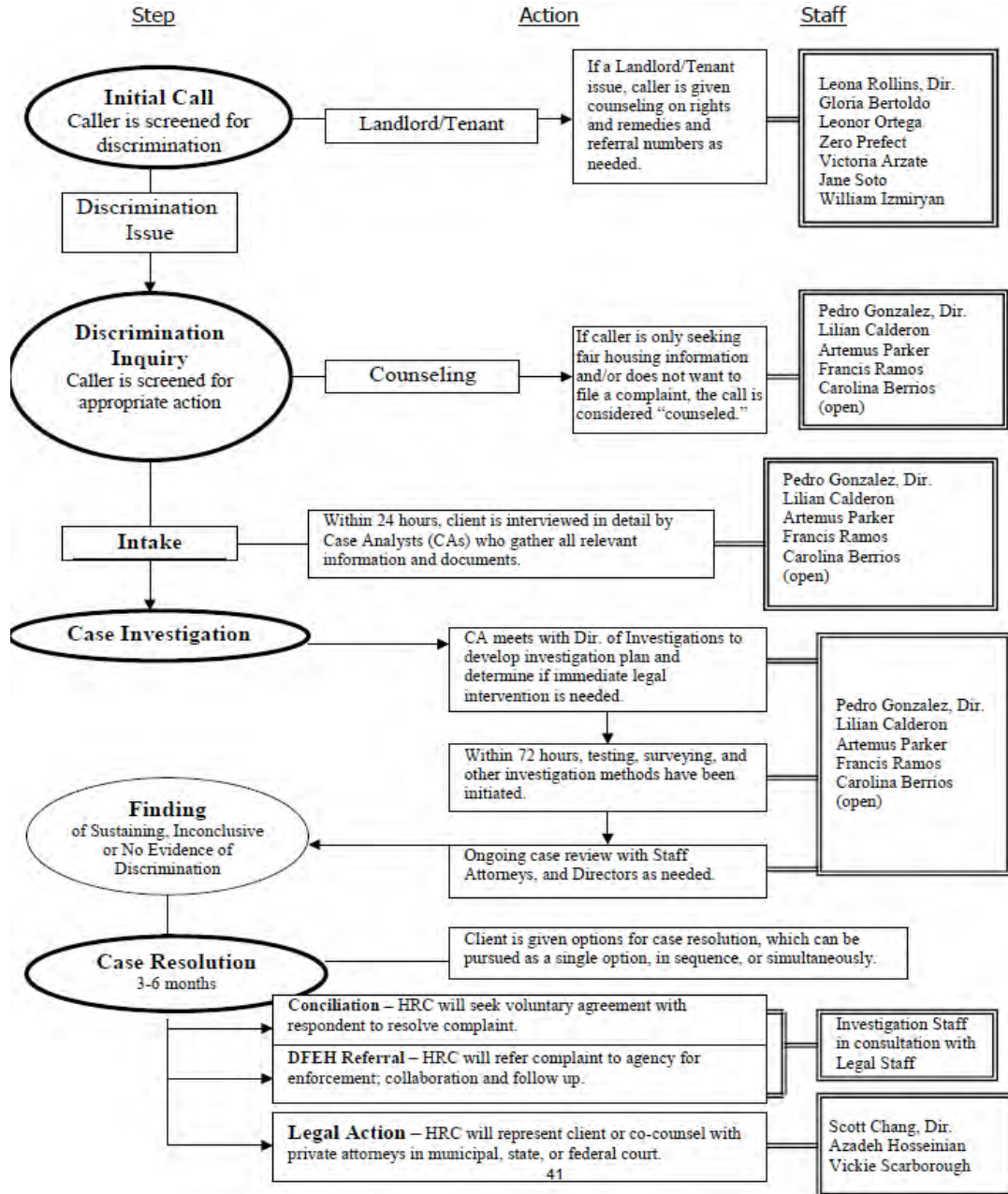
As outlined in Ventura County's 2020 Analysis of Impediments to Fair Housing Choice (2020 AI), the City has committed to complying with applicable federal and state fair housing laws including, but not limited to, the Fair Housing Act of 1968, the Fair Housing Amendments Act of 1988, and the Fair Housing Employment and Housing Act (FEHA).

For housing services, the City relies on the County's contract with the Housing Rights Center (HRC) to provide fair housing services to City residents, other County entitlement jurisdictions, and Ventura County. HRC is a non-profit agency whose mission is to actively support and promote fair housing through education and advocacy. The services provided by HRC include the investigation and resolution of housing discrimination complaints, discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. The materials are made available free to the public in several different languages including English, Spanish, Korean, Mandarin, Armenian, Cantonese and Russian. Depending on the audience, the presentations can be translated by staff into Armenian, Mandarin, Spanish, or Russian. Landlord/tenant counseling is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection legislations as well as mediating disputes between tenants and landlords.

The 2020 AI presented information on housing discrimination basis for the entire County. Discrimination complaints from both in-place and prospective tenants that are filed with HRC (or screened from regular calls) are first referred to the HRC Counseling Department. The complaining party is asked to describe the events and issues that prompted the complaint. Complaints are then

passed to the HRC Investigations Department and reviewed to see if the facts provided warrant an investigation. Figure D-1 shows the complaint process flowchart for the Housing Rights Center.

Figure D-1: Housing Rights Center Complaint Process Flowchart



Fair Housing Enforcement

Regional Trends

The 2020 AI presented information on housing discrimination basis for the entire County. A total of 35 housing discrimination cases were opened by HRC between 2017 and the first half of 2019, with most of the allegations of housing discrimination filed by the residents of Simi Valley (31 percent), Camarillo (29 percent) and Thousand Oaks (14 percent). Complaints pertaining to physical disability (66 percent) and mental disability (20 percent) were the most common. Discrimination based on national origin (6 percent), familial status (6 percent), and religion (3 percent) were less frequently reported. Over half of the complaints (57 percent) were successfully conciliated by HRC, with roughly a quarter either withdrawn by the client (17 percent) or closed with no enforcement action taken (9 percent). Fourteen percent (5 complaints) were reported as pending as of October 2019. The sole complainant of discrimination based on national origin, filed by a Camarillo resident in 2017 was referred to HRC's litigation department.

The services provided by HRC are augmented by the State of California's Department of Fair Employment and Housing (DFEH), which has the authority to investigate and prosecute violations of state civil rights laws on a state-wide basis, including the use of discriminatory language in housing advertisement. Of the 969 complaints of housing discrimination investigated in 2017 in the state, only 21 (two percent) were from Ventura County residents. Most housing discrimination complaints filed with the DFEH are based on the disability (43 percent), race (14 percent), or familial status (11 percent) of the complainant. Of those individuals who identified their race when filing a complaint, 31 percent identified as white, followed by 28 percent identifying as Hispanic or Latino, and Black or African American (23 percent).

Local Trends

According to the Fair Housing Program Reports from FY 2014 to 2021, the HRC received 63 discrimination inquiries from Thousand Oaks residents resulting in nine cases being opened. Of the 63 discrimination inquiries, the most common reason for discrimination was physical disability (60 percent) followed by mental disability (24 percent) and national origin (three percent). Most of the discrimination inquiries (78 percent) were counseled, meaning the caller was only seeking fair housing information and/or did not want to file a complaint. Of the nine cases opened, discrimination was based on physical disability for seven cases, while mental disability and national origin was the basis for discrimination for the other two cases. Six of the nine cases were found to have sustained allegations and but only two were resolved with conciliation.

HRC also provided tenant/landlord services to 484 clients, with the most common issues being notices (17 percent), substandard conditions (13 percent), rent increases (eight percent), lease terms (seven percent), repairs (six percent), and security deposits (six percent).

Fair Housing Testing

Initiated by the Department of Justice’s Civil Rights Division in 1991, fair housing testing involves the use of an individual or individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, state, and federal fair housing laws.

Regional Trends

The 2020 AI reported that 10 fair housing tests were conducted by the Housing Rights Center (HRC) to investigate complaints of housing discrimination based on race in Simi Valley and Thousand Oaks. Evidence of discrimination was found in three instances in Simi Valley, with White testers receiving preferential treatment as compared to Black or African American testers. A similar number of fair housing tests were conducted by HRC in 2017.

Local Trends

Testing is done through the case investigation process as shown in the flow chart in Figure D-1 and reported back to the county quarterly. There is also random testing throughout the County. The 2020 AI reported that testing was done in Thousand Oaks in 2018. Test status closed with successful conciliation. The tenant was provided a reasonable accommodation for an extension of time to vacate. HRC submits Quarterly Summary Reports (QSR) between 2014 and 2020 .

Fair Housing Education and Outreach

Regional Trends

The HRC organizes an annual fair housing conference and resource fair for housing providers and advocates at the County Government Center and the Cities of Camarillo, Simi Valley, and Thousand Oaks on housing rights, which include the topics of sexual orientation, racial and ethnic relations, and religion. Housing rights workshops are offered to landlords, property managers, and community members. Information on federal and state fair housing laws, common forms of housing discrimination, protected characteristics, unlawful practices, and fair housing liability is presented to workshop participants. Bilingual media outlets (primarily English and Spanish) and social media platforms are used to promote the conference and scheduled workshops and to provide general information on fair housing.

Information on rental housing options gathered from various classified and rental property sources is published on a monthly basis and distributed to the public and to social services representatives throughout the County. Individual assistance is provided to Ventura County landlords and renters, many of whom are low- and moderate-income, seeking information on a variety of general housing topics.

Local Trends

In 2021, the annual housing workshop for the City of Thousand Oaks was held virtually on January 13 at 6:30 PM. In past years the resident’s workshop was held at the Thousand Oaks Main Library. In addition, just in the month of June 2021, the HRC offered over 20 fair housing related outreach events. The outreach events included:

- Fair Housing Rights Workshops (in English and Spanish),

- COVID-19 Housing Rights Workshop,
- Facebook Live Housing Rights Q&A Live,
- Para Los Niños: Sexual Harassment Housing Rights Workshop,
- National Center on Law & Elder Rights: "Emergency Rental Assistance Programs and Other Tools to Prevent Evictions of Older Adult Tenants," and
- Housing Rights Workshop: Black Community Education Task Force.

These events were offered to Ventura County and Los Angeles County jurisdictions for which HRC offers Fair Housing services. Due to the COVID-19 pandemic, most events were held as webinars. HRC has a permanent Weekly Calendar of online events (Figure D-2). Residents can register for the workshops and clinic appointments at: <https://www.housingrightscenter.org/fair-housing-education>

Figure D-2: Weekly Online Workshops Offered by the Housing Rights Center (2021)



Public Outreach for Activities Related to Housing and Community Development (CDBG)

In accordance with the City’s Citizen Participation Plan (Resolution 2020-013) which is updated every five years, the City provides at least three public hearing throughout the year, and 30 days of public review for comments for the annual CDBG Action Plan, the annual Consolidated Annual Performance and Evaluation Report (CAPER), and Substantial Amendments to the Consolidated Plan and/or Action Plan. The City provides notices of public review and public hearing via announcements on the City of Thousand Oaks website, through a legal notice published in the Ventura County Star and through a prominent display ad in the Thousand Oaks Acorn free newspaper as well as social media. The Thousand Oaks Acorn, a free newspaper, was named by respondents to the City’s most recent Attitude Survey, as their number one source for local news. On request, the City makes CDBG-related documents and reports available in alternative formats for review by persons with disabilities. Public noticing is also provided to low-income tenants living in apartments owned by the Area Housing Authority of the County of Ventura, Many Mansions, and the Shadow Apartments.

Public Outreach Strategies to Reach Disadvantaged Communities

Housing Rights Center

Outreach activities ranged from media ads and literature distribution to fair housing presentations. The Housing Right Center (HRC) annually submits press releases, public service announcements, and online advertisements to media contacts. These media activities included information, in both English and Spanish, on HRC's programs and services (including the agency's contact information and office locations) along with fair housing workshop opportunities throughout the Ventura County region.

Variety of venues to hold community meetings

Community meetings are held at City Hall, City Libraries, and various Community Rooms of low income apartment complexes throughout the City such as, Many Mansions and the Housing Authority of the County of Ventura.

Noticing

The City publicizes via a prominent display ad in the local free newspaper, the Thousand Oaks Acorn, and via a legal notice in the local newspaper of record, the Ventura County Star, on Community Development Block Grant related public hearings or public review periods. In the most recent City survey, respondents named the Thousand Oaks Acorn as their number one source for City news.

Increased mobile phone app engagement

The City communicates through its website at www.toaks.org and on its social media (Facebook, Instagram, and Twitter) accounts.

Other

While providing fair housing education for the public and housing professionals is critical, ensuring city staff understand fair housing laws and are sensitive to the discrimination issues is equally important. All City employees are required to take a "Discrimination Prevention" course. In addition, City Hall Buildings are accessible to persons with disabilities. The City's Public Information Office coordinates the citywide communications and civic engagement activities through:

- Social Media
- Media Relations
- City Website
- TOTV - Government Access Television
- City Newsletters
- Press Releases
- Community Relations

2. Integration and Segregation

Race/Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility. To measure segregation in a given jurisdiction, the US Department of Housing and Urban Development (HUD) provides racial or ethnic dissimilarity trends. Dissimilarity indices are used to measure how evenly two groups are distributed throughout a jurisdiction. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

Regional Trends

Regionally, non-Hispanic Whites and Hispanic/Latinos make up 93 percent of Ventura County’s population and have similar shares in population (46 percent whites and 43 percent Hispanics, Table D-1). The cities of Oxnard and Santa Paula have the highest concentration of Hispanic population, with Hispanic residents making up 74 percent and 82 percent of their population.

As explained above, dissimilarity indices are measures of segregation, with higher indices meaning higher degree of segregation. In Ventura County, all minority (non-white) residents combined are considered moderately segregated from White residents (index is 50 in 2020, Table D-2). However, the dissimilarity index between Hispanic and White residents is considered a high degree of segregation. All dissimilarity indices have increased in the past 30 years in the County, except for Blacks/Whites, indicating increasing segregation among residents of non-White races from Whites.

Table D-1: Racial Composition in Neighboring Cities and County

	White alone	Hispanic/Latino	Black or Afr. Am.	Am. Ind./ Alaska Native	Asian	Hawaiian/ Pac. Islr	Other
City of Ventura	55.7%	36.0%	1.7%	0.4%	3.6%	0.1%	2.5%
Camarillo	57.3%	27.2%	1.6%	0.2%	10.1%	0.1%	3.4%
Oxnard	14.5%	73.6%	2.4%	0.2%	7.1%	0.3%	1.9%
Santa Paula	15.1%	81.9%	0.2%	0.1%	1.3%	0.0%	1.4%
Thousand Oaks	66.8%	19.4%	1.3%	0.2%	9.6%	0.1%	2.7%
Ventura County	45.4%	42.7%	1.7%	0.2%	7.2%	0.2%	2.6%

Sources: American Community Survey, 2015-2019.

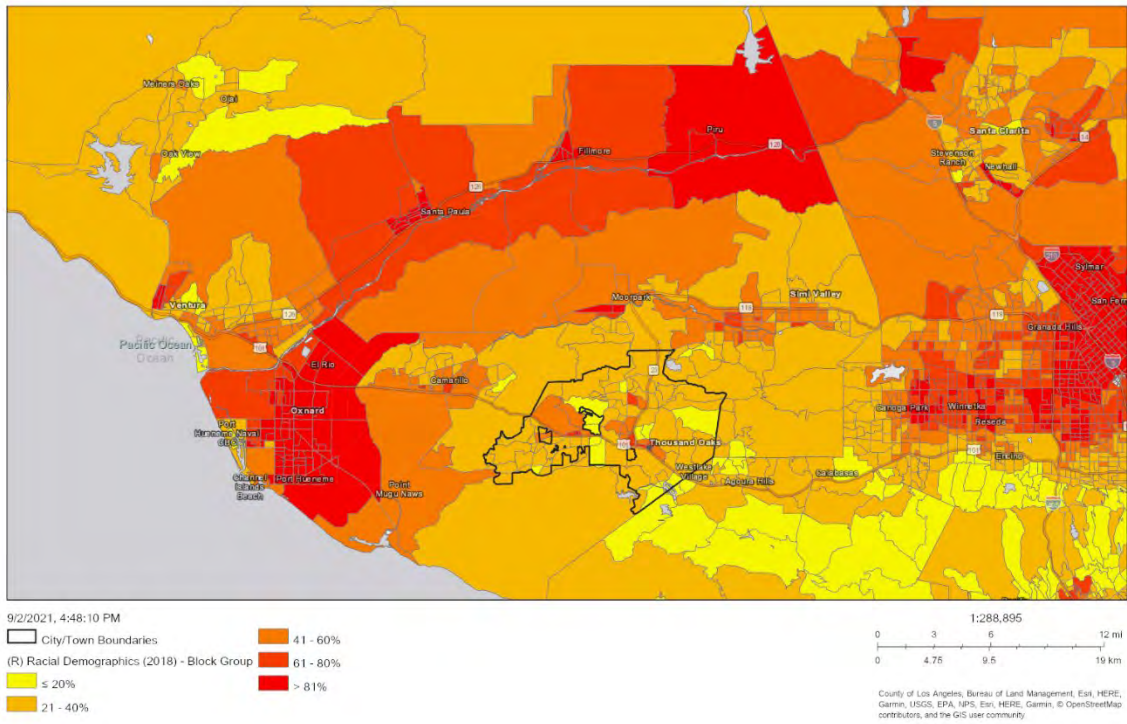
Table D-2: Dissimilarity Indices for Ventura County (1990-2020)

	1990 Trend	2000 Trend	2010 Trend	Current
Ventura County				
Non-White/White	46.24	49.11	47.27	50.49
Black/White	47.82	45.42	36.6	41.99
Hispanic/White	52.19	56.14	54.55	56.75
Asian or Pacific Islander/White	29.93	28.93	28.61	34.03

Sources: HUD Dissimilarity Index, 2020.

Figure D-4 below shows the concentration of minority population in the County is concentrated in Oxnard, Santa Paula, and Fillmore. Red block groups indicate that over 81 percent of the population in the tract is non-white. Figure D-4 shows census tracts in Ventura County by the racial or ethnic groups that make up the majority of the population. The categories show the percentage population gap between the majority racial/ethnic group and the next largest racial/ethnic group. The more intense the color, the higher the percentage gap between the predominant racial/ethnic group and the next largest racial/ethnic group. As expected, based on the high percentage of Hispanic population (Table D-1), the cities of Oxnard and Santa Paula have the highest concentration of Hispanic majority census tracts. Overall, Hispanic population predominates the north (east of the City of Ventura), while White majorities are more common in Camarillo, Thousand Oaks, and Simi Valley.

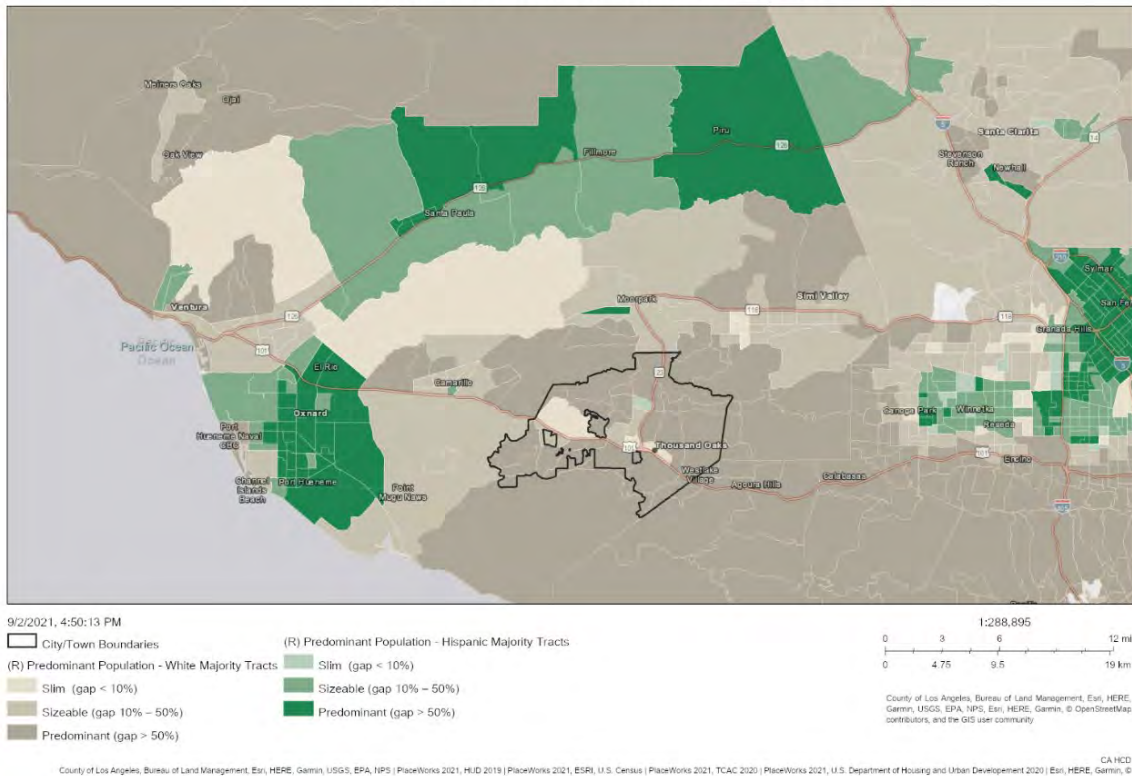
Figure D-3: Minority Concentration by Block Group- Ventura County



CA HCD
County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, ©

Figure D-4: Racial and Ethnic Majorities by Census Tract- Ventura County

Predominant Population- White and Hispanic

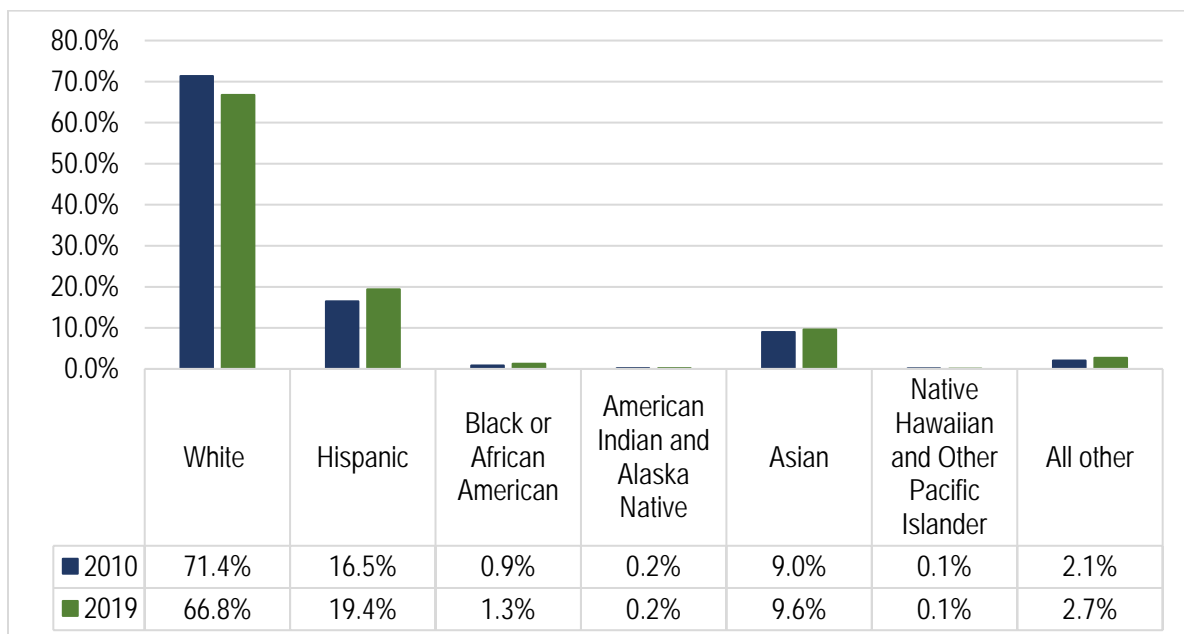


Local Trends

Unlike the County, Thousand Oaks’ population is predominantly White (67 percent). As shown in Figure D-5, the White population has decreased by 4.6 percentage points between 2010 and 2019, while the Hispanic/Latino has grown by 2.9 percentage points. Asians and Blacks make up the third and fourth largest shares of population in the City.

From 1990 to 2020, non-White, Black, Hispanic, and Asian/Pacific Islander and White residents have become more segregated (Table D-3). Segregation between non-White, Black, and Asian/Pacific Islander residents and Whites residents has also increased by more than six points though it is still considered “low segregation.” Hispanic and White residents have also become more segregated between 1990 and 2020, but their level of segregation is considered moderate. Figure D-6 shows which race or ethnicity is predominant, and by how much. It uses map colors to identify the predominant racial or ethnic group in specific areas by tract. The strength of the color indicates the extent to which one group is dominant over the next most populous. The map shows that white population predominates most of the City’s tracts (grey tracts), while Hispanic population predominates a single tract southwest of the intersection of Highway 23 and E. Avenida de Los Arboles. However, Hispanic population is less than one percent higher than White in this tract (47.4 percent Hispanic, 46.7 percent White).

Figure D-5: Race/Ethnicity Composition Changes (2010-2019)



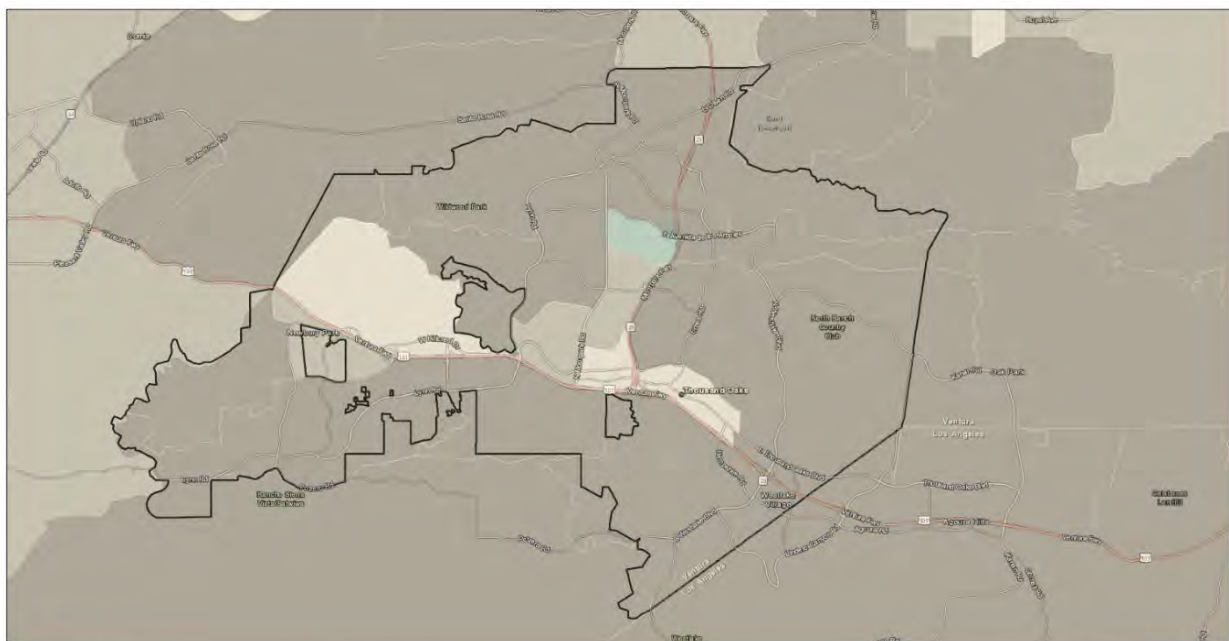
Note: All other includes ACS categories “some other race alone” and “two or more races.”
 Source: American Community Survey (ACS), 2006-2010 and 2015-2019.

Table D-3: Dissimilarity Indices City of Thousand Oaks (1990-2020)

	1990 Trend	2000 Trend	2010 Trend	Current
Thousand Oaks				
Non-White/White	21.00	25.14	24.34	27.92
Black/White	14.47	15.26	15.27	24.23
Hispanic/White	31.78	37.9	36.25	39.12
Asian or Pacific Islander/White	12.50	14.6	21.3	26.63

Sources: HUD Dissimilarity Indices, 2020.

Figure D-6: Racial and Ethnic Majorities by Census Tract- City of Thousand Oaks

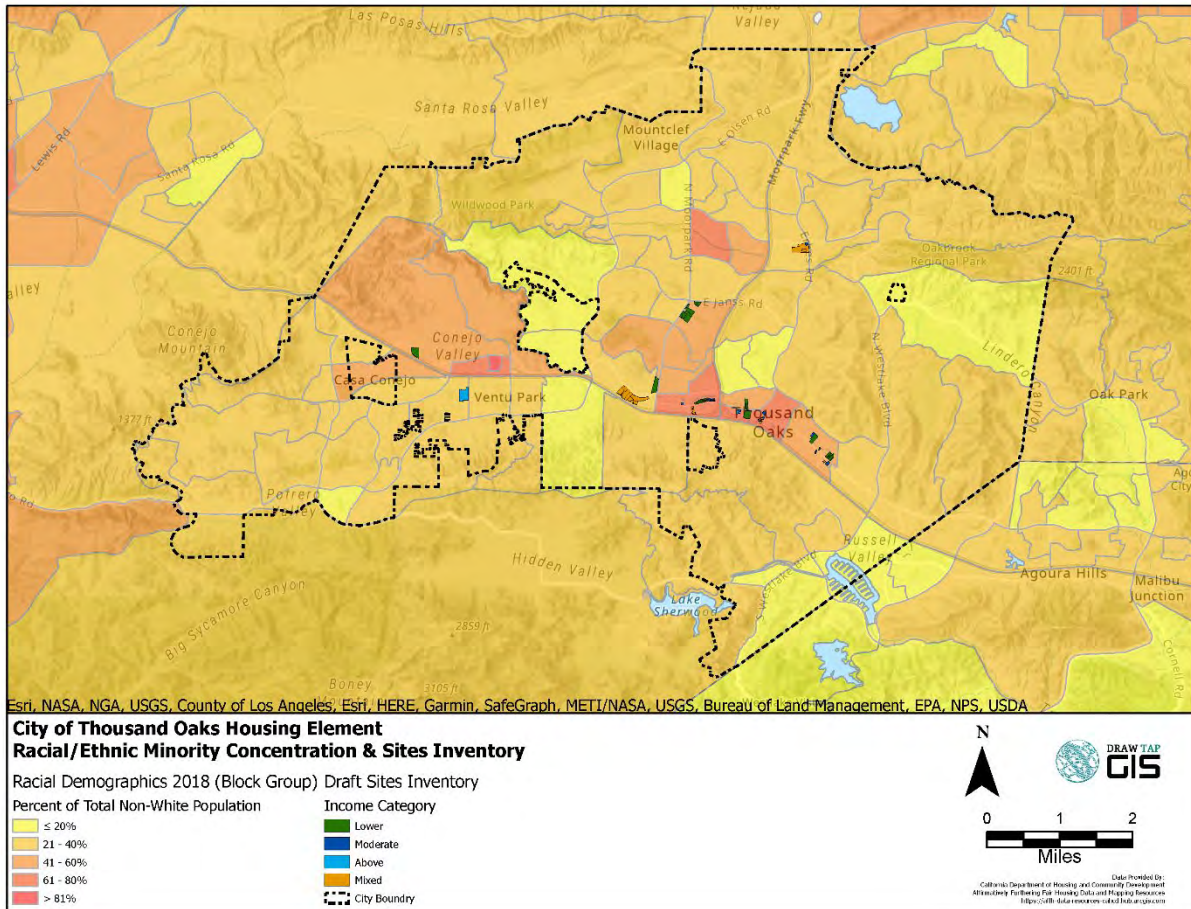


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 City/Town Boundaries
 (R) Predominant Population - White Majority Tracts (R) Predominant Population - Hispanic Majority Tracts
 Slim (gap < 10%) Slim (gap < 10%)
 Sizeable (gap 10% - 50%) Sizeable (gap 10% - 50%)
 Predominant (gap > 50%)
 Scale: 1:91,805 (0, 0.75, 1.5, 3, 6 km)

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Figure D-7 also shows the concentration of non-white minorities by block group across the City. Most minorities appear to be concentrated in block groups north of Ventura Highway 101 and at the intersection of Highway 101 and Highway 23.

Figure D-7: RHNA Unit Distribution by Minority Concentration - City of Thousand Oaks



Distribution of RHNA Units by Percent Minority Concentration

As part of the AFFH analysis, the City must show that sites identified in the inventory were selected in a manner that is consistent with its duty to affirmatively further fair housing (AFFH). This involves an analysis of whether the identified sites serve the purpose of replacing segregated living patterns with integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

As shown in Figure D-7, the minority population is concentrated in census block groups located at the intersection of Highway 101 and Highway 23, block groups west of Highway 23 and the westernmost block groups of the City north of Highway 101 (in orange). While most of the City’s RHNA sites are located along Highway 101, which have a higher concentration of minorities (between 41 to 80 percent), only 17 percent of all RHNA units are located in block groups with the highest concentration of minorities (61 to 80 percent) (Table D-4). Approximately 36 percent of lower income units, 69 percent of moderate income units, and 49 percent of above moderate income units are in block groups with the lowest percent racial/ethnic minorities. Only 13 percent of lower income units are located in block groups with the highest concentration of minority population.

Table D-4: RHNA Unit Distribution by % Minority Concentration

	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
0-20%	0.0%	0.0%	0.0%	0.0%
21 - 40%	36.4%	68.6%	49.4%	45.9%
41 - 60%	50.3%	11.7%	3.9%	36.9%
61 - 80%	13.3%	19.7%	46.8%	17.3%
> 81%	0.0%	0.0%	0.0%	0.0%
Total	1,527	614	154	2,295

Table D-4 also shows the City acreage by minority concentration. Only 2.2 percent of the City’s land area has a concentration of minority population higher than 61 percent and 17 percent of RHNA units are being sited in these areas of high concentration. However, the RHNA sites are intended to improve these areas where minorities are concentrated by both providing affordable housing opportunities (in low and moderate income RHNA units) and improvements through private investments through market rate development (above moderate units).

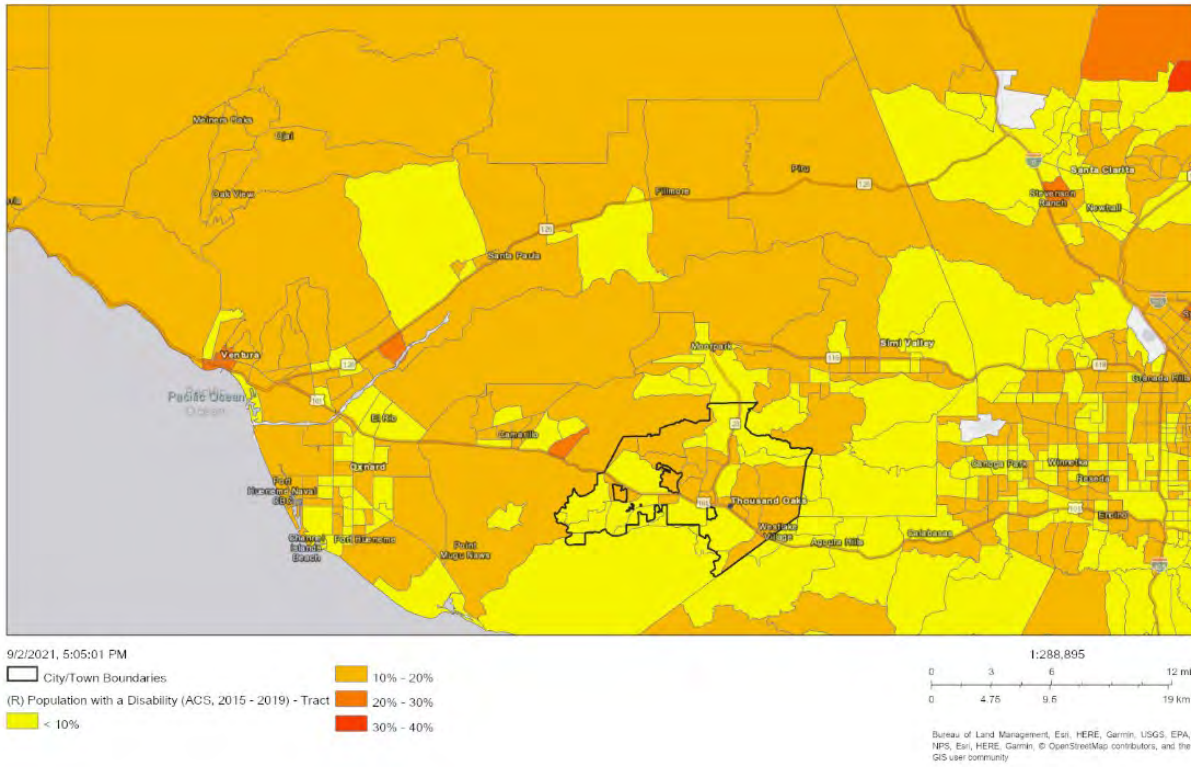
Persons with Disabilities

Persons with disabilities have special housing needs because of their fixed income, the lack of accessible and affordable housing, and the higher health costs associated with their disability.

Regional Trends

In Ventura County, about 10.9 percent of the population has a disability. According to the 2015-2019 ACS, large jurisdictions in the County have a similar population with disability ranging from 7.9 percent in Oxnard to 12.3 percent in Camarillo and the City of Ventura, respectively. Figure D-8 shows the population with disabilities in most census tracts is between 10 and 20 percent. Only a few census tracts in the region, in Ventura and Camarillo have a population with disability between 20 and 30 percent.

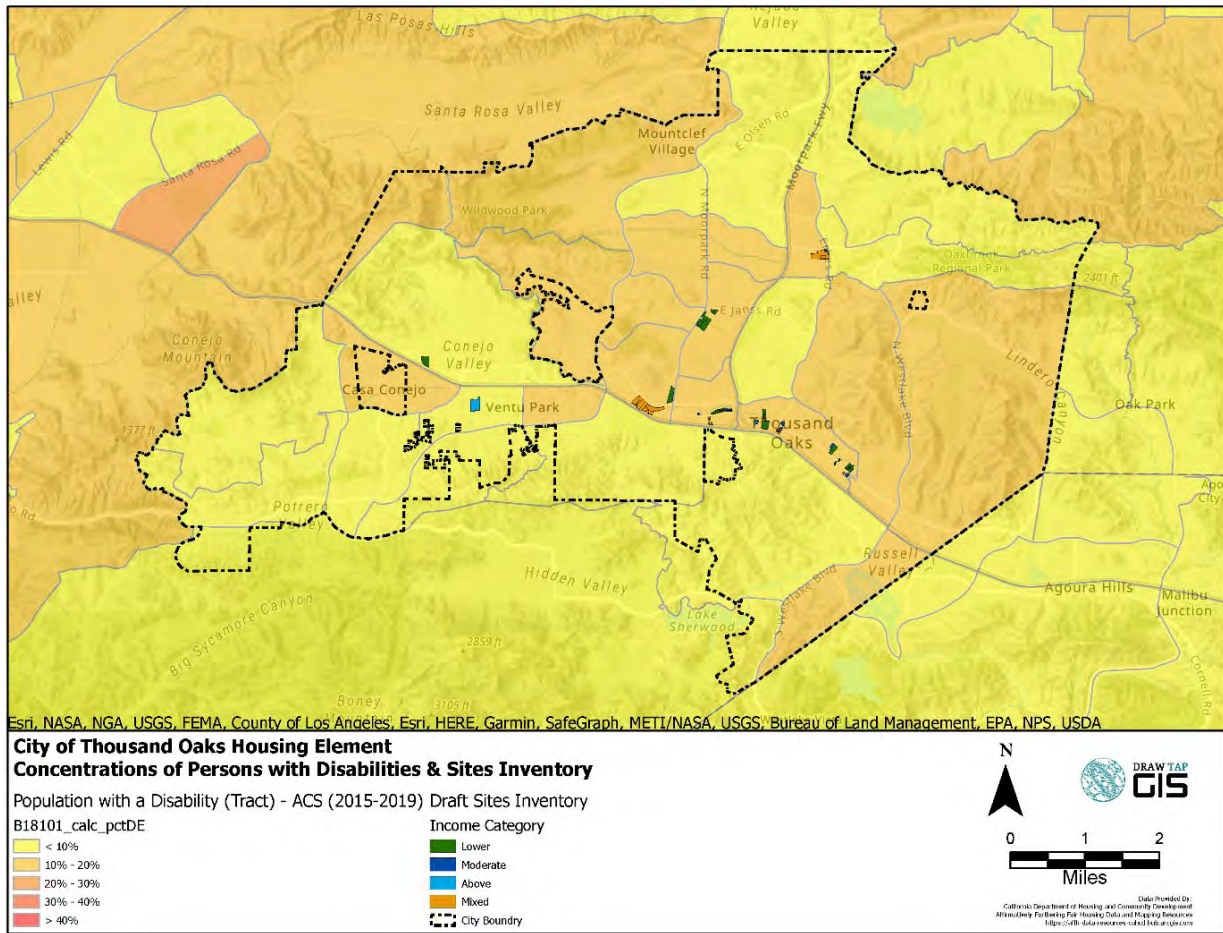
Figure D-8: Population with Disabilities- Region



Local Trends

Thousand Oaks has a lower percentage population of persons with disabilities (10.3 percent) than the County (10.9 percent) and its neighboring cities of Camarillo (12.3 percent) and Simi Valley (11.2 percent) but higher than Moorpark (9.4 percent). Within the City, census tracts are split between those with less than 10 percent of the population with a disability and tracts with 10 to 20 percent of the population with a disability (Figure D-9).

Figure D-9: RHNA Unit Distribution by Concentration of Persons with Disability



Distribution of RHNA by Percent Population with Disabilities

Most RHNA units (90 percent) are located in tracts where the population of persons with disabilities is between 10 and 20 percent (Table D-5). A similar share of lower income units (90 percent) and moderate units (100 percent) are also located in tracts with 10 to 20 percent of its population with disabilities. About half of the above moderate units are located in tracts with 10 to 20 percent of its population with disabilities.

Table D-5: RHNA Site Inventory Unit Distribution by % Population with Disabilities

	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 10%	9.7%	0.0%	49.4%	9.8%
10% - 20%	90.3%	100.0%	50.6%	90.2%
20% - 30%	0.0%	0.0%	0.0%	0.0%
Total Units	1,527	614	154	2,295

Familial Status

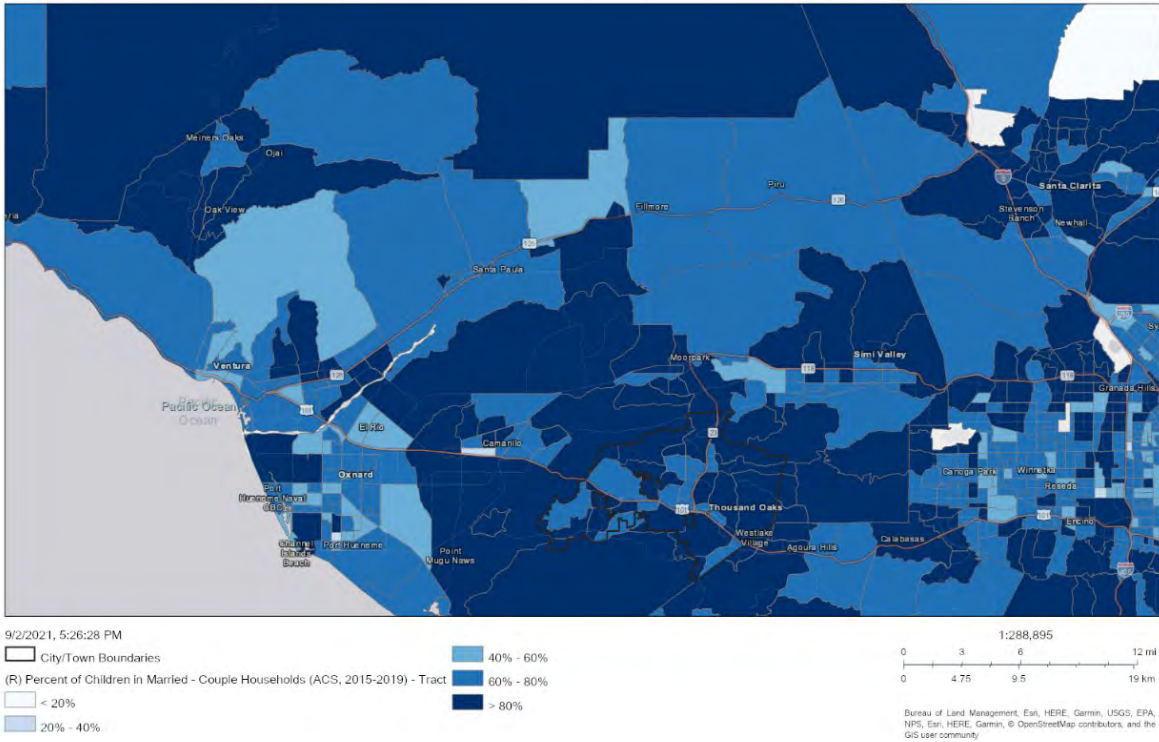
Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household or the marital status of the head of household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in an apartment complex or confining children to a specific location are also fair housing concerns. Single parent households are also protected by fair housing law.

Regional Trends

According to the 2015-2019 ACS, 35 percent of households in Ventura County have children under the age of 18. In the region, the cities of Oxnard and Santa Paula have the highest percentage of households with children (47 percent and 42 percent). Meanwhile, about a third of households in Moorpark, Simi Valley, and Thousand Oaks have children. Figure D-10 shows the distribution of children in married-couple households by census tract and Figure D-11 shows the distribution of single female-headed households by census tract. Census tracts in Simi Valley, Thousand Oaks, and Moorpark have a high concentration of children in married people households. The inverse trend is shown in

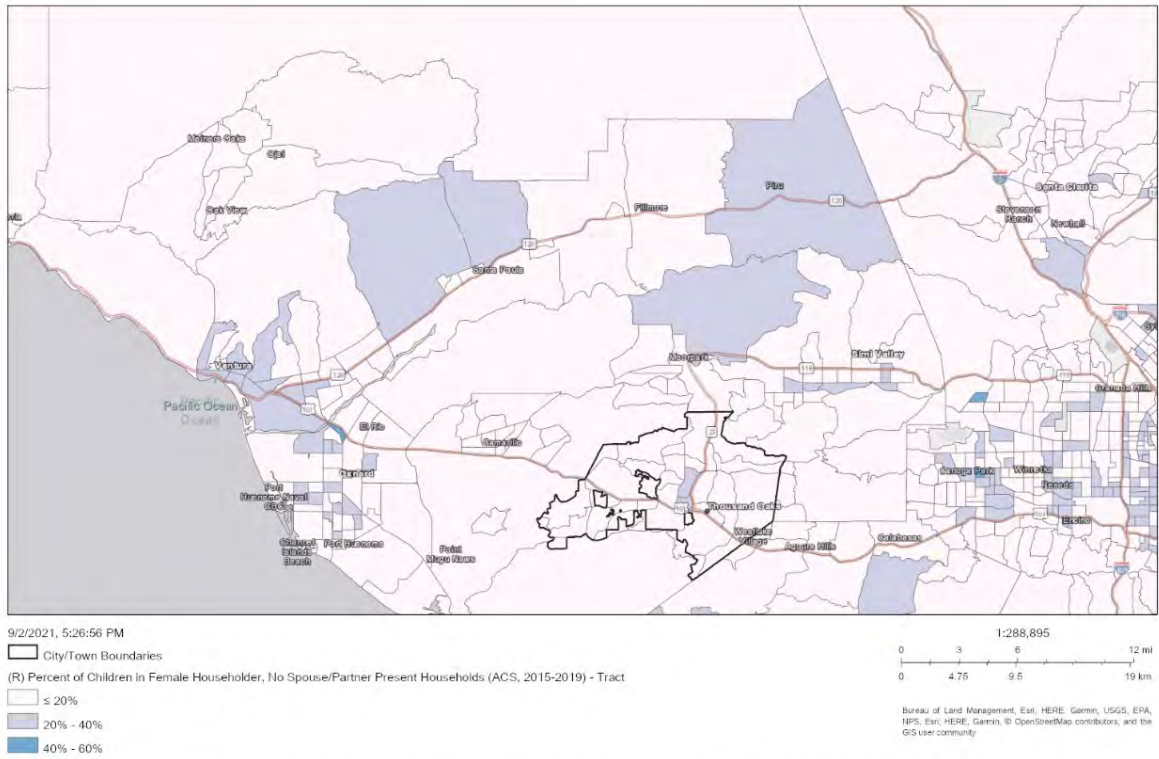
Figure D-11, which shows that census tracts with a high concentration of children in single female-headed households are concentrated in Oxnard, Ventura, Santa Paula, and some tracts in Simi Valley.

Figure D-10: Children in Married Households- Region



Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, © OpenStreetMap contributors, and CA HCD

Figure D-11: Children in Single Female-Headed Households- Region



Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, © OpenStreetMap contributors, and CA HCD

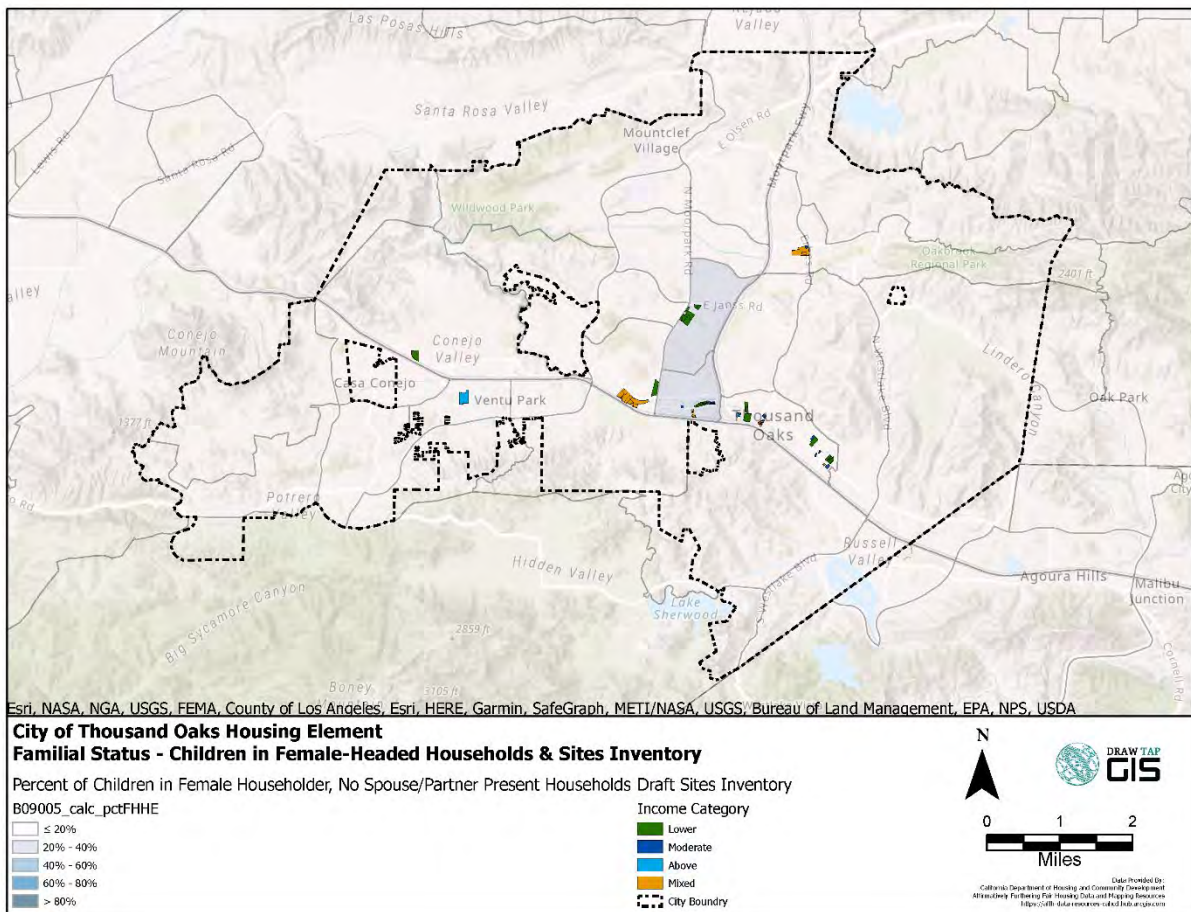
Local Trends

Approximately 30 percent of households in Thousand Oaks have children, fewer than the surrounding jurisdictions of Simi Valley (33.4 percent), Moorpark (36.3 percent), Santa Paula (42 percent), and the County (34.8 percent) but higher than the City of Camarillo (28.7 percent). According to the HCD AFFH map in Figure D-12, children in married-couple households are mostly concentrated in the northern and eastern most areas of the City. In these census tracts, over 80 percent of children are in married-couple households. Census tracts at the intersection of Highway 101 and Highway 23, the westernmost tracts of the City, and some tracts within Newbury Park had lower concentrations of children in married-couple households.

Figure D-12: Children in Married-Couple Households- City of Thousand Oaks

Figure D-13 shows children in single female-headed households are concentrated in the census tracts northwest of the intersection of Highway 101 and Highway 23.

Figure D-13: Children in Single Female-Headed Households- City of Thousand Oaks



Distribution of RHNA Units by Familial Status

Most RHNA units are located in tracts along Highway 101 in the city, which have a low percentage of children in married-couple households and a high percentage of children in family households (60 to 80 percent, relative to other tracts in the City). As shown in Table D-6, 97 percent of RHNA units are located in census tracts where 60 to 80 percent of children are in married-couple households, including all the lower income units.

All but two tracts in the City have less than 20 percent of children living in single female-headed households (Table D-7) and RHNA units are distributed between tracts that have less than 20 percent of the children population in single female-headed households and 20 to 40 percent. Most of the RHNA units (77 percent) are located in tracts with a lower concentration of children in single female-headed households, which consists of lower (71 percent), moderate (88 percent), and above moderate (87 percent) income units.

Table D-6: RHNA Site Inventory Unit Distribution by Percent of Children in Married-Couple Households

	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 20 %	0.0%	0.0%	0.0%	0.0%
20% - 40%	0.0%	0.0%	0.0%	0.0%
40% - 60%	0.0%	0.0%	0.0%	0.0%
60% - 80%	100.0%	100.0%	50.6%	96.7%
> 80%	0.0%	0.0%	49.4%	3.3%
Total Units	1,527	614	154	2,295

Table D-7: RHNA Unit Distribution by Percent of Children in Single Female-Headed Households

	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 20 %	71.4%	88.4%	87.0%	77.0%
20% - 40%	5.6%	11.6%	13.0%	7.7%
40% - 60%	23.0%	0.0%	0.0%	15.3%
60% - 80%	0.0%	0.0%	0.0%	0.0%
> 80%	0.0%	0.0%	0.0%	0.0%
Total Units	1,527	614	154	2,295

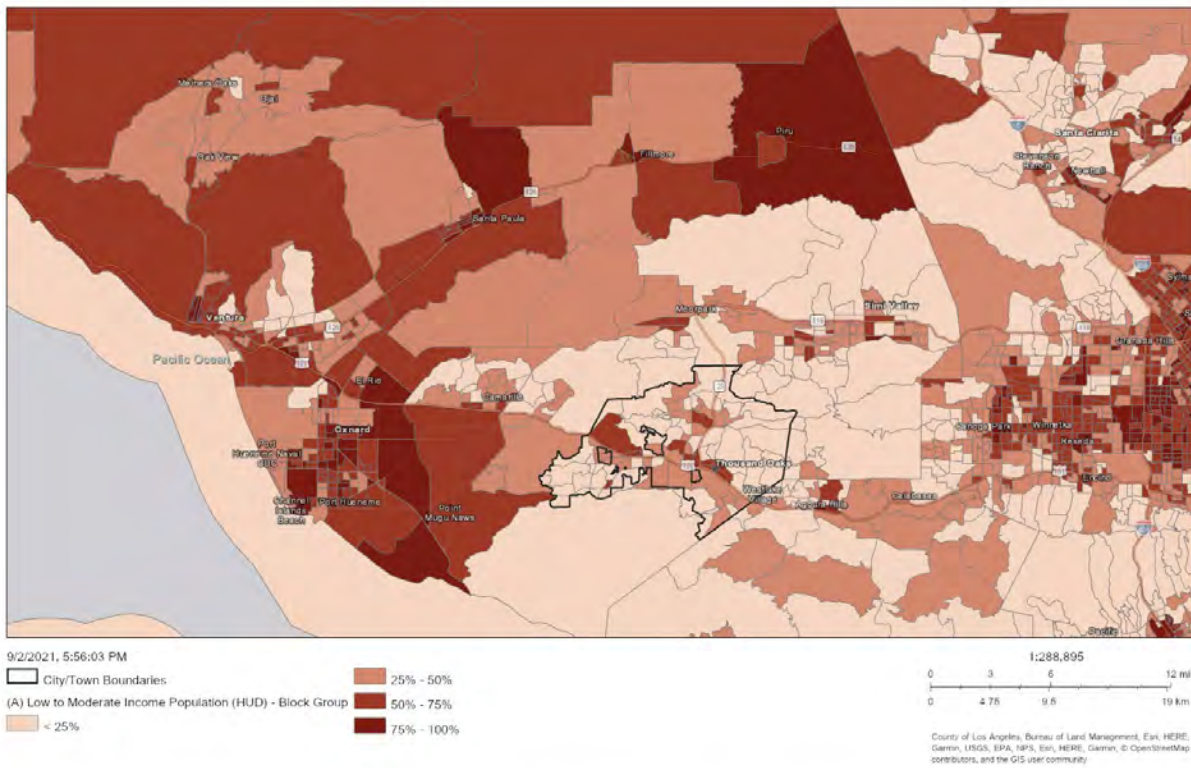
Income Level

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI).

Regional Trends

According to HUD’s 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data (most recent data available), 40 percent of Ventura County households earn low and moderate income. Figure D-14 shows concentrations of low and moderate incomes by tract regionally. Tracts with high concentration of LMI households exceeding 50% are located within parts of Oxnard, Camarillo, Santa Paula, and the City of Ventura.

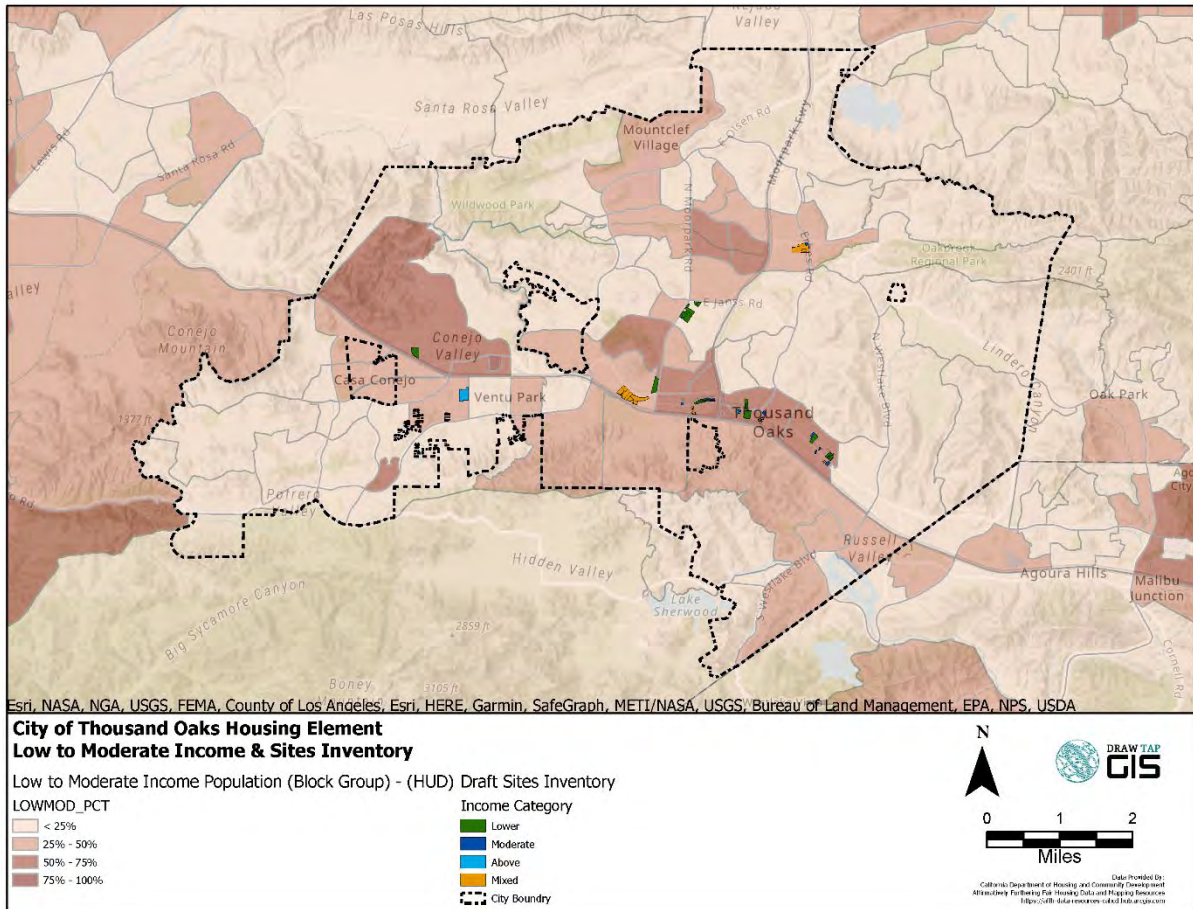
Figure D-14: Low and Moderate Income Population – Ventura Region



Local Trends

The City of Thousand Oaks’ LMI population (29.5 percent) is substantially lower than the County’s (40 percent). As seen in Figure D-14, the City of Thousand Oaks only has a few block groups with a high percentage of LMI population (50 to 75 percent) and none with more than 75 percent of its population earning low and moderate incomes. Most of the block groups with the high concentration of LMI population are along Highway 101 and Highway 23 (Figure D-15). Block groups with the highest concentration of LMI households (where between 50 and 75 percent of households are LMI) are located in the at the intersection of Highway 101 and Highway 23 and in the westernmost block group north of Highway 101.

Figure D-15: Low and Moderate Income Population- City of Thousand Oaks



Distribution of RHNA Units by % of Low and Moderate Income Population

Most RHNA units (61 percent) are located in census tracts with less than 50 percent LMI population (Table D-8). About 39 percent of all RHNA units are located in census tracts where more than 50 percent of the population earn low incomes. In an effort to encourage mixed-income neighborhoods, lower income units are located in census tracts with different percentages of LMI population. About two thirds of lower income units and moderate units are located in census tracts with less than 50 percent LMI population.

Table D-8: RHNA Unit Distribution by LMI Population

	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 25%	23.0%	0.0%	0.0%	15.3%
25% - 50%	36.4%	68.6%	49.4%	45.9%
50% - 75%	40.6%	31.4%	50.6%	38.8%
75% - 100%	0.0%	0.0%	0.0%	0.0%
Total Units	1,527	614	154	2,295

3. Racially and Ethnically Concentrated Areas

Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)

In an effort to identify racially/ethnically-concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower.

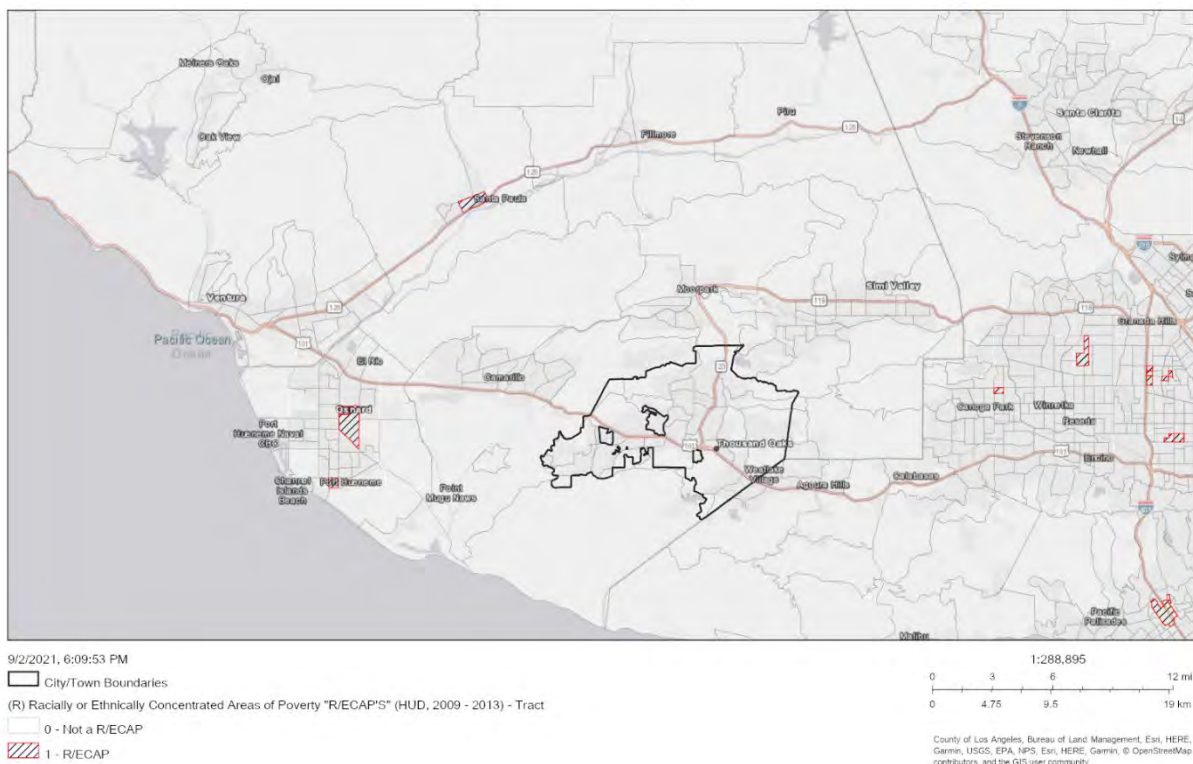
Regional Trends

There are three R/ECAPs located within the County in Port Hueneme, Oxnard, and Santa Paula (Figure D-16).

Local Trends

There are no R/ECAPs identified in the City of Thousand Oaks. Because of this, zero percent of RHNA units are located in R/ECAP sites.

Figure D-16: Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)- Region



Racially Concentrated Areas of Affluence (RCAs)

While racially concentrated areas of poverty and segregation (RECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAs are defined as affluent, White communities. According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.

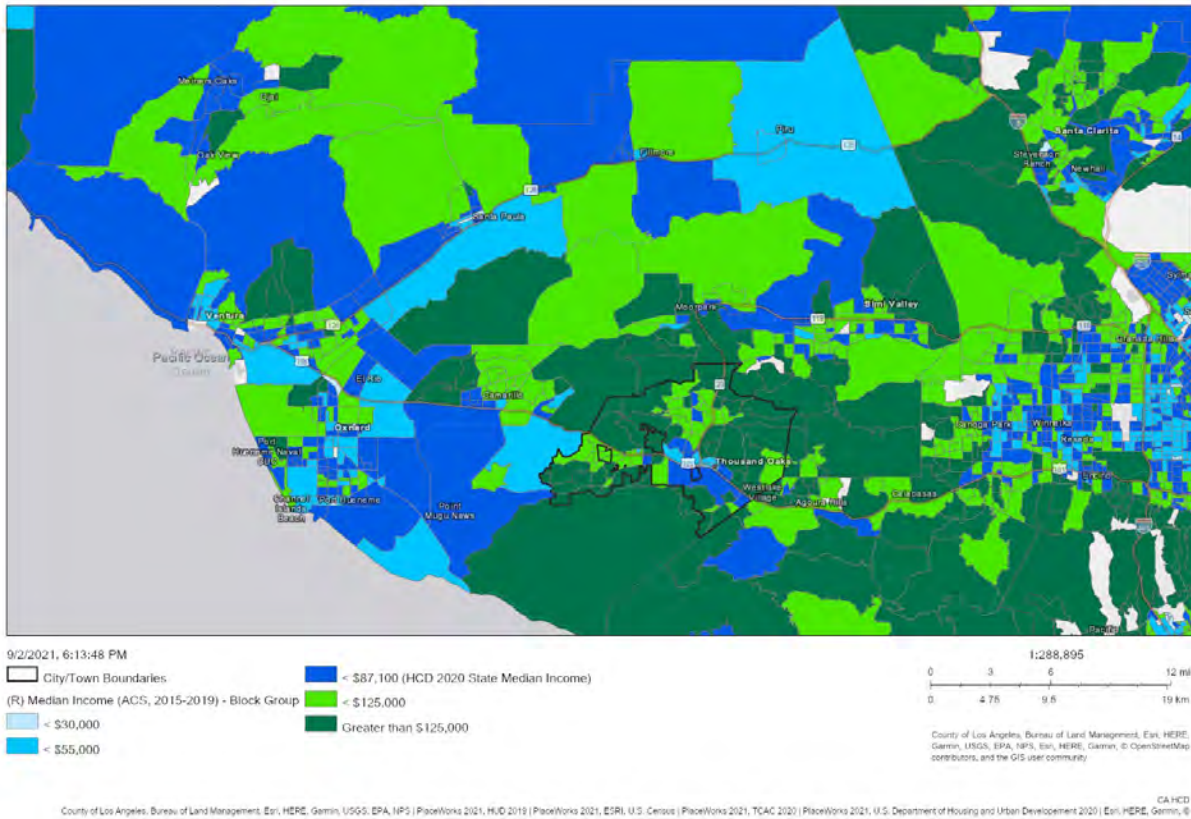
While HCD has created its own metric for RCAs, at the time of this writing the map on the AFFH tool is not available. Thus, the definition of RCAs used in this analysis is the definition used by the scholars at the University of Minnesota Humphrey School of Public Affairs cited in HCD's memo: "RCAs are defined as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016).

Regional Trends

Figure D-3 and Figure D-4 show the concentration of minority/ non-white population and majority populations across the region. In Figure D-3, census tracts in yellow have less than 20 percent non-white population, meaning over 80 percent of the population is White. There are a few tracts with over 80 percent White population located throughout the County, especially in Ventura, Camarillo, and Thousand Oaks. These census tracts are also census tracts with a median income over \$125,000 in Thousand Oaks (Figure D-17). Although not all census tracts have the exact relationship of over 85 percent White and median income over \$125,000 to qualify as "RCAs," throughout the County tracts with higher White population tend to have greater median incomes.

According to the 2020 Ventura County AI, Ventura County residents making less than \$15/hour in Ventura County struggle to afford basic needs. In 2015, 87 percent of the county's White population earned at least \$15/hour, the highest percent among racial and ethnic groups, while 54 percent of the Latino population earned at least this amount, the lowest percentage of all groups. County residents who are White (and not Hispanic or Latino) and Asian residents make more than the County median per capita income (\$33,435). White and not Hispanic or Latino residents make the most above the County median at \$13,079 more per person. All other racial and ethnic groups make less, with Hispanic or Latino residents making an average of \$15,553 less per person annually.

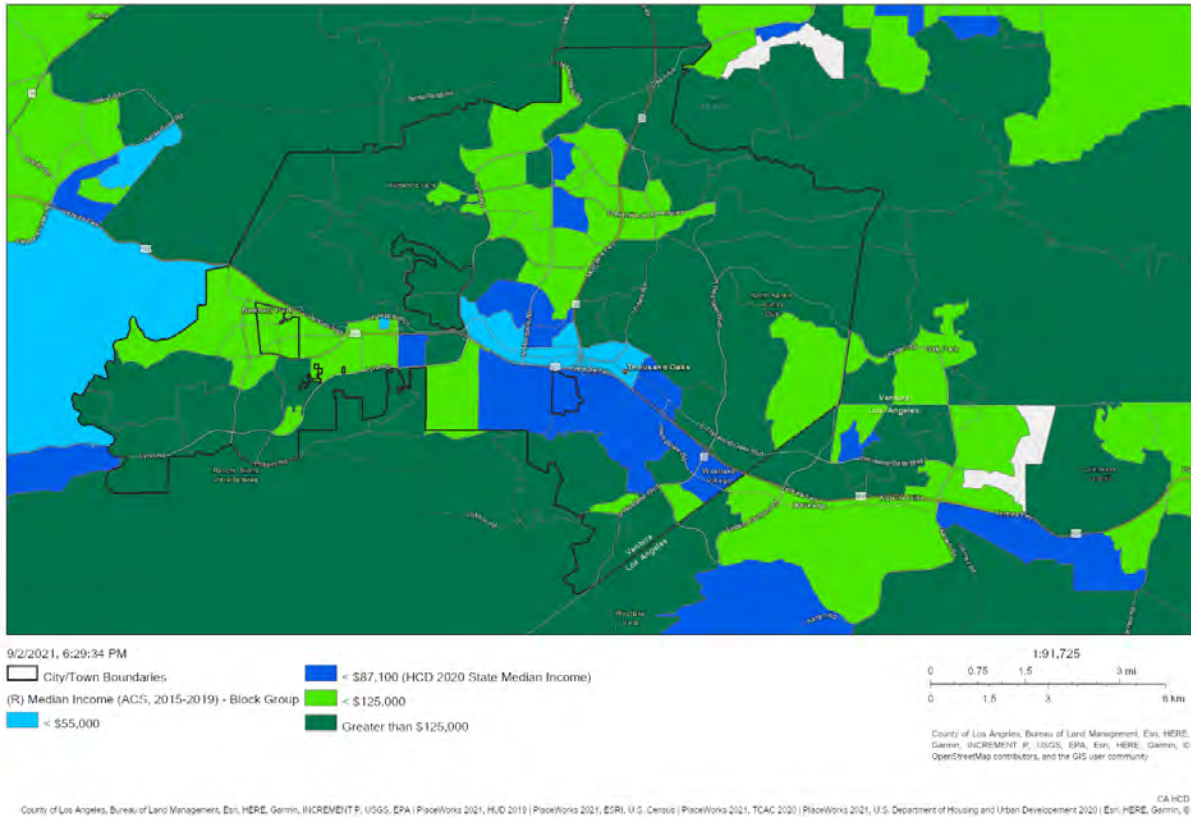
Figure D-17: Median Income – Region



Local Trends

As discussed previously in the Race/Ethnicity section, most tracts in the City of Thousand Oaks are predominantly White (gap between whites and other races is over 50 percent) (Figure D-6). Figure D-7 shows the concentration of non-white minorities, but where non-white minorities are less than 20 percent (yellow block groups), the White population is over 80 percent. While only two of these yellow block groups have over 85 percent, they have the highest percentage of White population in the City (ranging from 80 to 85 percent). All but one of the block groups with more than 80 percent White population also have a median income greater than \$125,000 (Figure D-18). While only two block groups meet the definition of RCAAs, there is a trend toward higher median incomes in areas with higher White population in the City.

Figure D-18: Median Income - City of Thousand Oaks



4. Access to Opportunities

Significant disparities in access to opportunity are defined by the AFFH Final Rule as “substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing.”

TCAC Opportunity Maps

The Department of Housing and Community Development (HCD) and California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/ departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resource levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with nine percent Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Table D-9 shows the full list of indicators. The opportunity maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- **Poverty:** Tracts with at least 30 percent of population under federal poverty line;
- **Racial Segregation:** Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Table D-9: Domains and List of Indicators for Opportunity Maps

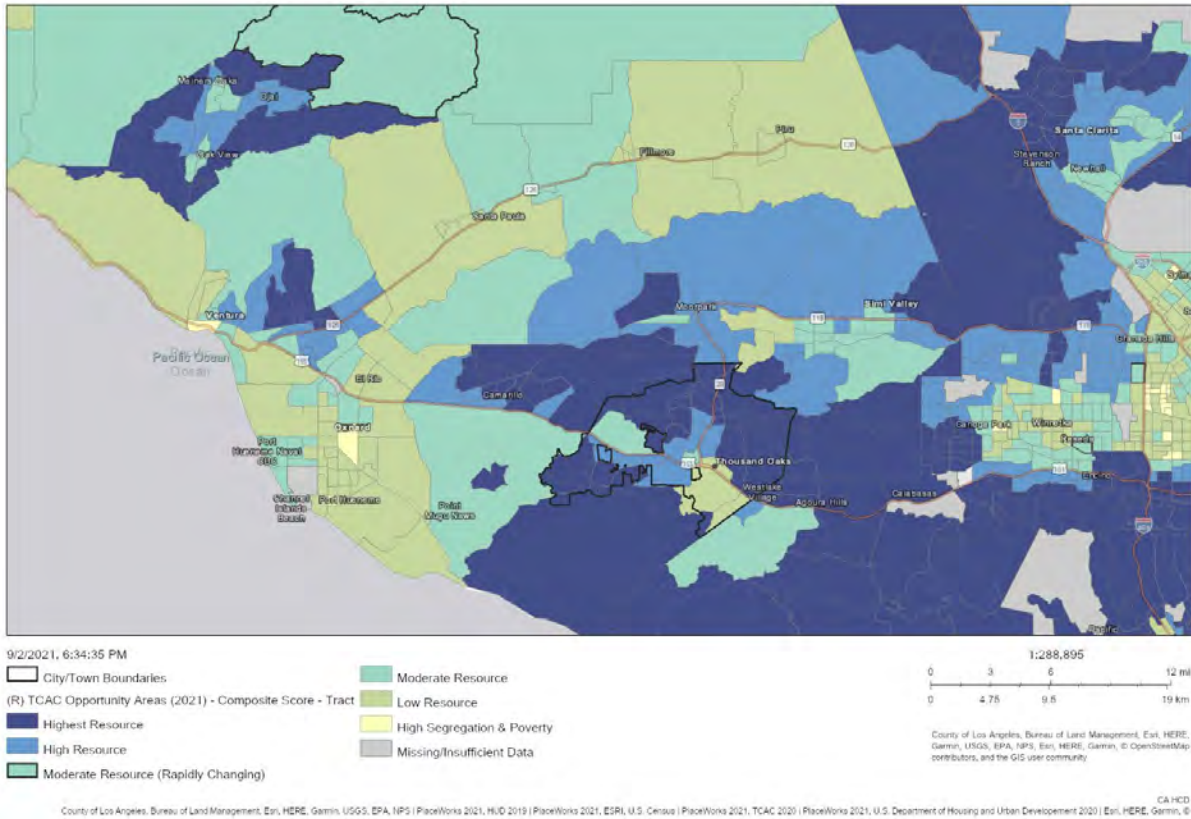
Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020

Regional Trends

According to the 2021 TCAC/HCD opportunity area map, two census tracts in the region are considered “high segregation and poverty” areas (yellow) (Figure D-19). These census tracts are located in Ventura and Oxnard. TCAC maps categorize the level of resources in each census tract. Categorization is based on percentile rankings for census tracts within the region. Regionally, low resource areas (green) are concentrated in the western part of the County, starting in the middle of Ventura and south to Oxnard and east into the Santa Clara Valley. The southeastern census tracts (in Camarillo and Thousand Oaks) are considered high resource areas.

Figure D-19: TCAC Composite Scores- Region



Local Trends

According to the HCD/TCAC opportunity map (Figure D-20), Thousand Oaks is made up of census tracts with varying degrees of resources, but most of the City is classified as high and highest resource. Census tracts at southwest, northwest, and northeast the edges of the City are high and highest resource. Meanwhile, tracts adjacent to the intersection of Highway 101 and Highway 23 scored lower (low resource and moderate). The only low resource tracts in the City are concentrated east of this intersection.

Distribution of RHNA Units by TCAC Opportunity Area

Figure D-20 and Table D-10 also show the distribution of RHNA sites across the TCAC opportunity areas. About 61 percent of all RHNA units are located in high and highest resource areas. Of the 1,527 lower income RHNA units, 59 percent are in the high/highest resource tracts and 75 percent in either high, highest, or moderate resource tracts. About 25 percent of lower income units are located in lower resource areas. These lower income units are in sites that assume moderate income units will also be built alongside them. In this manner, it is expected that mixed-income projects and neighborhoods will be built in the lower resource areas east of the intersection of Highway 101 and Highway 23.

Figure D-20: TCAC Opportunity Areas- City of Thousand Oaks

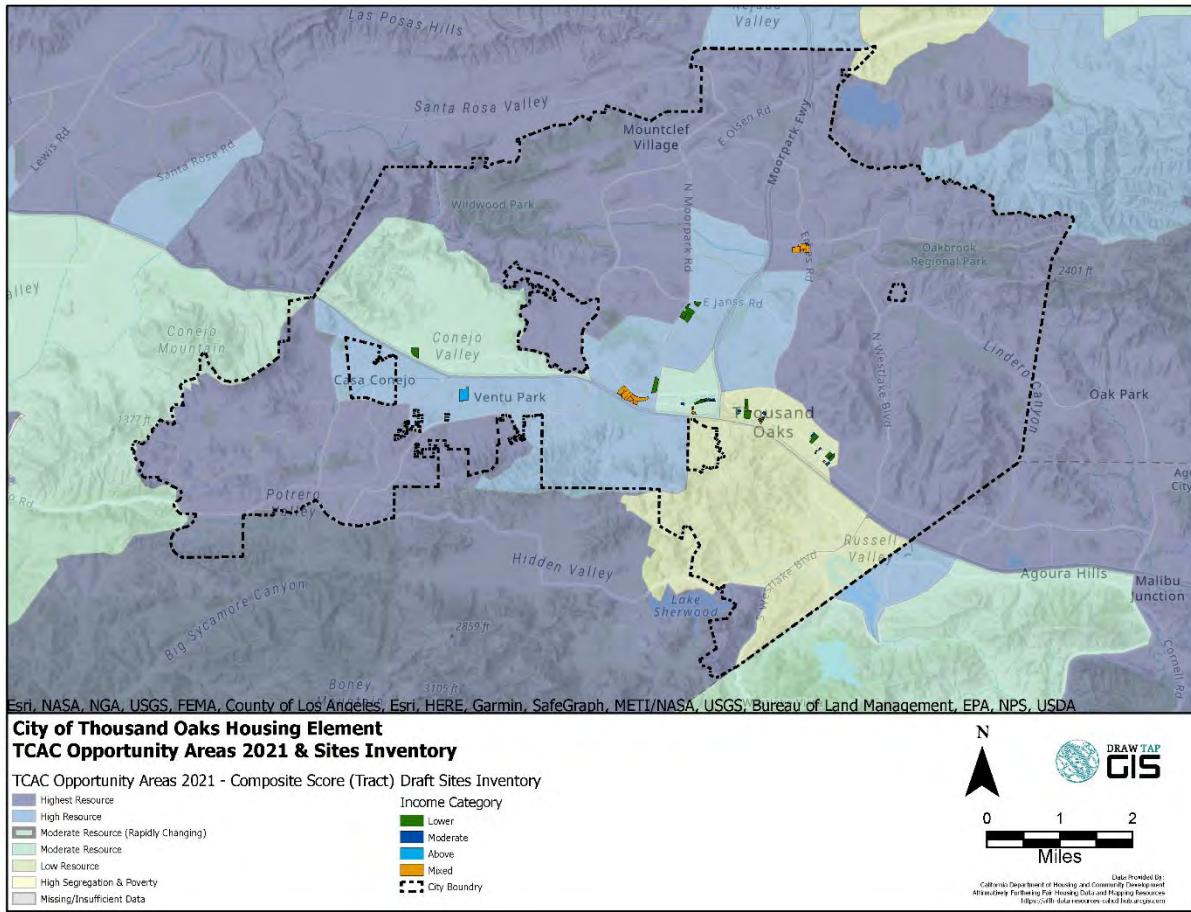


Table D-10: RHNA Unit Distribution by TCAC Opportunity Area

	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
High/Highest Resource	59.4%	68.6%	49.4%	61.2%
Moderate Resource	15.3%	11.6%	13.0%	14.1%
Low Resource	25.3%	19.9%	37.7%	24.7%
High Segregation & Poverty	0.0%	0.0%	0.0%	0.0%
Total Units	1,527	614	154	2,295

Opportunity Indices

While the Federal Affirmatively Furthering Fair Housing (AFFH) Rule has been repealed, the data and mapping developed by HUD for the purpose of preparing the Assessment of Fair Housing (AFH) can still be useful in informing communities about segregation in their jurisdiction and region, as well as disparities in access to opportunity. This section presents the HUD-developed index scores based on nationally available data sources to assess Thousand Oaks residents' access to key opportunity assets in comparison to the County. Table D-11 provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. *The higher the score, the less exposure to poverty in a neighborhood.*
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the score, the higher the school system quality is in a neighborhood.*
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. *The higher the score, the higher the labor force participation and human capital in a neighborhood.*
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). *The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.*
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. *The higher the index, the lower the cost of transportation in that neighborhood.*
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.*

Table D-11: Opportunity Indices by Race/Ethnicity- Ventura County and City of Thousand Oaks

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transp. Cost Index	Jobs Proximity Index	Env. Health Index
Ventura County							
Total Population							
White, Non-Hispanic	72.62	61.67	51.75	64.1	70.38	78.93	44.78
Black, Non-Hispanic	60.76	39.71	49.13	52.75	75.08	82.03	39.34
Hispanic	47.82	30.11	46.29	43.25	73.84	82.15	38.13
Asian or Pacific Islander, Non-Hispanic	69.26	52.5	50.94	61.22	73.62	80.08	40.16
Native American, Non-Hispanic	59.7	48.02	47.55	52.92	70.89	80.82	44.05
Population below federal poverty line							
White, Non-Hispanic	64.14	58.07	53.76	53.93	70.25	81.19	46.6
Black, Non-Hispanic	50.45	45.88	23.14	46.3	79.07	84.78	38.52
Hispanic	38.6	37.91	23.8	45.04	75.16	83.64	37.83
Asian or Pacific Islander, Non-Hispanic	60.63	50.36	40.17	44.36	75.36	80.57	40.53
Native American, Non-Hispanic	31.63	35.08	13.42	33.15	81.40	86.51	37.49
City of Thousand Oaks							
Total Population							
White, Non-Hispanic	81.97	77.71	74.24	71.38	77.58	70.64	43.55
Black, Non-Hispanic	76.66	76.63	72.06	71.11	79.36	73.22	43.20
Hispanic	68.09	71.61	66.64	71.54	81.48	77.55	42.26
Asian or Pacific Islander, Non-Hispanic	80.08	80.66	76.26	70.34	77.81	69.95	43.84
Native American, Non-Hispanic	74.81	75.38	71.24	71.16	78.80	74.69	43.00
Population below federal poverty line							
White, Non-Hispanic	72.78	69.34	69.75	72.79	81.35	79.62	42.85
Black, Non-Hispanic	97.25	57.24	92.54	64.54	79.38	95.43	45.25
Hispanic	59.15	70.58	63.86	72.61	85.26	88.63	42.23
Asian or Pacific Islander, Non-Hispanic	81.99	75.38	72.82	72.62	76	65.92	46.85
Native American, Non-Hispanic	0	0	0	0	0	0	0

Note: American Community Survey Data are based on a sample and are subject to sampling variability. See page 28 for index score meanings. Table is comparing the total Ventura County and Thousand Oaks population, by race/ethnicity, to the County and City population living below the federal poverty line, also by race/ethnicity.

Source: AFFHT Data Table 12; Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

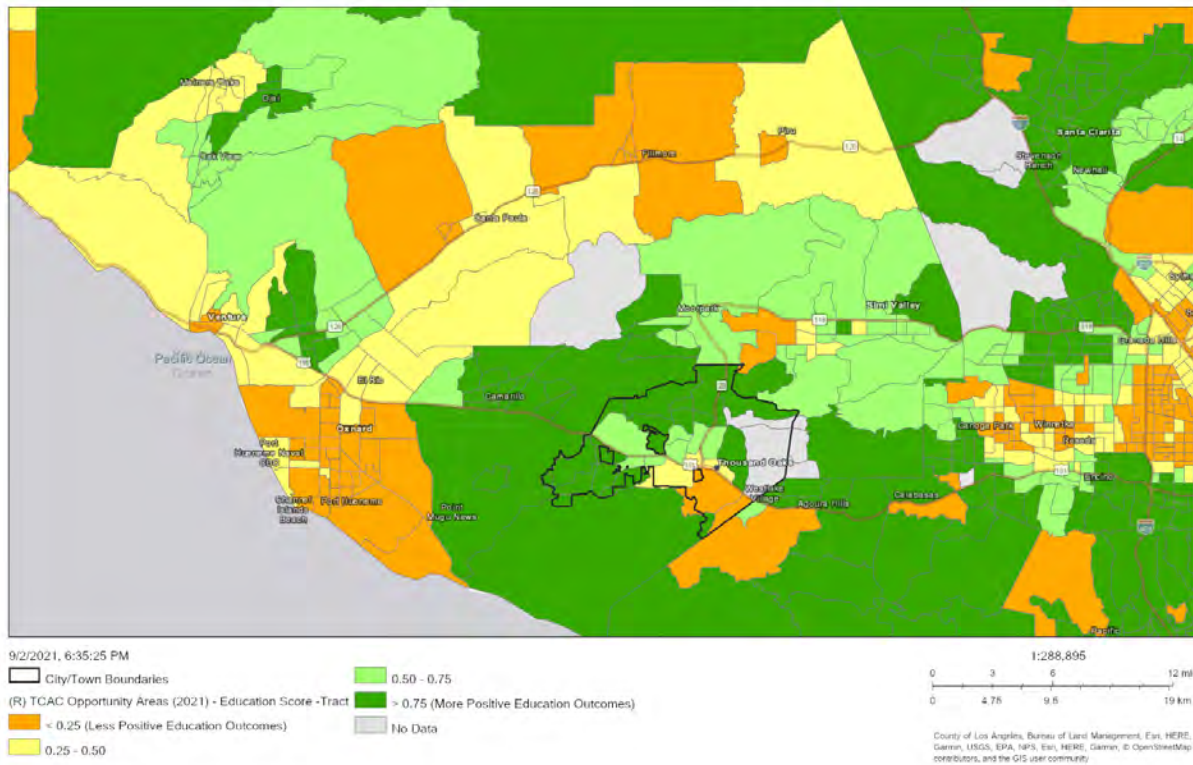
Education

Regional Trends

School proficiency scores are indicators of school system quality, with higher scores indicating higher school quality. In Ventura County, Whites and Asian residents have access to better schools (scores 62 and 52) compared to Black, Hispanic, and Native American residents. For residents living below the federal poverty line, scores were lower for all races but were still higher for White and Asian residents.

The HCD/TCAC education scores for the region show the distribution of education quality based on education outcomes (Figure D-21). Lower education scores are found along the coast in Ventura, Port Hueneme, Oxnard, and inland into the Santa Clara Valley. Higher education scores are prominent in Camarillo, Moorpark, and Thousand Oaks.

Figure D-21: TCAC Education Scores- Region



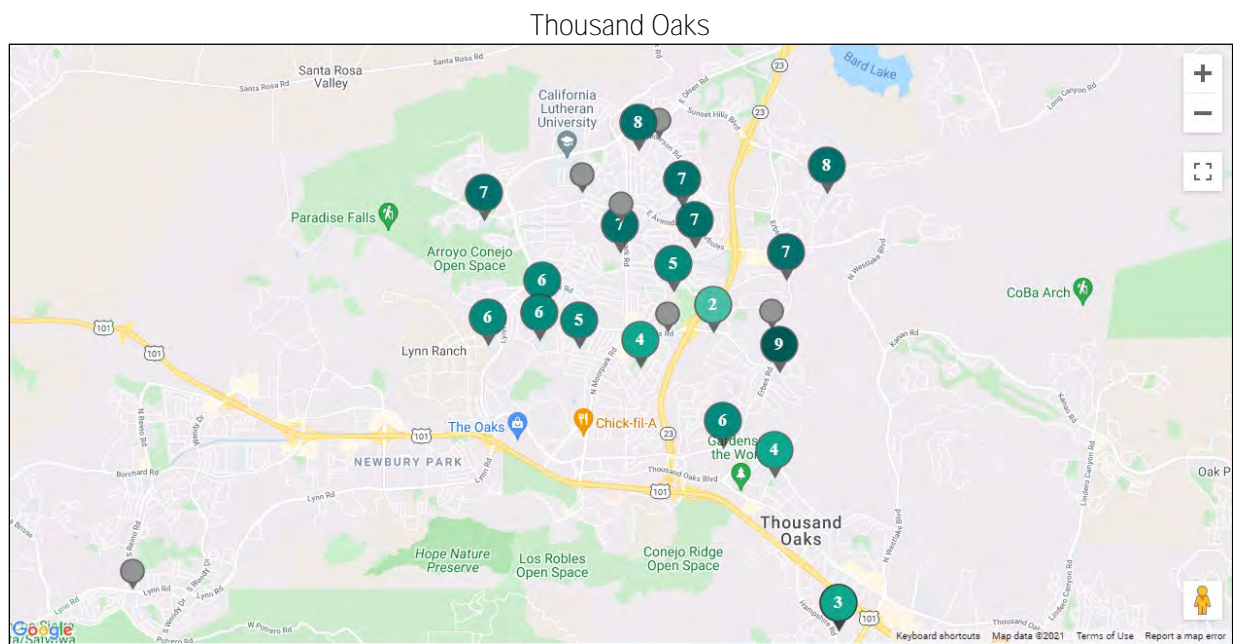
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County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Local Trends

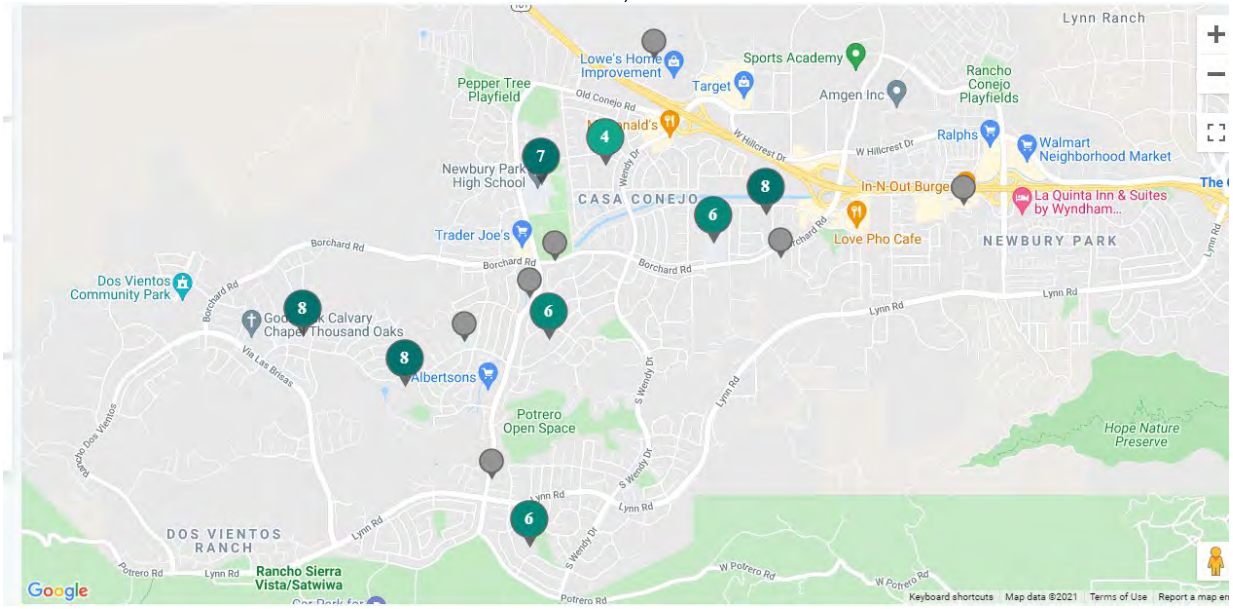
In the City of Thousand Oaks, school proficiency TCAC indices ranged from 72 to 81 and were lowest (72) for Hispanic residents. However, for all races, school proficiency scores were higher than the County overall (ranged from 30 to 62). Similar to the County, residents living below the poverty line had lower school index scores than the entire population, but Blacks had significantly lower scores (57) compared to White, Hispanic, and Asian residents (69, 71, and 75, respectively). The differences in scores among the races living in poverty indicate a dissimilar access to schools.

Greatschools.org is a non-profit organization that rates schools across the States and uses different data points from TCAC. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is “below average”, 5-6 indicate “average”, and 7-10 are “above average.” Figure D-22 shows that Thousand Oaks pre-K, elementary, middle, and high schools range from below to above average. Out of the 30 schools, only one continuation high school and four elementary schools scored in the “below average” range. The TCAC’s Education Score map for the City on Figure D-23, shows census tracts at the intersection of Highway 101 and Highway 23 scored the lowest, with the tracts east of them below Highway 101 ranking second lowest (this area is also considered low resource in the TCAC composite scores). Census tracts outside of this concentrated area scored higher, with the highest scores in tracts further from Highway 101 and along the edges of the City.

Figure D-22: Great Schools Ratings



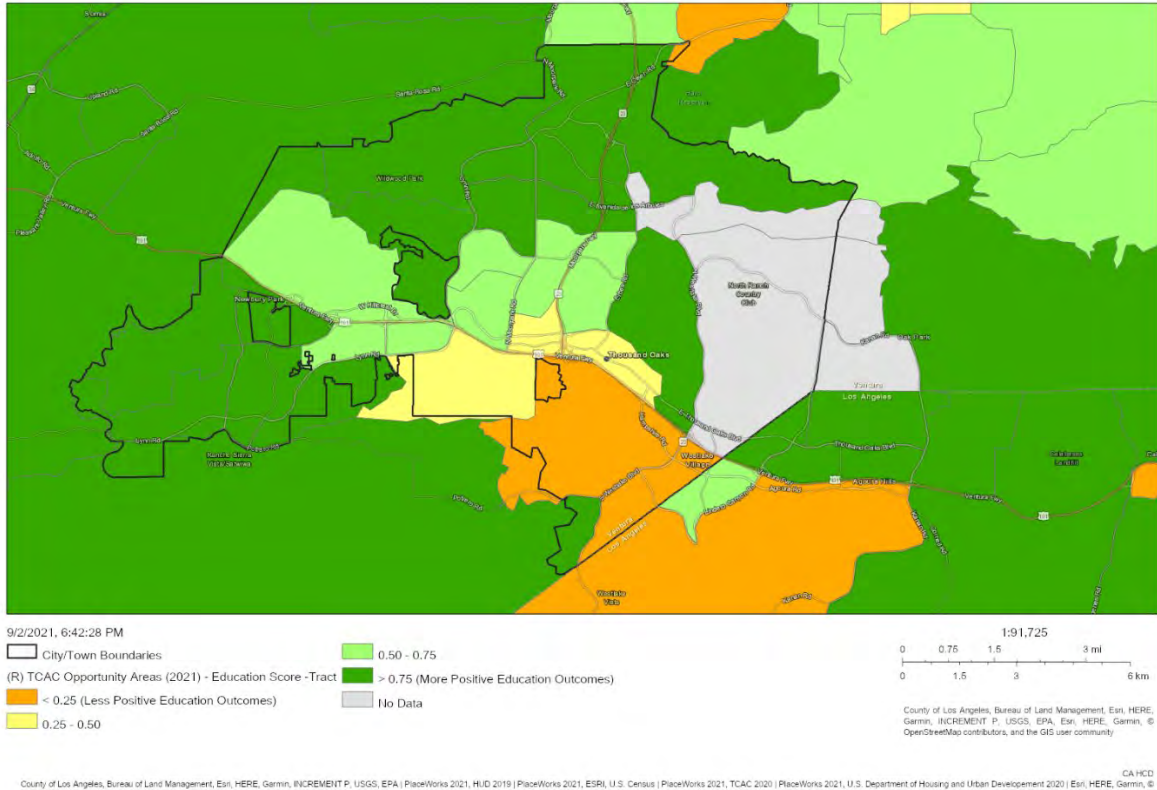
Newbury Park



Westlake



Figure D-23: TCAC Education Score- Thousand Oaks



Transportation

Regional Trends

HUD’s opportunity indicators have two categories to describe transportation- transit index²⁷ and low transportation cost²⁸. In the County, transit index scores ranged from 46 to 51, with Hispanic residents scoring lower and White residents scoring highest. For residents living below the poverty line, the scores had a larger range from 33 for Native American residents to 53 for White residents. Regardless of income, White residents had higher scores.

Low transportation cost scores had a small range from 70 to 75 across all races and were similar for residents living below the poverty line. Considering that a higher transit index score indicates a higher likelihood to use public transit and a higher “low transportation cost” indicates a lower cost of transportation, Ventura County’s entire population has similar access and likelihood of using public transit.

²⁷ The transit index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.

²⁸ The low transportation cost index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.

Local Trends

Transit index scores within the City of Thousand Oaks were higher than the County, with all races scoring around 71. For residents living below the poverty line, scores increase slightly for all races (except for Black residents) indicating higher likelihood to use public transit by residents living in poverty (except for Black residents). For low transportation cost indices, scores in the City of Thousand Oaks were higher than the County overall but did not differ between races. However, low transportation cost indices were slightly higher for residents living in poverty, ranging from 79 to 85, meaning they have lower cost of transportation.

AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the most recent data posted (2019), Thousand Oaks has an AllTransit Performance Score of 2.5 (out of 10). The summary score notes that the City has “very low combination of trips per week and number of jobs accessible enabling a negligible number of people to take transit to work.” The map in Figure D-24 shows that block groups along Highway 101 have the highest scores (green) compared to tracts far from that major highway or even along Highway 23. Figure D-25 shows that the number of transit stops within ½ mile of is greatest in the block groups east of the intersection of Highway 101 and Highway 23. AllTransit also provides other metrics including:

- Transportation costs are about 21 percent of the income for block groups within ½ mile of transit
- About 67 percent of households and of the population live within ½ mile of transit, but zero percent are within ½ mile of high frequency transit
- 100 percent of LIHTC building and units are located within ½ mile of transit
- 81 percent of jobs are within ½ mile of transit and 68 percent of workers live within ½ mile of transit, but less than two percent use public transit

Figure D-24: AllTransit Score- City of Thousand Oaks

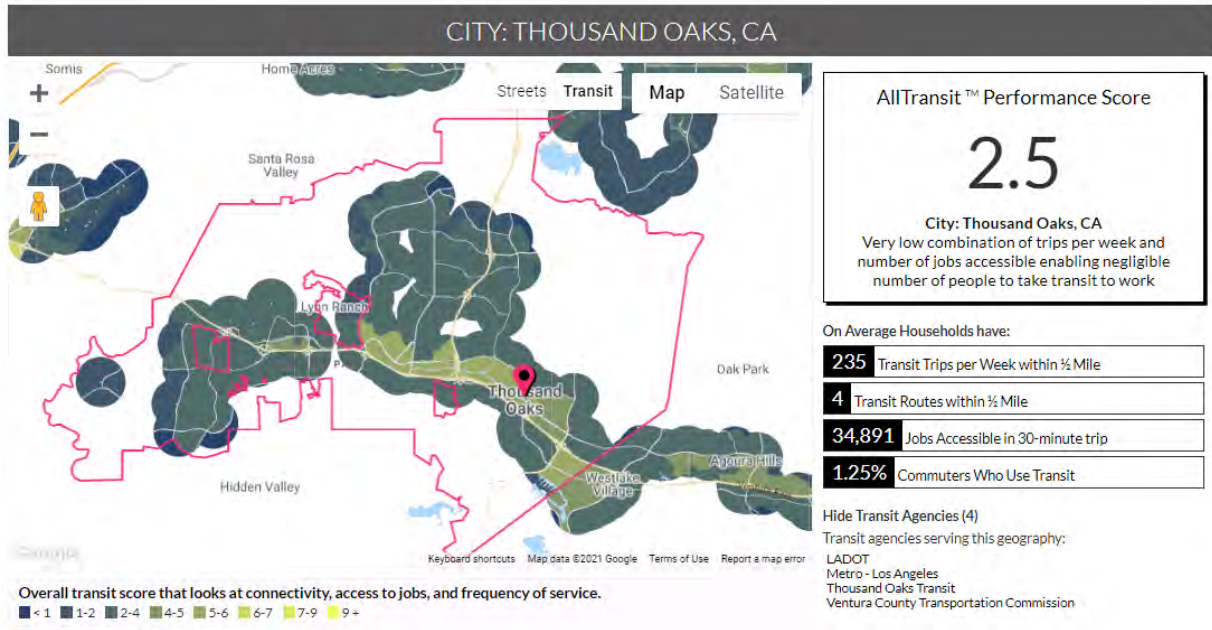
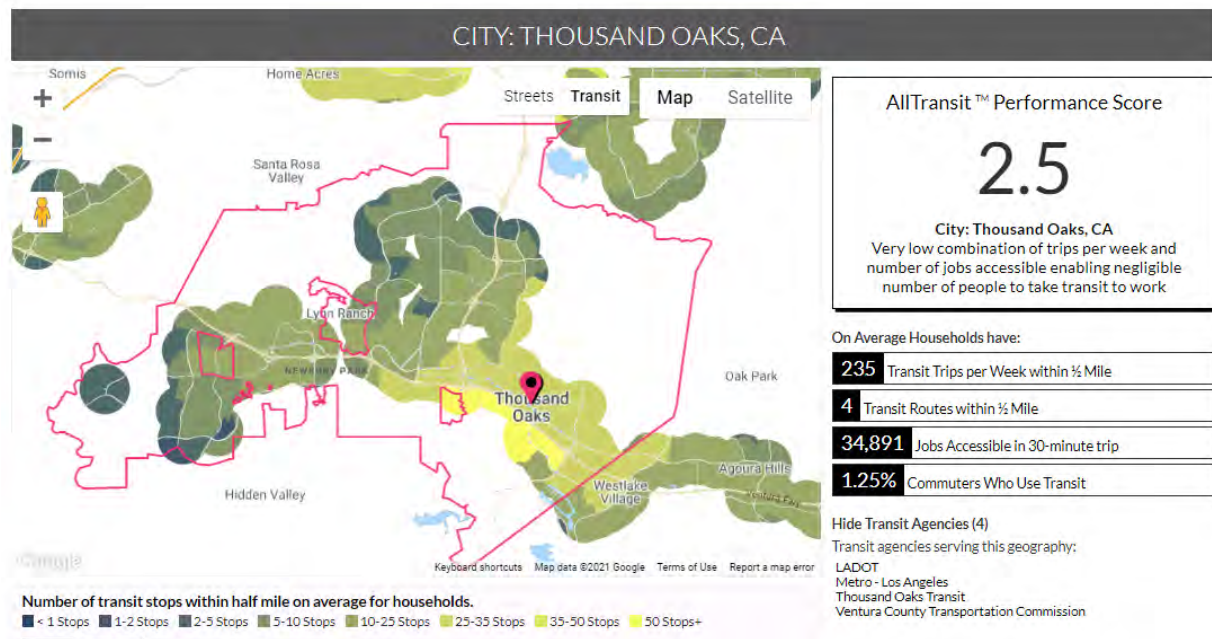


Figure D-25: Transit Stops within ½ Mile – City of Thousand Oaks



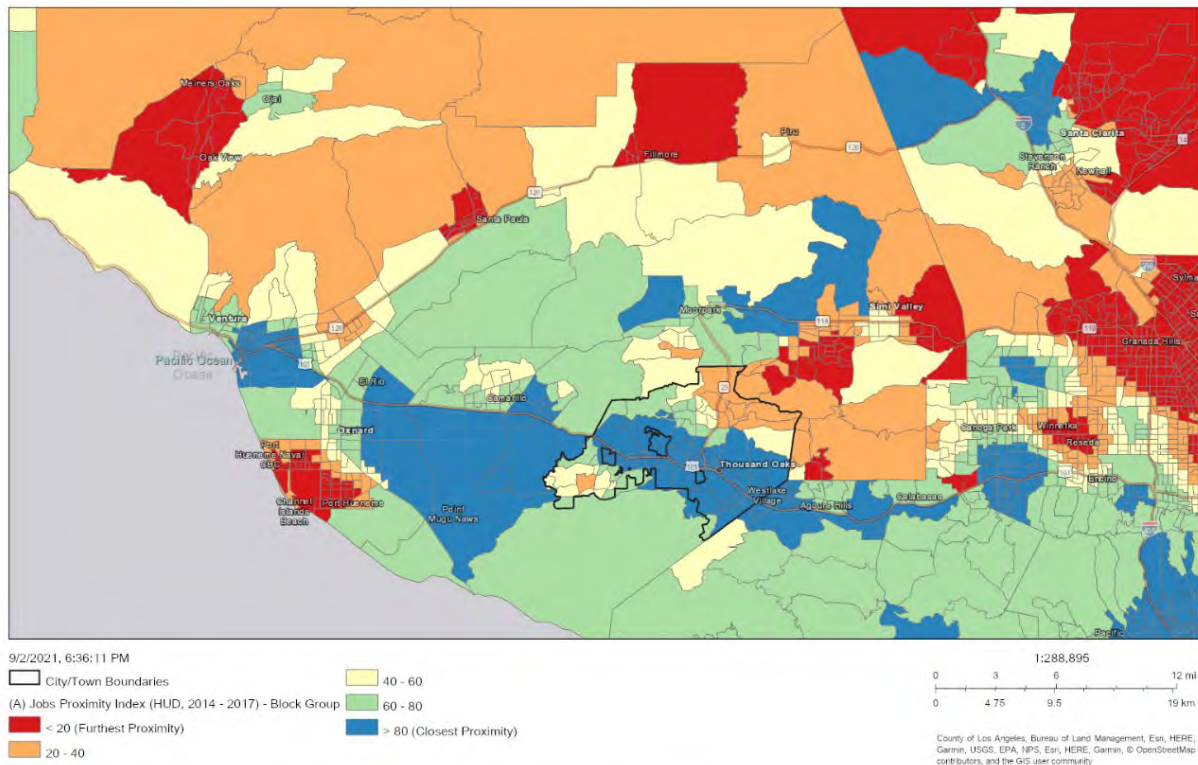
Economic Development

Regional Trends

HUD’s opportunity indicators provide scores for labor market and jobs proximity. The labor market score is based on the level of employment, labor force participation, and educational attainment in a census tract. Ventura County’s labor market scores ranged from 46 to 52, with Hispanic residents scoring lowest and White residents scoring highest. Scores for Ventura County residents living below the poverty line dropped notably for Black and Hispanic residents (from 40s to 20s) but more dramatically for Native American residents (48 to 13). HUD’s jobs proximity score quantifies the accessibility of a neighborhood to jobs in the region. County jobs proximity indices were in the high 70s and low 80s, and were highest for Hispanic and Black residents. The jobs proximity map in Figure D-26 shows the distribution of scores in the Ventura County region. The highest scores are in the eastern block groups of Ventura County, and along Highway 101 from Oxnard to Thousand Oaks. The Santa Clara Valley and most of Simi Valley had the lowest jobs proximity scores.

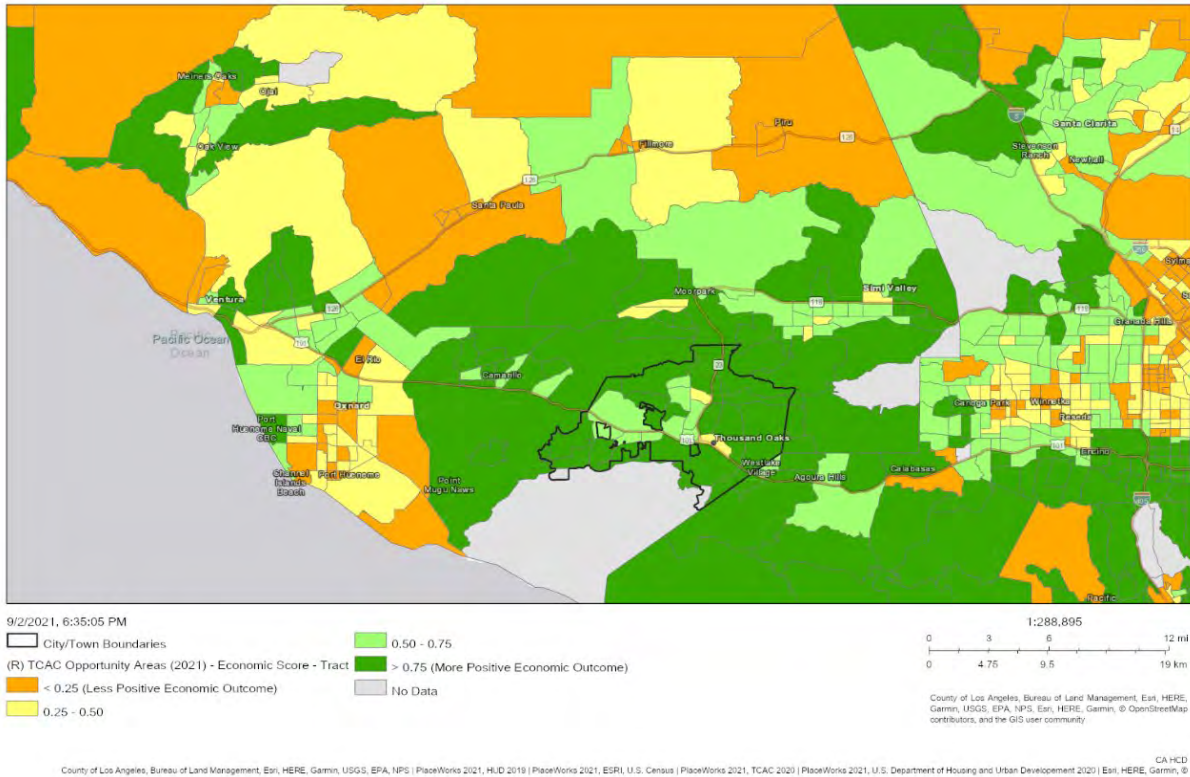
The TCAC Economic Scores are a composite of jobs proximity as well as poverty, adult education, employment, and median home value characteristics. The map in Figure D-27 shows that the lowest economic scores are located in the Santa Clara Valley and in the cities of Oxnard and Port Hueneme, as well as some census tracts in the City of Ventura. The highest economic scores are concentrated in the center and east of the region, in Camarillo, Thousand Oaks, and Simi Valley.

Figure D-26: Jobs Proximity Index- Region



CA HCD
County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, PlaceWorks 2021, Hi-ID 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, ©

Figure D-27: TCAC Economic Score- Region

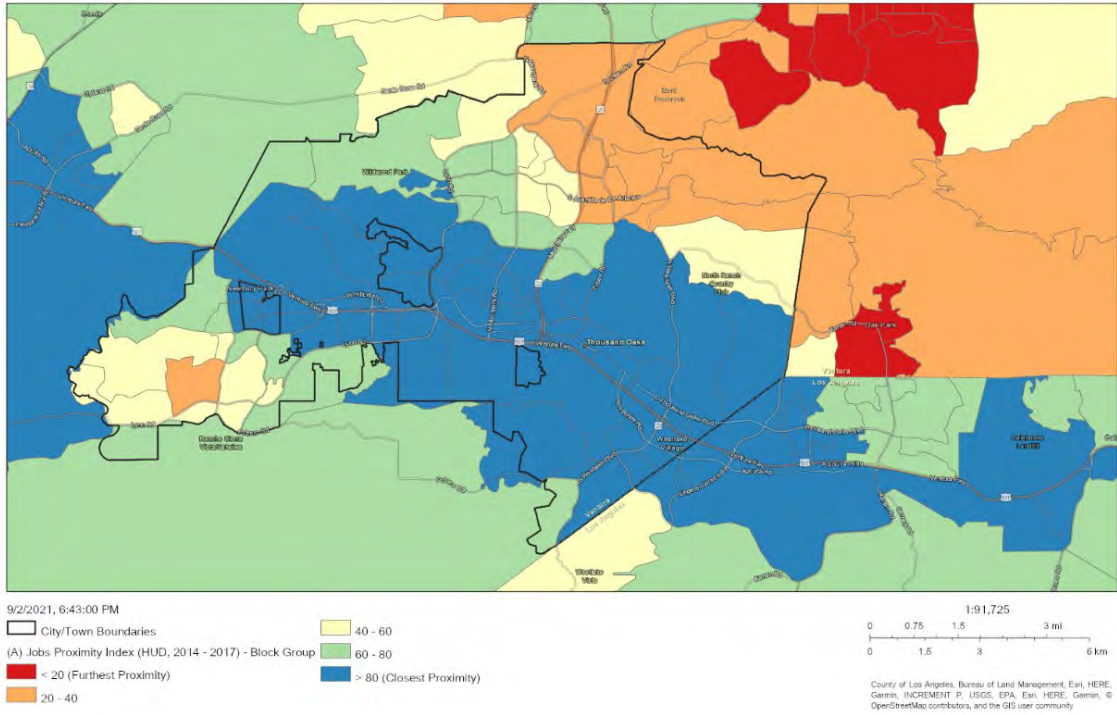


Local Trends

The City of Thousand Oaks has higher labor market index scores (ranged from 66 to 76) than the County overall (46 to 52), indicating a higher labor force participation and human capital. However, within the City, Whites and Asians scored the highest (74 and 76, respectively) and Hispanics scored notably lower (66). HUD’s jobs proximity score quantifies the accessibility of a neighborhood to jobs in the region. Thousand Oaks scored lower (70 to 78) than the County overall (79 to 82). Jobs proximity scores for residents living below the federal poverty line were slightly higher than the population at large with scores ranging from 66 for Asian/Pacific Islander residents to 95 for Black residents. The map in Figure D-29 shows the jobs proximity indices by block group within the City. The most block groups along Highway 101 scored the highest, with the block groups north of Janss Rd and in the southwestern portions of the City scoring the lowest.

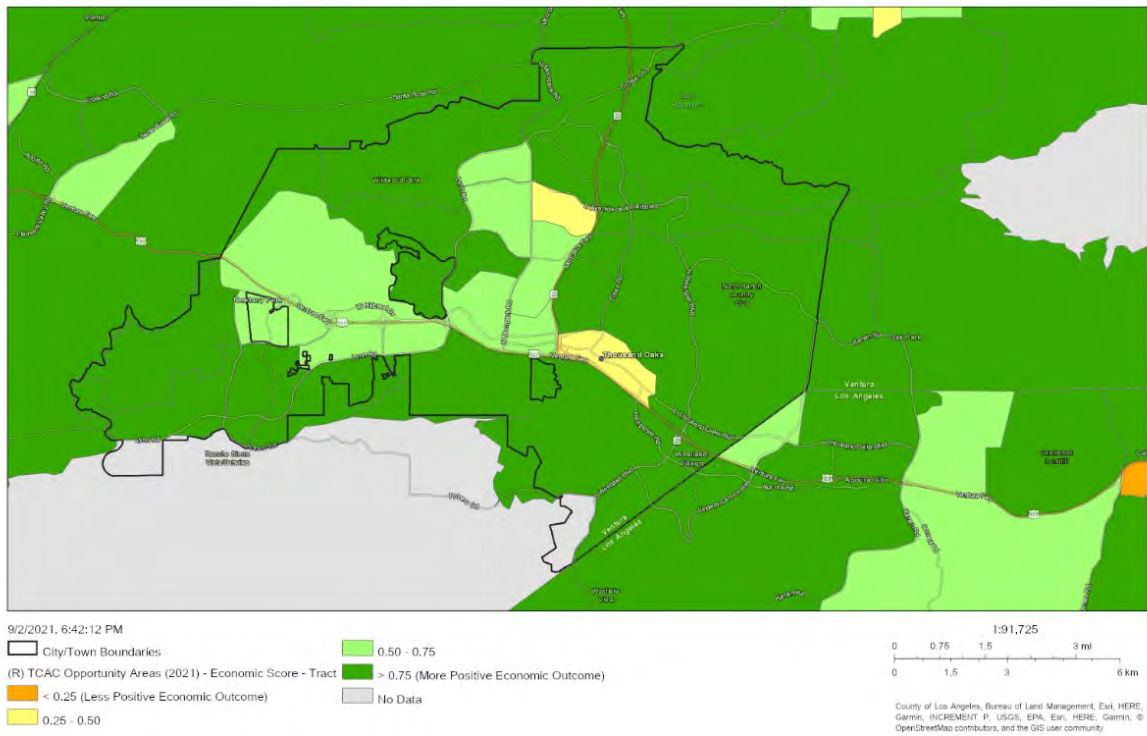
The TCAC Economic score map in Figure D-29, incorporates jobs proximity as well as poverty, adult education, employment, and median home value characteristics of the area. Once other economic characteristics are incorporated, the map shows that census tracts north of the intersection of Highway 101 and Highway 23 scored the lowest, while tracts adjacent to Highway 101 in the western parts of the City also scored lower than the rest of the City’s tracts. These inverse trends (lower economic scores but higher jobs proximity indices) shows that while residents along Highway 101 are close to jobs, their economic outcomes are less positive than those for residents in the rest of the City.

Figure D-28: Jobs Proximity Index – City of Thousand Oaks



CA HCD
County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, ©

Figure D-29: TCAC Economic Score- City of Thousand Oaks



CA HCD
County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, ©

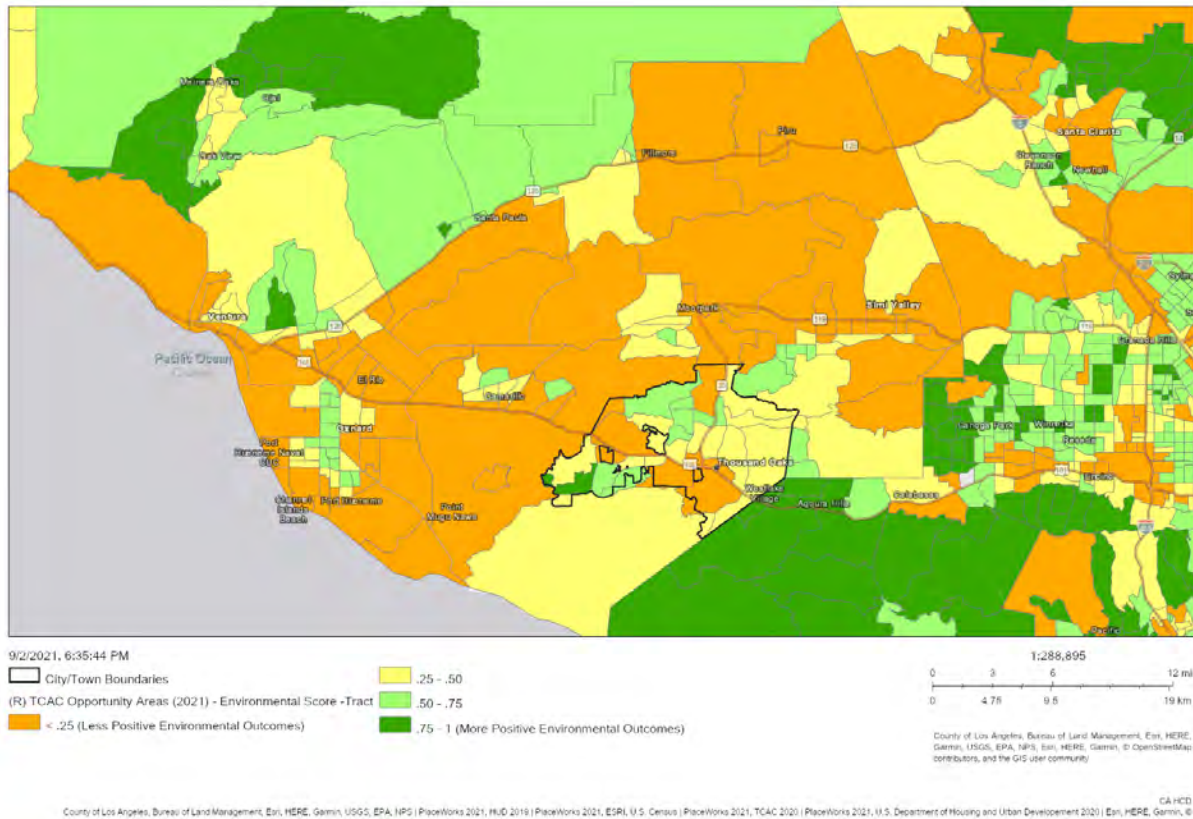
Environment

The TCAC Environmental Score is based on CalEnviroScreen 3.0 scores and the updated 4.0 scores where available. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment.

Regional Trends

The TCAC Environmental scores were lowest south of California Highway 126 in the County, with the least positive environmental outcomes throughout coastal Ventura, Point Hueneme, Point Mugu and inland in Camarillo, Santa Paula, Fillmore, Simi Valley, and parts of Thousand Oaks (Figure D-30).

Figure D-30: TCAC Environmental Score- Region



Local Trends

As shown in Figure D-30, most census tracts in the City of Thousand Oaks scored the lowest on the TCAC environmental scores (less than 0.5). Only a few tracts in the northwestern and southwestern parts of the City near the City boundaries scored above 0.5. However, the Office of Environmental Health Hazard Assessment has released updated scores in February 2020 (CalEnviroScreen 4.0). The CalEnviroScreen 4.0 scores in Figure D-31 are based on percentiles and show that tracts north of Highway 101 in the west side of the City scored in the highest percentile (scored the worst).

Distribution of RHNA Units by CalEnviroScreen Scores

Based on the CalEnviroScreen 4.0 scores, only 13 percent of RHNA units are located in census tracts with the lowest percentile scores (Table D-12). Most RHNA units are distributed in census tracts with 21 to 30, 31 to 40, and 41 to 50 percentile scores. Lower income RHNA units also have this pattern, with 23 percent, 27 percent, and 31 percent of units located in tracts with 21 to 30, 31 to 40, and 41 to 50 percentile scores, respectively. About 74 percent of moderate income and 100 percent of above moderate income units are also located in tracts with higher CalEnviroScreen scores. The map in Figure D-31 shows that this is because most units in tracts adjacent to the intersection of Highway 23 and Highway 101 have higher/worse scores.

Figure D-31: CalEnviroScreen 4.0 Scores- City of Thousand Oaks

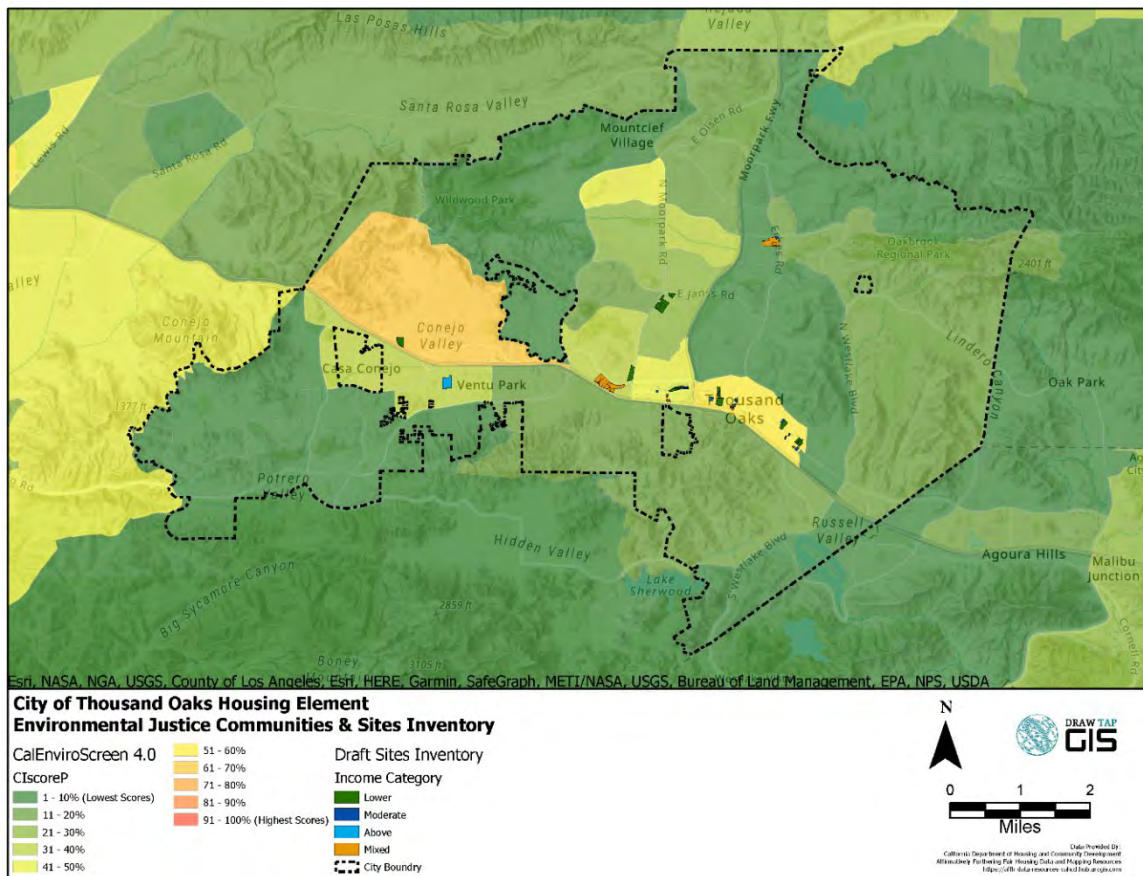


Table D-12: RHNA Unit Distribution by CalEnviroScreen 4.0 Score

	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
1 - 10% (Lowest Score)	9.5%	26.4%	0.0%	13.4%
11 - 20%	0.0%	0.0%	0.0%	0.0%
21 - 30%	23.0%	0.0%	0.0%	15.3%
31 - 40%	26.9%	42.2%	49.4%	32.5%
41 - 50%	30.9%	31.4%	50.6%	32.4%
51 - 60%	9.7%	0.0%	0.0%	6.4%
61 - 70%	0.0%	0.0%	0.0%	0.0%
71 - 80%	0.0%	0.0%	0.0%	0.0%
81 - 90% (Highest Score)	0.0%	0.0%	0.0%	0.0%
Total Units	1,527	614	154	2,295

5. Disproportionate Needs

The AFFH Rule Guidebook defines disproportionate housing needs as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (24 C.F.R. § 5.152). The analysis is completed by assessing cost burden, overcrowding, and substandard housing.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Thousand Oaks. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and
- Units with physical defects (lacking complete kitchen or bathroom).

According to CHAS data based on the 2013-2017 ACS (the most recent dataset available), Ventura County households experience housing problems at higher rates (43 percent) than Thousand Oaks households (38 percent). In both the County and City, renters are more likely to be affected by housing problems than owners.

Cost Burden

Regional Trends

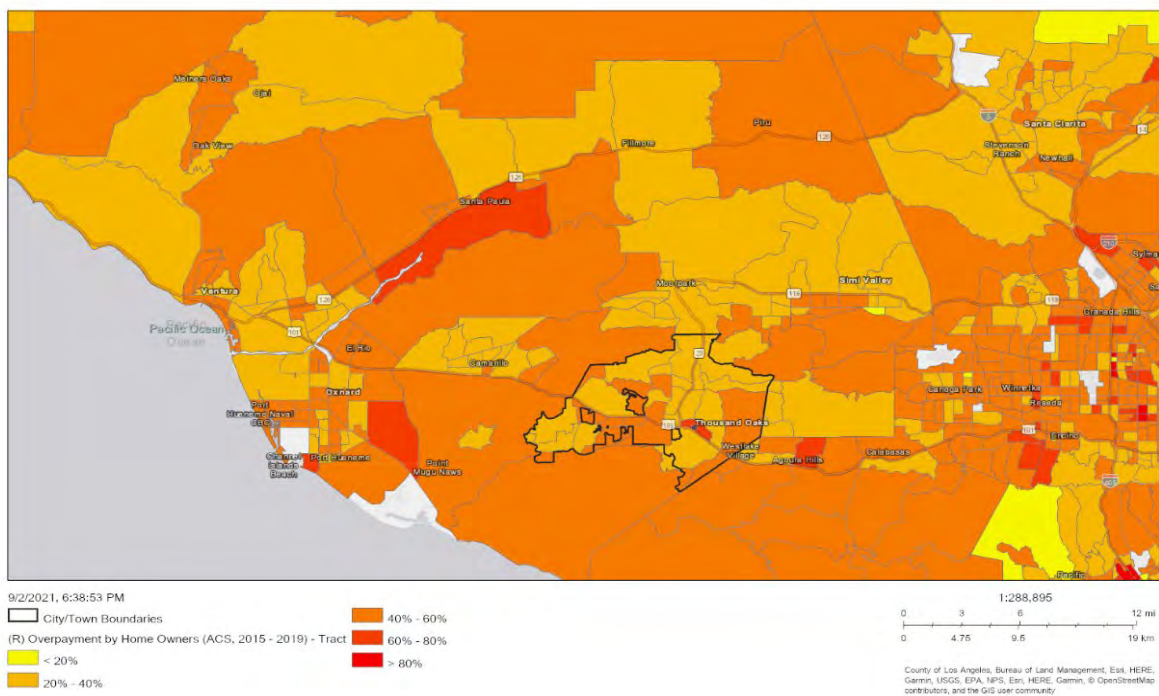
In Ventura County, approximately 39 percent of households experienced cost burdens (Table D-13). Renters experience cost burdens at higher rates than owners (53 percent compared to 31 percent), regardless of race. Among renters, Black and Hispanic households experience the highest rates of cost burdens (65 percent and 58 percent). Cost-burdened owner households are concentrated in a few census tracts in Santa Paula, Port Hueneme, and Thousand Oaks (Figure D-32). Cost burdened renter households are concentrated in census tracts in Ventura, Oxnard, northern Thousand Oaks, and Simi Valley (Figure D-33).

Table D-13: Housing Problems and Cost Burden- Ventura County

	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	Other	All
With Housing Problem								
Owner-Occupied	30.2%	34.3%	29.9%	22.4%	35.5%	42.8%	37.6%	33.2%
Renter-Occupied	53.1%	67.0%	48.2%	51.7%	67.7%	67.8%	53.2%	59.3%
All Households	37.0%	51.5%	34.8%	35.2%	51.6%	55.5%	46.0%	42.8%
With Cost Burden								
Owner-Occupied	29.5%	33.3%	27.6%	21.3%	32.3%	35.2%	33.6%	30.8%
Renter-Occupied	50.8%	64.8%	37.0%	27.6%	41.9%	57.7%	50.4%	53.2%
All Households	35.9%	49.8%	30.1%	24.1%	37.1%	46.6%	42.6%	39.0%

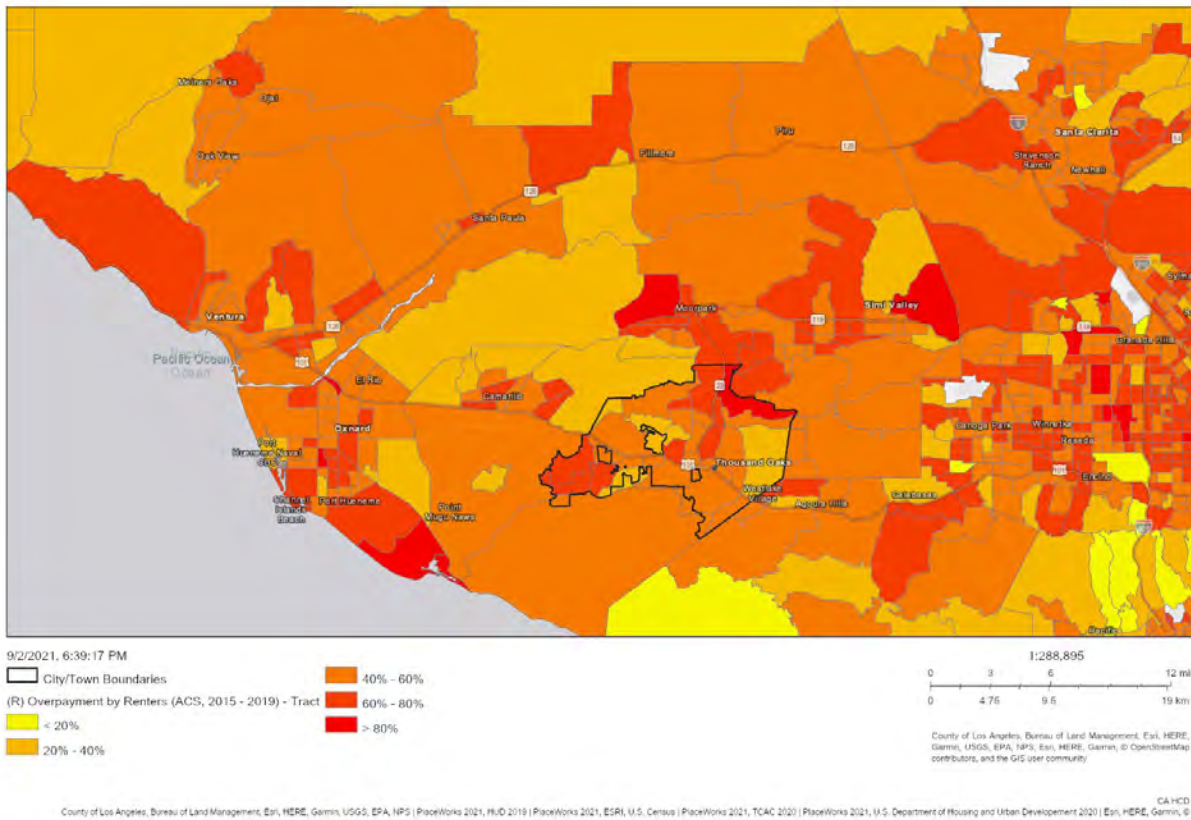
Source: HUD CHAS, (2013-2017).

Figure D-32: Cost Burdened Owners (2019) - Region



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, ©

Figure D-33: Cost Burdened Renters (2019)- Region



Housing problems and cost burdens can also affect special needs populations disproportionately. Table D-14 shows that renter elderly and large households experience housing problems and cost burdens at higher rates than all renters, all households, and their owner counterparts.

Table D-14: Housing Problems, Elderly and Large Households, Ventura County

	Owner-Occupied			Renter-Occupied			All HH
	Elderly	Large HH	All Owner	Elderly	Large HH	All Renters	
Any Housing Problem	32.8%	45.4%	33.2%	64.7%	77.6%	59.3%	42.8%
Cost Burden > 30%	32.4%	28.9%	30.8%	61.8%	55.4%	53.2%	39.0%

Source: HUD CHAS, (2013-2017).

Local Trends

Thousand Oaks households experience cost burdens (36.2 percent) at lower rates than the County (39 percent). As presented in Table D-15, renters also experience cost burdens at higher rates than owner households (48.7 percent and 30.8 percent, respectively) and Black and Hispanic households are affected by cost burdens at the highest rates like the County. While renters in both the County and City experience higher cost burden at higher rates than owners, Black renter-occupied households experience the highest rates of cost burdens (88.6 percent) among all races, tenures, and all households in the City.

Table D-15: Housing Problems and Cost Burden- City of Thousand Oaks

	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	Other	All
With Housing Problem								
Owner-Occupied	31.7%	49.6%	25.6%	0.0%	0.0%	38.5%	5.4%	31.6%
Renter-Occupied	51.4%	85.7%	28.7%	0.0%	0.0%	61.6%	54.3%	51.6%
All Households	36.9%	64.8%	26.5%	0.0%	0.0%	49.2%	36.0%	37.6%
With Cost Burden								
Owner-Occupied	31.4%	50.0%	23.2%	0.0%	0.0%	35.2%	5.4%	30.8%
Renter-Occupied	48.7%	88.6%	21.5%	0.0%	0.0%	60.0%	50.0%	48.7%
All Households	35.9%	66.3%	22.7%	0.0%	0.0%	46.8%	33.3%	36.2%

Source: HUD CHAS. (2013-2017).

Cost burden rates have decreased in the past five years from 40 percent to 36 percent. For owners, the decrease has been from 35 percent of owner households experiencing cost burdens to 31 percent. Figures D-34 and Figure D-35 show the concentration of cost burdened owners in 2014 and 2019. Geographically, cost burdened owner households used to be concentrated in the eastern tracts of the City, east of Highway 23 in 2014. The census tracts at the intersection of Highway 23 and Highway 101 had over 80 percent of owner households experiencing cost burdens. By 2019, most census tracts in the City have either 20 to 40 percent of owner households experiencing cost burdens of 40 to 60 percent, and only one tract at the intersection of Highway 101 and Highway 23 has over 80 percent cost burdened owner households.

Figure D-34: Cost Burdened Owners (2014)- Thousand Oaks

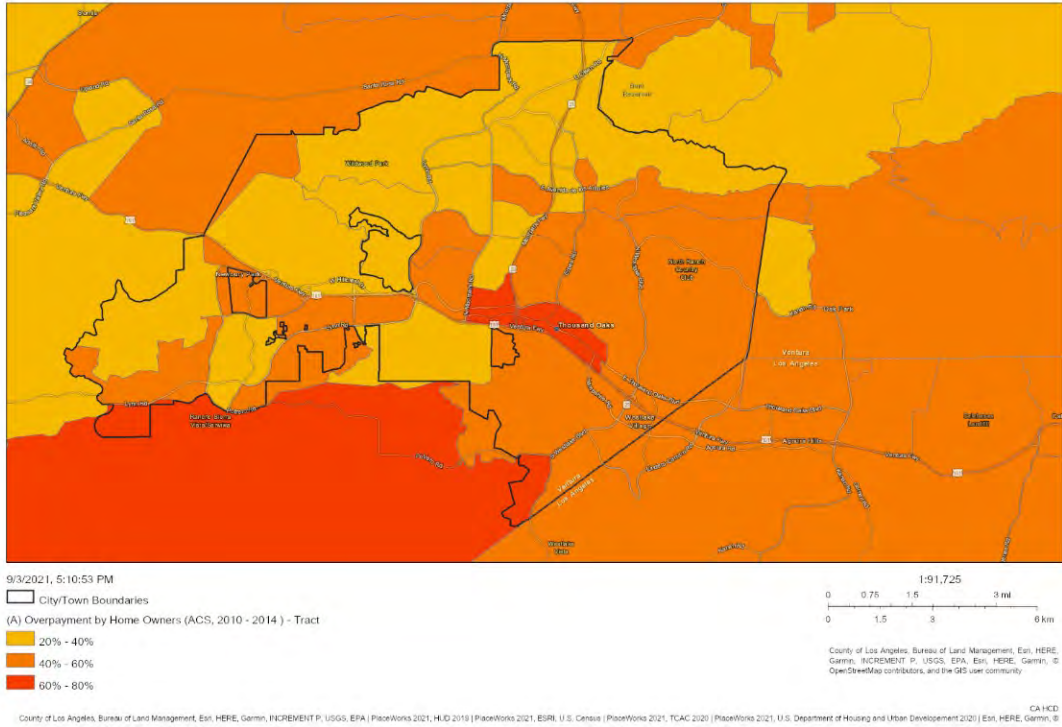
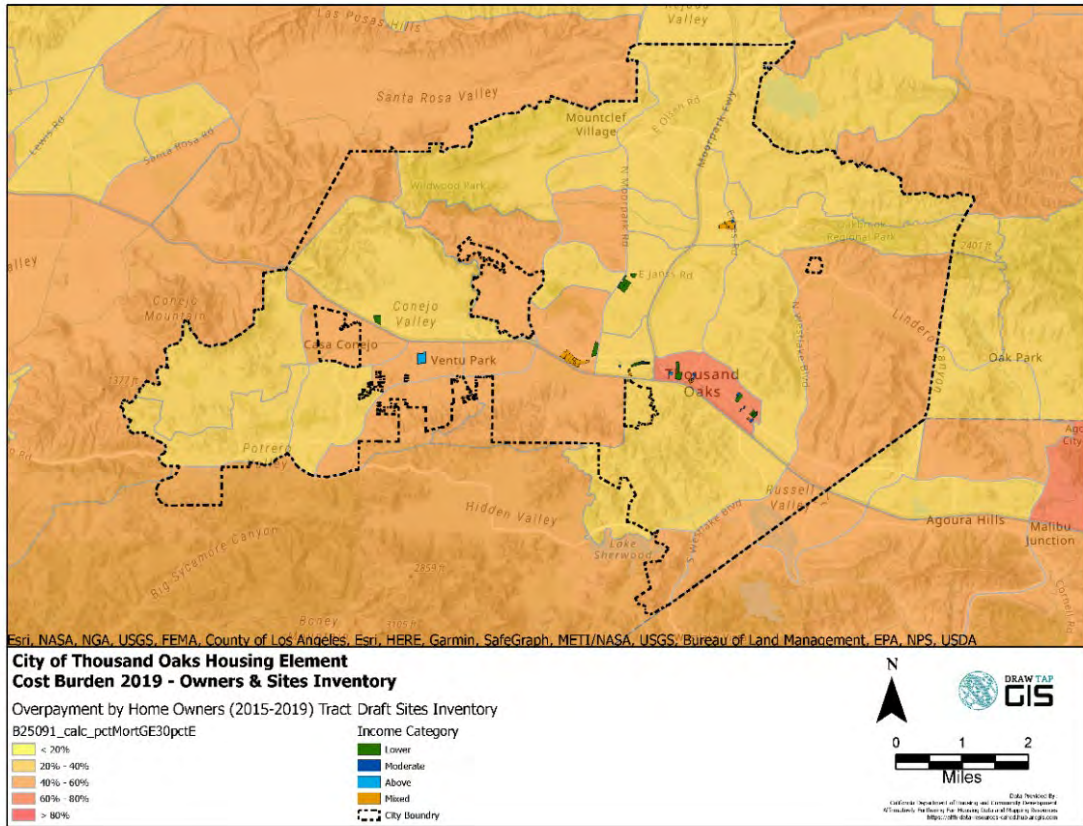
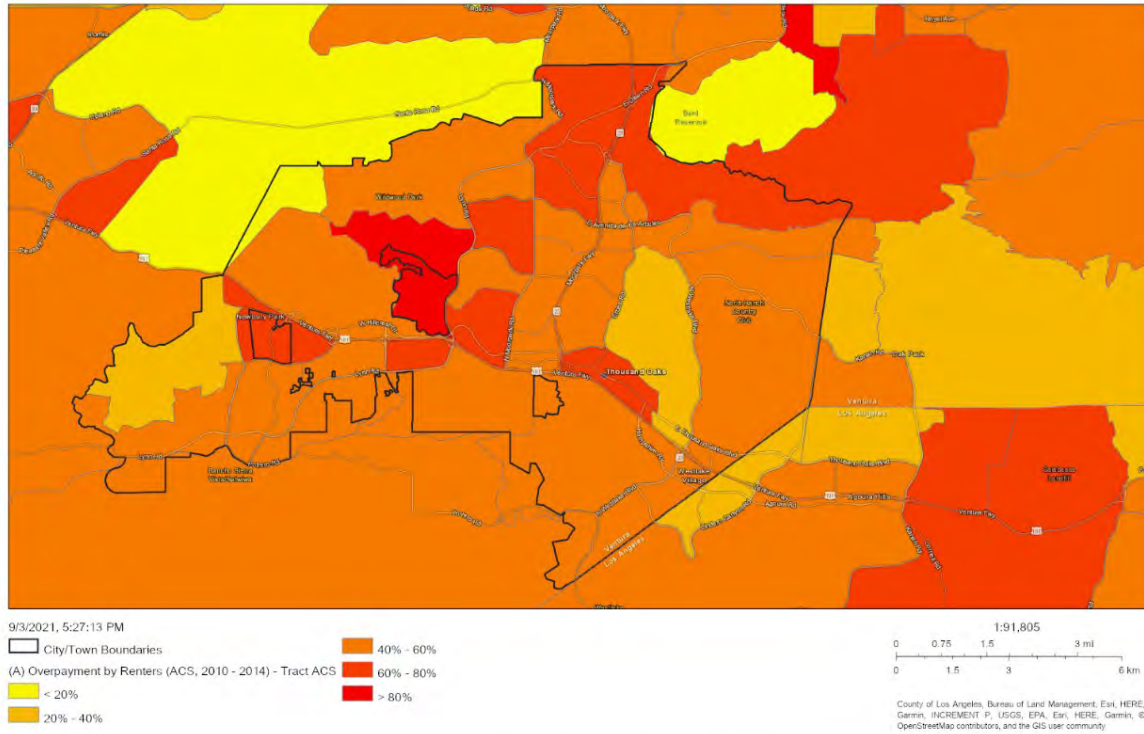


Figure D-35: Cost Burdened Owners (2019)- Thousand Oaks



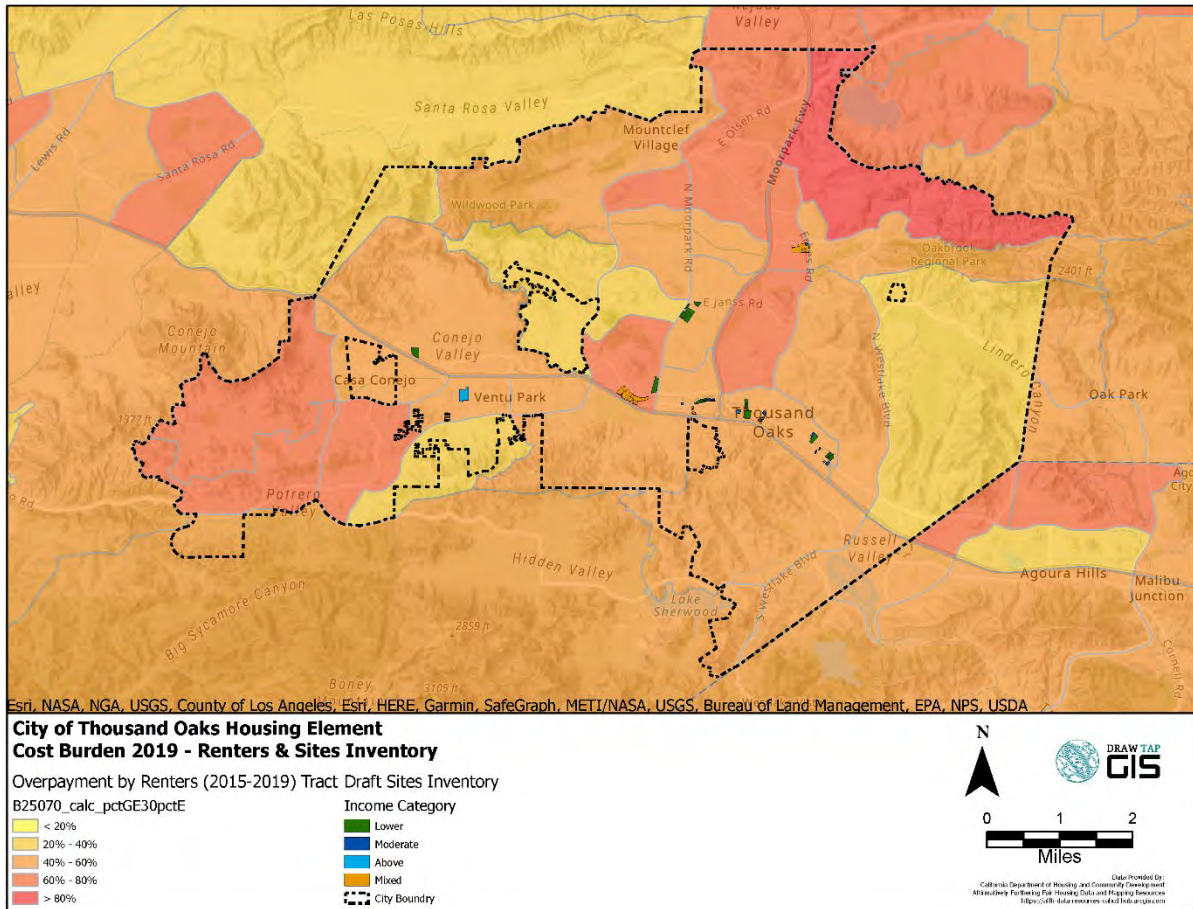
The proportion of cost burdened renter households has also decreased between 2014 and 2019 from 53 percent to 49 percent and the distribution of these households has changed dramatically. In 2014, the northernmost census tracts had the highest concentration of cost burdened renter households, mostly west of Moorpark Road. In addition, most tracts throughout the center of the city had between 40 and 60 percent renter households experiencing cost burdens (Figure D-36). By 2019, the cost burdened renter households were concentrated in the southwestern tracts of the City (south of Highway 101), and most tracts along Highway 23. These tracts have over 60 percent of renter households experiencing cost burdens.

Figure D-36: Cost Burdened Renters (2014)- Thousand Oaks



CA HCD
County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA (PlaceWorks 2021, HUC 2019) | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, ©

Figure D-37: Cost Burdened Renters (2019)- Thousand Oaks



Like in the County, renter elderly and large households are disproportionately affected by housing problems and cost burdens. While 52 percent of renter households in the City experience problems, 64 percent of elderly households and 53 percent of large renter households experience housing problems. Large renter households are experiencing overcrowding or substandard housing conditions given that while 53 percent of households experience housing problems, only 47 percent experience cost burdens (the gap of six percent represents households experiencing overcrowding or substandard conditions but not cost burdens).

Table D-16: Housing Problems, Elderly and Large Households, City of Thousand Oaks

	Owner-Occupied			Renter-Occupied			All HH
	Elderly	Large HH	All Owner	Elderly	Large HH	All Renters	
Any Housing Problem	36.1%	35.3%	31.5%	63.7%	52.5%	51.7%	37.6%
Cost Burden > 30%	36.3%	29.6%	30.9%	60.6%	47.0%	48.8%	36.2%

Source: HUD CHAS, (2013-2017).

Distribution of RHNA Units by Cost Burdened Households

Most RHNA sites are located in tracts along Highway 101 and at the intersection of Highway 101 and Highway 23. These census tracts have a variety of concentrations of cost burdened owner and cost burden renter households, though the highest concentrations of cost burdened owners and renters are located along Highway 101. Sites zoned for Mixed-Use (and feasible for lower income development) are located in tracts with high percentages of cost burdened households. According to Table D-17, 57 percent of all RHNA units are sited in tracts with over 40 percent cost-burdened homeowners in the City. Of the 1,527 lower income units, about 52 percent are also located in these tracts with the higher percentage of cost-burdened households.

Cost burdened renter households are more prevalent throughout the City’s census tracts and a higher percentage of renter households are cost burdened per tract (e.g. some tracts have up to 80 percent cost-burdened renter households). Table D-18 shows that RHNA units are distributed among tracts with cost-burdened households ranging from 40 to 80 percent with close to half of the units (43 percent) being in tracts with the higher range of cost-burdened renters. However, 64 percent of lower income RHNA units are located in census tracts with a lower concentration of cost-burdened renter households (40 to 60 percent).

Table D-17: RHNA Unit Distribution by Cost-Burdened Homeowner Households

	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 20 %	0.0%	0.0%	0.0%	0.0%
20% - 40%	47.7%	37.9%	13.0%	42.8%
40% - 60%	26.9%	42.2%	49.4%	32.5%
60% - 80%	25.3%	19.9%	37.7%	24.7%
> 80%	0.0%	0.0%	0.0%	0.0%
Total Units	1,527	614	154	2,295

Table D-18: RHNA Unit Distribution by Cost-Burdened Renter Households

	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 20 %	0.0%	0.0%	0.0%	0.0%
20% - 40%	0.0%	0.0%	0.0%	0.0%
40% - 60%	63.6%	31.4%	100.0%	57.4%
60% - 80%	36.4%	68.6%	0.0%	42.6%
> 80%	0.0%	0.0%	0.0%	0.0%
Total Units	1,527	614	154	2,295

Overcrowded Households

Regional Trends

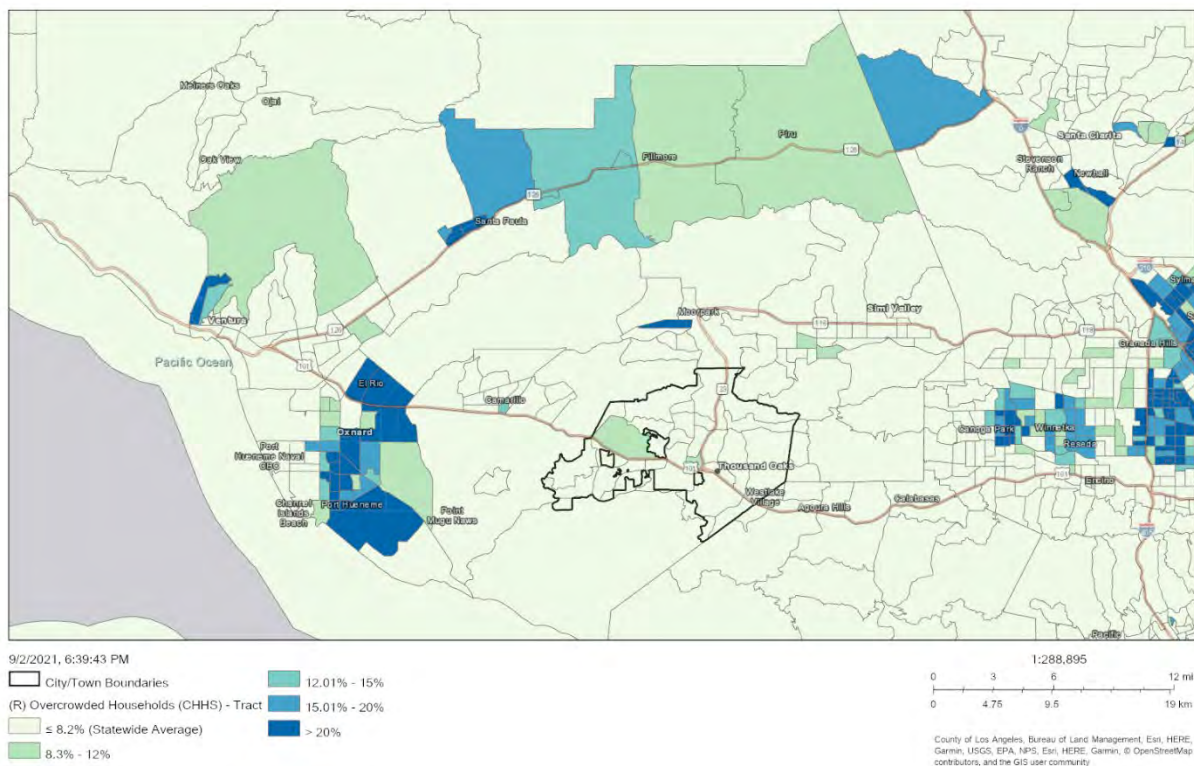
Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). According to the 2019 five-year ACS estimates, about six percent of households in the County are living in overcrowded conditions (Table D-19). This is lower than the statewide average of 8.2 percent overcrowded households. Over 12 percent of renter households are living in overcrowded conditions, compared to only three percent of owner households. Overcrowded households in the region are concentrated in western Ventura, Oxnard, and Santa Clara Valley areas (Figure D-38).

Table D-19: Overcrowded Households- Ventura County

	Overcrowded (>1.0 persons per room)	Severely Overcrowded (>1.5 persons per room)
Owner-Occupied	3.0%	0.6%
Renter Occupied	12.1%	4.3%
All HH	6.4%	2.0%

Source: American Community Survey, 2015-2019. Table B25014.

Figure D-38: Overcrowded Households – Ventura County

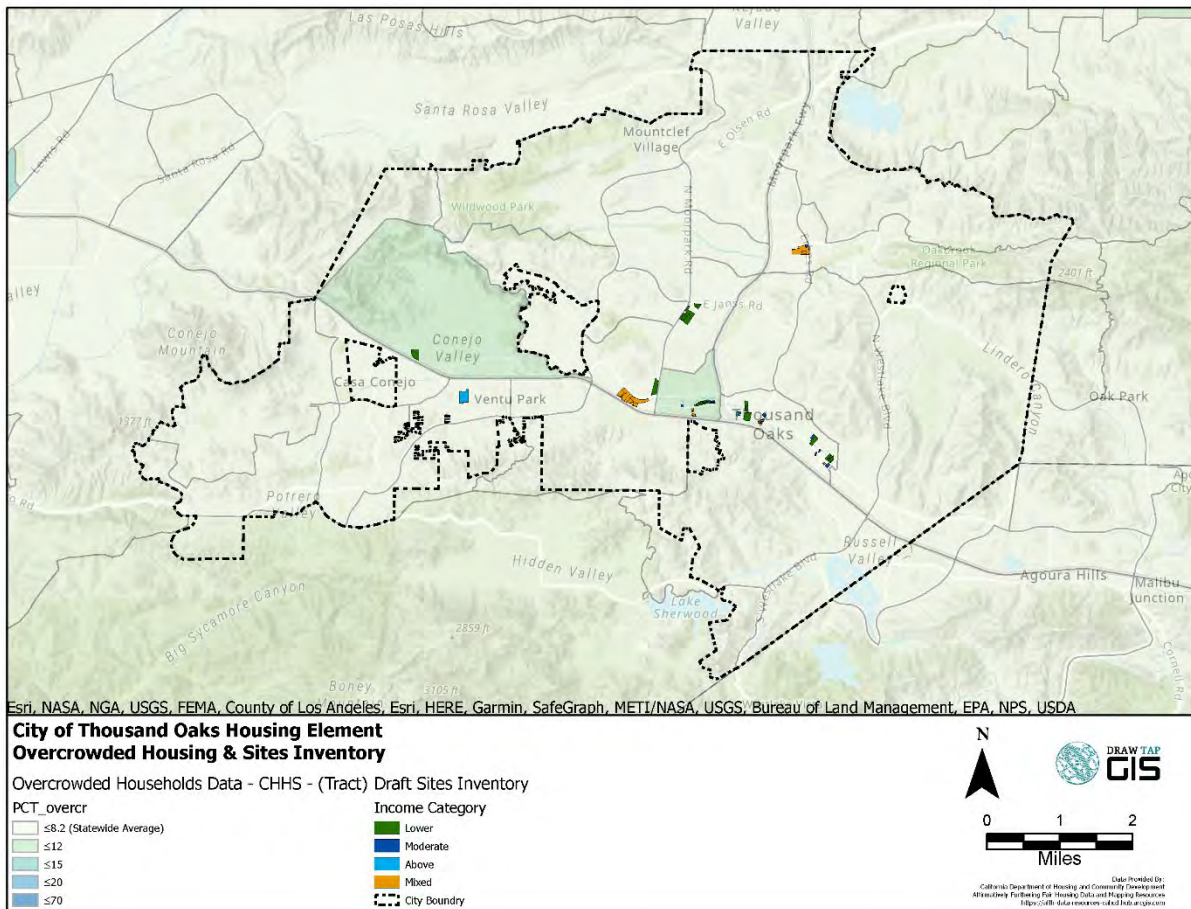


County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, Esri, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, ©

Local Trends

Households in the City of Thousand Oaks experience overcrowded conditions at lower rates (2.5 percent) than the County (6.4 percent) and the state (8.2 percent). Like County households, renters are more likely to experience overcrowded conditions than owners (5.3 percent versus 1.4 percent, respectively). Within the City, overcrowded households are concentrated in two tracts of the city, the westernmost census tract along Highway 101 and the tract northwest of the intersection of Highway 101 and Highway 23 (Figure D-39). In these tracts, overcrowded households exceed the statewide average of 8.2 percent but is less than 12 percent.

Figure D-39: Overcrowded Households- City of Thousand Oaks



Distribution of RHNA Units by Overcrowded Households

The majority of census tracts in the City have less than 8.2 households living in overcrowded conditions. As shown in Table D-20, about 80 percent of all RHNA units are located in census tracts with the lowest concentration of overcrowded households. A similar percentage of the lower income RHNA units (75 percent) is located in tracts with a low concentration of overcrowded households.

Table D-20: RHNA Unit Distribution by Overcrowded Households

	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
≤ 8.2 (Statewide Average)	74.9%	88.4%	87.0%	79.3%
8.2- 12%	25.1%	11.6%	13.0%	20.7%
12.01-15%	0.0%	0.0%	0.0%	0.0%
15.01- 20%	0.0%	0.0%	0.0%	0.0%
>20%	0.0%	0.0%	0.0%	0.0%
Total Units	1,527	614	154	2,295

Substandard Conditions

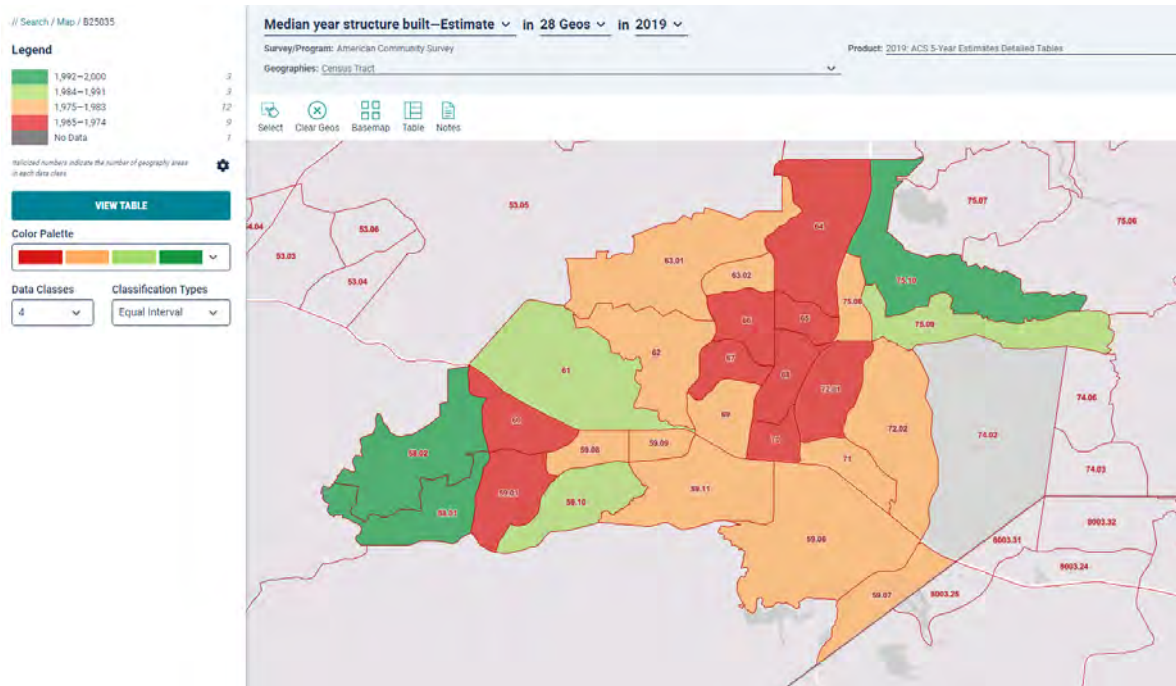
Regional Trends

Housing that is 30 years or older is assumed to require some rehabilitation. Such features as electrical capacity, kitchen facilities, and roofs, usually need updating if no prior replacement work has occurred. According to the 2020 Ventura County AI, nearly 60 percent of Ventura County’s housing stock was built before 1980 and only 12 percent of housing was built in the last 20 years. The Cities of Ojai, Port Hueneme, Santa Paula, and Ventura have the oldest housing stock in the County.

Local Trends

Thousand Oaks is an older community with the majority of its housing stock being built between 1960 and 1989, the majority of which (33 percent) was constructed between 1970 and 1979 according to the 2015-2019 ACS estimates. As of 2019, about 77.5 percent (approximately 35,409 units) of the City’s housing stock is over 30 years, 24.5 percent is over 50 years and only 22.5 percent of housing units built after 1990. However, the City of Thousand Oaks estimates four percent of units over 30 years old are not code compliant and in need of rehabilitation. Figure D-40 shows the median year housing units were built within the City of Thousand Oaks. Older housing (red and orange) is found in the center of the City, especially at the intersection of Highway 23 and Highway 101 and in Newbury Park.

Figure D-40: Median Year Structure Built – City of Thousand Oaks

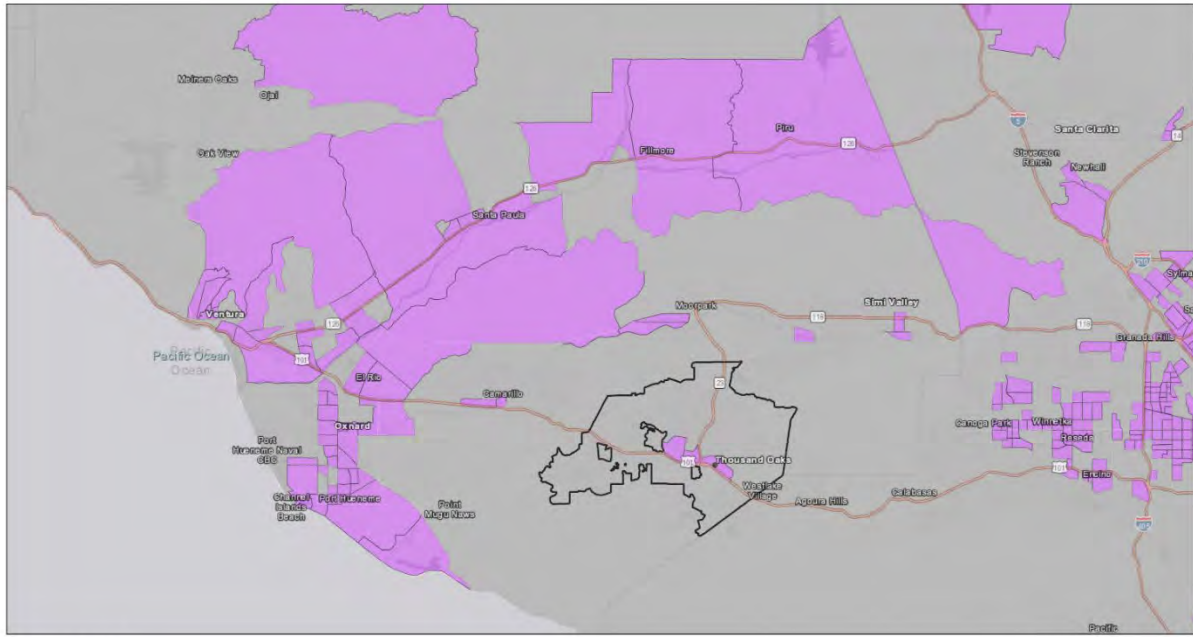


Displacement Risk

Regional Trends

UC Berkley’s Urban Displacement research project defines residential displacement as “the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control.” As part of this project, the research has identified populations vulnerable to displacement (named “sensitive communities”) in the event of increased redevelopment and drastic shifts in housing cost. They defined vulnerability based on the share of low income residents per tract and other criteria including: share of renters is above 40 percent, share of people of color is more than 50 percent, share of low income households are severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. Using this methodology, sensitive communities were identified through the cities of Ventura, Oxnard, and Thousand Oaks and most of the tracts in the Santa Clara Valley from Santa Paula to Piru (Figure D-41).

Figure D-41: Sensitive Communities- Region



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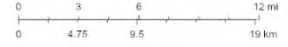
City/Town Boundaries

(A) Sensitive Communities (UCB, Urban Displacement Project)

Vulnerable

Other

1:288,895



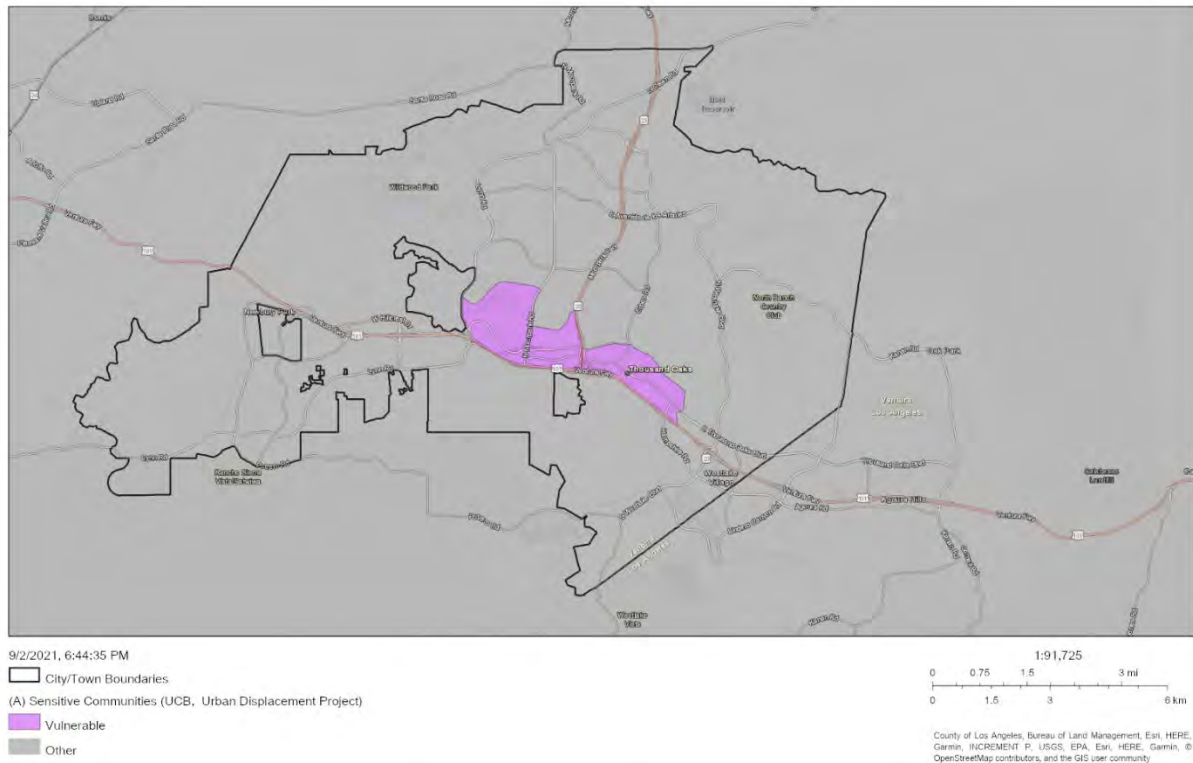
County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HLD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, ©

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HLD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, © CAHCD

Local Trends

The vulnerable communities identified in the City of Thousand Oaks are located in census tracts along Highway 101 in the center of the City, especially adjacent to Highway 23 (Figure D-42). Most City's affordable apartments are located in this area and owned by nonprofit developers to maintain as permanent affordable housing, reducing the risk of displacement of residents in these units.

Figure D-42: Sensitive Communities- City of Thousand Oaks



Persons Experiencing Homelessness

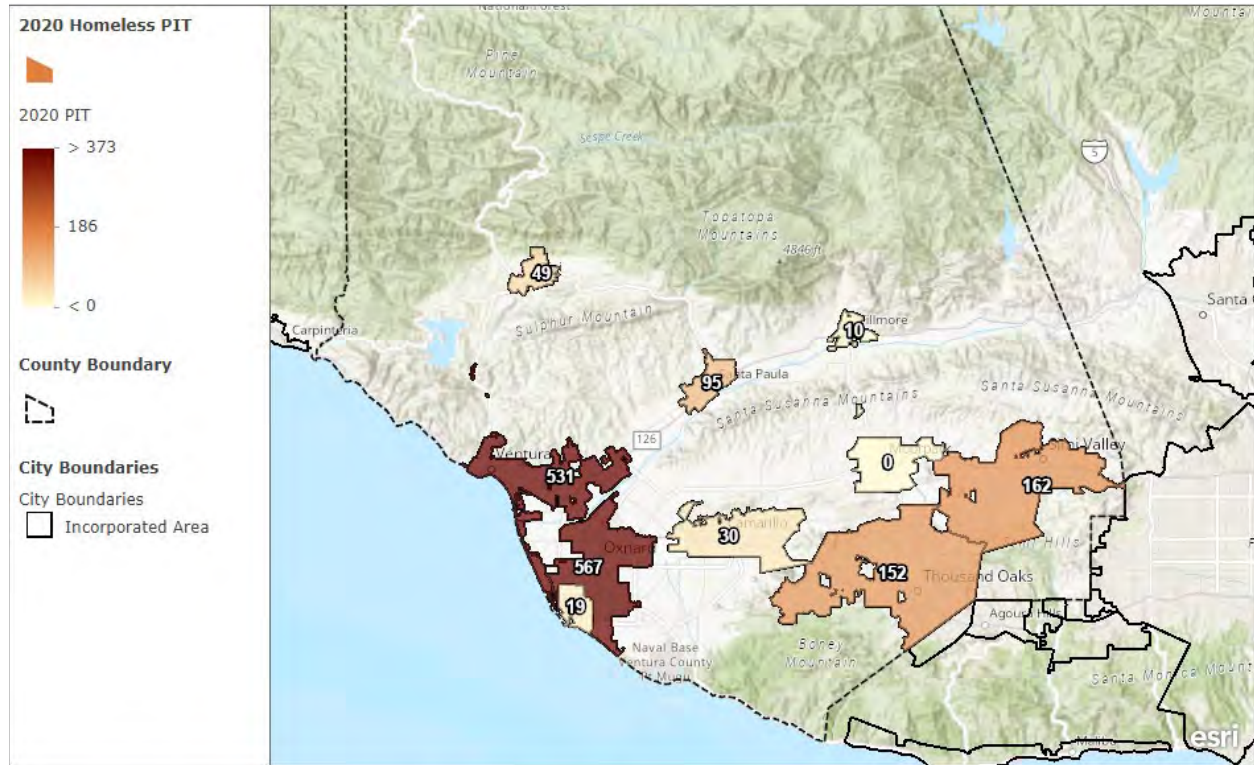
Homelessness includes individuals or families who lack or are perceived to lack a fixed, regular, and adequate nighttime residence, or who have a primary nighttime residence in a shelter, on the street, in a vehicle, or in an enclosure or structure that is not authorized or fit for human habitation. Persons that do meet HUD's definition of homelessness but are considered at-risk of homelessness include persons doubled up in housing or staying with family or friends, persons paying for their own motel room, and persons in institutions (jail, hospitals, etc.). Ventura County's Continuum of Care understands that at-risk populations must also be included in discussions of homelessness and provided information on them in their 2020 Ventura County Homeless Count and Survey.

Regional Trends

There were 1,743 adults and children who were homeless during the 2020 Point-In-Time count according to the Ventura County Homeless Count and Survey. This number represents an increase of 74 persons or 4.4 percent when compared to the number of homeless persons who were counted in 2019, which was 1,669. The cities of Oxnard and Ventura account for nearly two-thirds (63 percent) of the 1,743 homeless persons (567 persons representing 32.5 percent and 531 persons representing 30.5 percent, respectively). The City of Simi Valley again had the third highest population of homeless

(162 persons representing 9.3%) followed by the City of Thousand Oaks (152 persons representing 8.7 percent). Geographically, persons with homelessness are mostly concentrated in the western cities of the County along the coast in Ventura and Oxnard and also in the east along the County’s border with Los Angeles County, in the cities of Simi Valley and Thousand Oaks (Figure D- 43).

Figure D- 43: Homeless PIT Counts by City- Ventura County



CAL FIRE - FRAP. Numerous county and cities contributed data, BOE provided notices for every new annexation. | Numerous county and cities contributed data, BOE provided notices for every new annexation. | Esri, CGIAR, USGS | Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

Of the 1,743 persons counted in 2020, 1,265 or 73 percent, were unsheltered. These 1,265 persons were surveyed or observed to get more details about the homeless subpopulations. Based on the survey results, homelessness disproportionately affects adult males (70 percent), Hispanics (66 percent), and persons with disabilities (mental or physical, 23 percent and 27 percent, respectively) as well as those with chronic health conditions (34 percent). Persons over the age of 55 are also disproportionately affected by homelessness- 30 percent of unsheltered County population is over age 55 and 13 percent is over age 62. However, there appears to be an increasing trend in the number of transitional age-youth experiencing homelessness. In 2018, only 41 TAY were counted, compared to 93 and 98 in 2019 and 2020, respectively. While the 2020 PIT did not provide reason for homelessness, a lack of affordable housing and rising housing costs are contributing factors to cost burdens, overcrowding, and potentially homelessness.

The 2021 State of the Homelessness in Ventura County report identified that a Countywide market rate vacancy below three percent and high rents as housing challenges for the County. A recent Bloomberg article noted Ventura County as among communities seeing sharp increases in rental market from March 2020-March 2021. With a Fair Market Rent of \$1,503, a person has to work 89 hours each week to afford a modest one bedroom rental home at FMR if making minimum wage

(\$13.00). Also, considering that the maximum Social Security Income (SSI) for an individual is \$944 a month, individuals depended on this income are vulnerable to disproportionate housing needs like cost burdens and overcrowding to afford rent.

According to 2017 ACS data, 9.8 percent or approximately 84,000 of the 854,223 residents of the County were living below the poverty level. These persons are at risk of becoming homeless. Many of these persons can become homeless because of social structural issues such as increases in rent, loss of job, and rising health care costs. In addition, personal experiences such as domestic violence, physical disabilities, mental illness, and substance abuse can cause members of a low-income household or an entire household to become homeless. Often, one or more of these experiences factor into a household’s homeless experience as suggested above. The Ventura County Continuum of Care homeless services system saw 2,836 persons including 2,070 single adults and 766 persons in families, including 577 children. A total of 2,200 referrals were made to programs including homeless prevention assistance, emergency shelter, transitional housing, rapid re-housing and permanent supportive housing. In all programs that work to connect persons with permanent housing (emergency shelter, transitional housing, and rapid re-housing) 36 percent of persons served were assisted with permanent housing. While the system continues to experience challenges in identifying affordable and available housing units for all persons that need them, persons in permanent housing programs (rapid re-housing and permanent housing) saw a greater than 95 percent success rate in retaining permanent housing. The 29 participating partner agencies and their various programs are successful in housing individuals and families and supporting those households in achieving housing stability when the right resources are available. According to the 2020 Ventura County Homeless Count Report, Ventura County 2-1-1 saw the highest request for housing assistance resulting in the top unmet need category in 2019. As Table D- 21 shows, Ventura County 2-1-1 received 1,136 calls requesting housing assistance from persons at risk of homelessness and 1,933 from persons experiencing homeless. The majority of calls came from Oxnard and Ventura for both at-risk and homeless persons.

Table D- 21: 2019 Calls to Ventura County 2-1-1

Jurisdiction	At-risk	Homeless
Camarillo	6.6%	4.8%
Fillmore	1.8%	0.7%
Moorpark	1.9%	1.4%
Ojai	1.4%	1.5%
Oxnard	37.6%	45.3%
Port Hueneme	3.7%	2.4%
Santa Paula	5.0%	2.4%
Simi Valley	10.5%	7.4%
Thousand Oaks	8.2%	6.3%
Ventura	22.1%	27.3%
Unincorporated	1.1%	0.4%
Total	1,136	1,933

Source: 2020 Ventura County Homeless County and Subpopulation Report

Another measure of the population experiencing homelessness comes from the County of Ventura Healthcare for the Homeless. They reported 6,763 persons enrolled that met the Health Resources & Services Administration (HRSA) definition of homeless (includes doubled up and at-risk persons) in 2020. Of this number, approximately 20 persons of persons were literally homeless (on the streets, emergency shelter or transitional housing). Ventura County Office of Education also tracks the number of homeless students through a broader definition of homelessness set by the federal Department of Education. Data collected in the 2020 school year showed 5,715 students were temporarily doubled-up or at-risk of homelessness, 934 or 16 percent of students met the HUD definition of homelessness. This data includes all public K-12 schools in Ventura County.

On March 11, 2020, the Ventura County Continuum of Care (CoC) Board approved the following recommendations to end homelessness in Ventura County. These recommendations are in alignment with the 2019 Ventura County Plan to Prevent and End Homelessness which was adopted in January 2019.

1. Achieve functional zero with homeless veterans in 2020;
2. Establish a countywide working group to bolster homelessness prevention efforts to prevent new episodes of homelessness;
3. Further the efforts to end homelessness among unsheltered youth including unaccompanied transitional-age-youth (18-24);
4. Encourage each jurisdiction to review their updated unsheltered homeless count and review local strategies to reduce unsheltered homelessness;
5. Create a regional flexible funding pool for housing and services;
6. Formalize a Ventura County Continuum of Care Morbidity/Mortality Prevention Initiative (MMPI) to focus on homeless persons languishing on the streets with 1) life-threatening illness; 2) terminal illness; and 3) persons who are aging with serious or terminal illness.

Local Trends

According to the 2020 County Point-in-Time Count, there were 152 persons experiencing homelessness in Thousand Oaks, 130 sheltered and 22 unsheltered. Of the 130 sheltered persons counted, 108 were surveyed. Like the County trends, persons experiencing homelessness tended to be over the age of 55 (40 percent), and have from mental and physical disabilities as well as chronic health conditions (13 percent, 17 percent, and 28 percent of the surveyed population, respectively). However, only 13 percent of the surveyed population identified as Hispanic/Latino, compared to 66 percent Countywide. The 2020 annual call data for Ventura County 2-1-1 included 226 homeless residents in Thousand Oaks and 117 at-risk of homeless households. In 2020

In 2020, the Thousand Oaks Police Department also conducted a homeless count and identified 242 individuals experiencing homelessness in the City of which 198 of have roots or ties to Thousand Oaks. The TOPD Homeless Count is conducted at various times of day over multiple days, and leverages resources of local service organizations. It captures a more holistic count of our residents experiencing homelessness. Due to COVID-19, the point in time count conducted in 2021 included only sheltered persons. In 2021, there were 119 sheltered persons in Thousand Oaks (compared to 22 in 2020), demonstrating increased capacity. However, 2021 year to date data from the Ventura County Continuum of Care Coordinated Entry System includes 366 homeless households and 155 at-risk households and in Thousand Oaks, higher than in 2020. The TOPD and PIT counts and County data indicate an upward trajectory over recent years. Moreover, recent data shows 36 percent of the City's unhoused are experiencing homelessness for the first time.

Due to housing shortages, extremely low vacancy rates, and the high living costs in the City, many families and individuals continue to experience housing insecurity, homelessness, and the risk of becoming homeless. As explained in the regional trends, housing has become scarcer for those with limited incomes as rents increase and earnings from employment and benefits have not kept pace with the cost of housing for people with limited incomes. According to HUD's CHAS data, approximately 24 percent renters (3,360 households) in Thousand Oaks pay more than 50 percent of their income on housing costs. Another 13 percent of homeowners pay 50 percent or more on housing costs in the City. These households are severely cost-burdened and most vulnerable to becoming homeless. In other words, about 16 of Thousand Oaks renters and homeowners pay 50% or more on their housing costs.

Maintaining existing multi-family and single-family affordable housing units is one of the most important needs for the City. In addition, the City needs to support the local provision of essential public and social services primarily to the vulnerable populations, including those who are homeless or at risk of homelessness, and to very low-income individuals and households. The number of persons seeking services increases annually, especially for elderly and the disabled. Furthermore, the COVID-19 pandemic increased the need for funding to support low-income Thousand Oaks residents.

The City of Thousand Oaks is collaborating with the Ventura County Regional Continuum of Care Board to address homelessness in Thousand Oaks as part of a multi-jurisdictional approach to update the Plan to End Homelessness in Ventura County. The plan establishes core requirements, practices, and recommendations to end homelessness. This plan forms the development goals for the Strategic Plan. In addition, as part of the City's goal to Work to End Homelessness in the County's Consolidated Plan, the City gives operational grants to one local, non-profit agency providing critical homelessness public/social services to low-income persons annually.

6. Other Relevant Factors

Lending Practices

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly in light of the recent lending/credit crisis. In the past, credit market distortions and other activities such as "redlining" were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants. Table D-21 examines detailed 2018 HMDA data for the City of Thousand Oaks and the County.

Table D-22: Loan Applications and Approvals by Race (2018)

	City of Thousand Oaks			Ventura County		
	% Applicant Pool	% Population	% Approved	% Applicant Pool	% Population	% Approved
Non-Hispanic White	61.5%	67.9%	66.7%	49.4%	45.8%	66.5%
Hispanic	6.2%	18.3%	57.8%	19.7%	42.4%	57.8%
Am Indian/ Alaska Native	0.4%	0.2%	51.7%	1.0%	0.3%	55.2%
Asian	7.3%	9.3%	66.6%	6.3%	7.1%	64.0%
Black/ African American	1.1%	1.3%	68.6%	1.4%	1.6%	57.1%
Hawaiian/ Pacific Islander	0.4%	0.1%	60.6%	0.7%	0.2%	65.0%
Other	20.4%	3.0%	62.3%	20.7%	2.6%	57.8%
ALL	7,810		65.3%	34,007		63.1%

Sources: Lendingpatterns.com, Accessed 2020; American Community Survey, 2014-2018.

Regional Trends

In the County, non-Hispanic whites were slightly overrepresented in the applicant pool while Hispanic residents were underrepresented. Hispanics made up 42 percent of the County’s population in 2018 but only 20 percent of the applicants. Approval rates for County residents was 63 percent but ranged from 55 to 67 percent across races. Non-Hispanic white, Hawaiian/Pacific Islander, and Asian applicants had the highest approval ratings while American Indian/Alaska natives had the lowest approval ratings. The 2020 Ventura County AI also found that as the share of minority residents within a community increased, the approval rate for loan applications decreased and the denial rate increased.

Local Trends

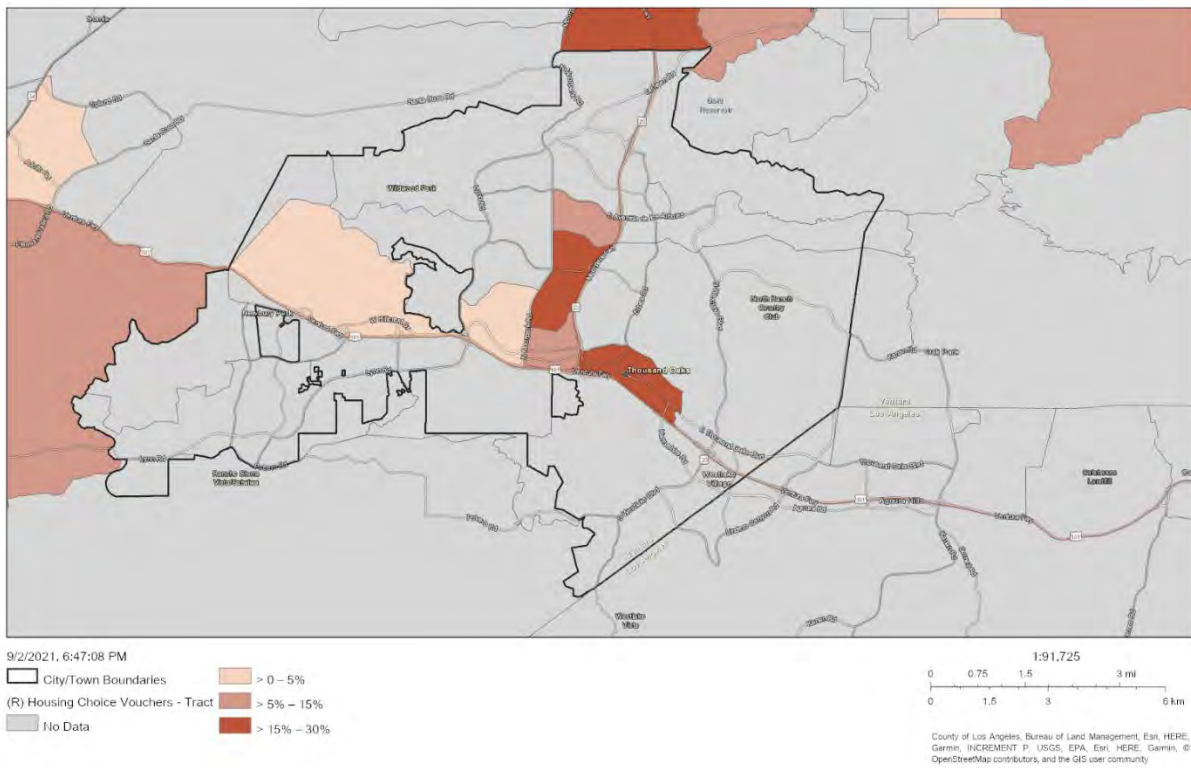
Like the County, Hispanic residents were underrepresented but unlike the County, non-Hispanic White applicants were also underrepresented in the applicant pool compared to the proportion of White residents in 2018. Approval rates in the City were slightly higher than the county (65 percent) and ranged from 52 to 69 and were also highest for Black, non-Hispanic Whites, and Asian. American Indian applicants had the lowest approval ratings in the City. In 2018, as minority population per tract increased, the approval rates decreased from 63 percent in tracts where minority population was less than 20 percent to 53 percent in tracts with a minority population between 60 and 80 percent.

Publicly Assisted Housing

Housing Choice Vouchers

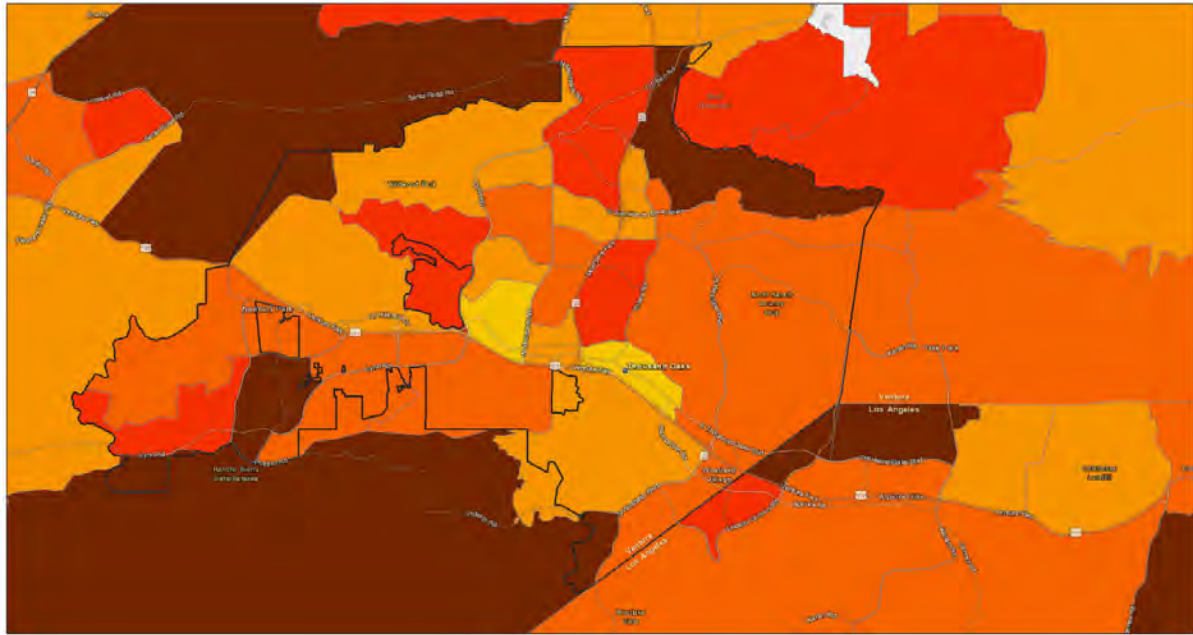
Trends related to housing choice vouchers (HCV) can show patterns of concentration and integration. As of June 2021, 545 Thousand Oaks households (including approximately 246 households with disabilities, 138 senior households, and 161 family households) were receiving Housing Choice Vouchers. The map in Figure D-44 shows that HCV use is concentrated in the northern census tracts along Highway 101 but mostly between Moorpark Rd and Highway 23. The census tract northeast of the intersection of Highway 101 and Highway 23 also has a high concentration of HCV users, where 17 percent of renters in the tract were HCV recipients. This may be because these areas have the lowest “affordability index” or median gross rents (Figure D-45). Despite low rents, over 40 percent of renter households in these areas are considered cost-burdened (Figure D-34).

Figure D-44: HCV Concentration- City of Thousand Oaks



CAHCD
County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, ©

Figure D-45: Median Gross Rent/ Affordability Index - Thousand Oaks



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City/Town Boundaries

(R) Location Affordability Index (HUD) - Tract

$\leq \\$1,500$

$\leq \\$2,000$

$\leq \\$2,500$

$\leq \\$3,000$

Greater than $\\$3,000$

1:91,725

0 0.75 1.5 3 mi
0 1.5 3 6 km

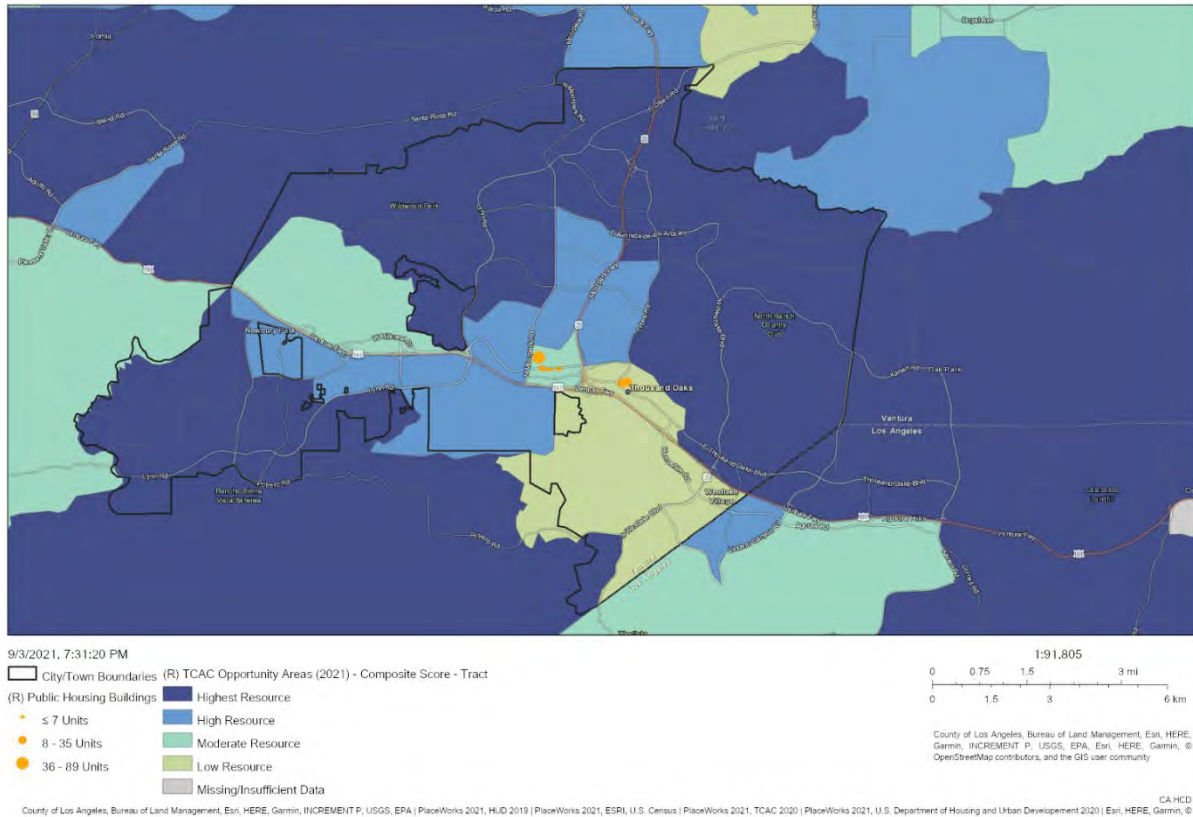
County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Public Housing Buildings

In addition to HCV use being concentrated in the tract at the intersection of Highway 101 and Highway 23, all public housing units are also located in the two census tracts east and west of Highway 23. These buildings are located in areas classified as low and moderate resources.

Figure D-46: Public Housing Buildings- Thousand Oaks

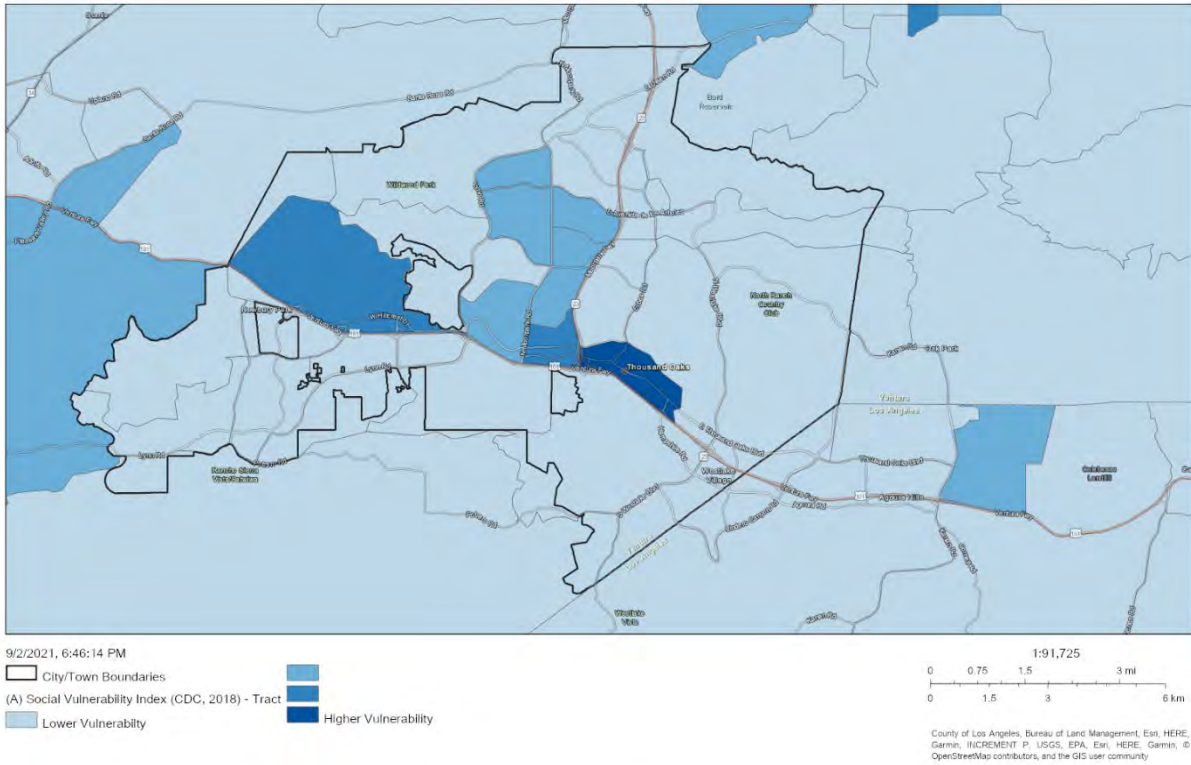


Social Vulnerability Index

A number of factors, including poverty, lack of personal vehicles, and crowded housing may weaken a community’s ability to prevent human suffering and financial loss in a disaster. These factors are known as social vulnerability. The Centers for Disease Control (CDC) and Agency for Toxic Substances and Disease Registry (ATSDR) uses U.S. Census data to calculate the Social Vulnerability Index of every census tract. The CDC/ATSDR SVI ranks each tract on 15 social factors²⁹ and assigns them an overall ranking. In the City of Thousand Oaks, the census tracts along Highway 101 and west of Highway 23 were classified as having higher vulnerability, with the tract northeast of the intersection of Highway 23 and Highway 101 scoring the highest.

²⁹ The 15 social factors used are American Community Survey (ACS) 2014-2018 (Five-year) data for the following estimates: below poverty, unemployed, income, no high school diploma, aged 65 or older, ages 17 or younger, civilian with a disability, single-parent households, minority, aged 5 or older who speaks English “Less than Well, multi-unit structures, mobile homes, crowding, no vehicle, and living in group quarters.

Figure D-47: Social Vulnerability Index - Thousand Oaks



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

7. Local Knowledge

Current Targeted Activities

The 2020-2024 Ventura County Regional Consolidated Plan lists the **High Priority** needs to be addressed the low-income residents needs for Thousand Oaks, includes:

- New Rental Housing
- Housing Support and Stability
- Homeownership Opportunities
- Rehabilitation & Preservation of Existing Housing Units
- Assistance for Senior Residents
- Social Services
- Homelessness

The City partners on an on-going basis with the Area Housing Authority of the County of Ventura, local non-profit affordable housing provider Many Mansions, Habitat for Humanity of Ventura County, and local non-profit low-income senior housing advocate Senior Alliance for Empowerment (SAFE). The City is committed to providing CDBG funds to these partners for improving, maintaining, and preserving the City supply of affordable rental and owner housing units. In recent years, the City budgeted for the CDBG rehabilitation activities with affordable rental

units and mainly senior owner-occupied mobile home units. City and CDBG investments benefitted low-income residents in the following census tract area:

- Census Tract 5802: Vallecito Senior Mobile Home Park
- Census Tract 5909: Ventu Park Villas Senior Mobile Home Park and Ventu Estates Senior Mobile Home Park.
- Census Tract 6500: Los Arboles Apartments (43 affordable units)
- Census Tract 6800: Glen Oaks Senior Apartments (39 affordable units) and Shadow Hills Apartments (100 affordable units)
- Census Tract 6900: Richmond Terrace Apartments (26 affordable units including 13 units restricted to persons with disabilities, and/or formerly homeless persons)
- Census Tract 7100: Bella Vista Apartments (72 affordable units) and Ranch Senior Mobile Home Park.
- Census Tract 7100: Thunderbird Oaks Senior Mobile Home Park, Human Services Center (Under One Roof) as services delivery point for Conejo Free Clinic, Conejo Valley Senior Concerns, Lutheran Social Services and other public services.

The Area Housing Authority of the County of Ventura (AHA) operates 3 public housing complexes in the City of Thousand Oaks:

- Fiore Gardens - 50 Family Units, at 220-480 Hillcrest Dr (Census Tract 7000).
- Florence Janss - 64 Senior Units, at 190-210 Brazil St (Census Tract 7000).
- Leggett Court - 49 Family Units, at 1824-1884 Los Feliz Dr (Census Tract 7100).

The AHA provides three opportunities for residents to get involved in management:

1. Attending Resident Council or Resident Advisory meetings;
2. Being a member of the Resident Council or Resident Advisory Committee;
3. Becoming a Resident Commissioner on the AHA Board of Commissioners.

AHA strives to help families build self-confidence and self-sufficiency through programs and services that empower households to build a strong financial and educational foundation. Some AHA on-site programs include:

- Career Training and Employment Readiness
- Positive Parenting Classes
- Financial Empowerment Training
- After-School Tutoring Programs
- Summer Lunch Programs
- Internet Safety and Identity Protection

Community Context and Feedback

The City of Thousand Oaks was envisioned with a mix of 80 percent single-family residential and 20 percent multifamily as part of the 1972 Comprehensive Plan. This emphasized that in order to preserve the semi-rural character, development was encouraged along the low lying areas with focus of placing commercial and industrial uses in centers with easy access to and along the Highway 101 and Highway 23 corridors. High density residential was placed primarily at sites accessible and close

to major centers of activity and along the Ventura Freeway. As of January 2021, the City of Thousand Oaks has 48,196 housing units according to the California Department of Finance.

Community engagement is a critical part of the General Plan update process. The development of the sites inventory and draft Housing Element was a result of the Visioning and Alternatives Development phases of the community engagement for the General Plan. Past engagement activities included meetings with the General Plan Advisory Committee, in-person and interactive online mapping activities, and surveys. These activities led to the identification of areas in the City which should be preserved from change to the greatest extent feasible (areas of stability), and where new development could occur (focus areas of change). Additionally, ideas for the type of uses (e.g., single-family housing, multifamily housing, mixed-use, etc.) and characteristics of the built environment (e.g. more walkable areas) were identified through “Where Should Growth Go?” exercises with the GPAC and public and through an online survey. This input resulted in the development of three land use alternative maps, which were presented to the public. After the alternatives were reviewed through a series of community engagement activities, a preferred land use alternative was identified and endorsed by City Council and used to prepare the draft Housing Element.

As a result of the engagement and the endorsed Preferred Land Use alternative, the City has focused locating affordable housing in the vicinity of the Thousand Oaks Boulevard area because it provides the best opportunity to expand the diversity of housing stock and address fair housing needs with better access to resources, such as transit, retail goods, and services.

The City requested input regarding fair housing issues at the September 27, 2021 Planning Commission meeting for the Draft Housing Element. The City will continue to accept comments for this section as well as the entire draft after the submission to HCD for the initial 60-day review period until the official adoption of the Housing Element.

III. SITE INVENTORY

AB 686 requires a jurisdiction’s site inventory “...shall be used to identify sites throughout the community, consistent with...” its duty to affirmatively further fair housing. The number of units, location and assumed affordability of identified sites throughout the community (i.e., lower, moderate, and above moderate income RHNA) relative to all components of the assessment of fair housing was integrated throughout the discussion in the fair housing assessment section.

In finding the sites suitable for the inventory, the City considered access to transit, services, grocery stores as well as the areas of change identified through the General Plan Update process as these areas will be targeted for development and investment. Based on these criteria, the majority of RHNA sites are located along Highway 101 and at the intersection of Highway 101 and Highway 23. Most sites are zoned Mixed-Use according to the Endorsed Land Use Map endorsed by City Council as part of the City’s General Plan 2045 update. Most of these sites were identified as feasible based on the age of the structure, land to improvement value ratio, and local knowledge of the commercial and development trends in the City. Since most of the sites are expected to be re-developed from commercial uses, they are located along commercial corridors, close to transit and jobs.

Unfortunately, the same areas with access to transit, services, and suitable for redevelopment are also areas that were identified as having low to moderate resources, compared to the rest of the City’s tracts with High resources. As a result, most sites are located in tracts that are also identified as having

patterns of segregation (a concentration of minorities, especially Hispanics, persons with disabilities, LMI households, housing choice voucher use), lower access to opportunities, and disproportionate housing needs. While most RHNA units were sited in these areas, the income level assigned to sites considered the fair housing assessment such that lower and moderate income units were distributed in efforts to promote mixed-income development as well as access to lower income housing opportunities in areas with high resources. As explained earlier, while lower income sites appear to be concentrated in areas with disproportionate needs, these areas also have the best access to transit and services, which is essential for lower income persons and persons with special needs. These areas, also due to their disproportionate needs, are the focus of many of the City’s public improvement efforts. The sections below discuss the guiding principles used in the selection of sites and distribution of RHNA units by income level. The City considered access to existing transit and services as well as planned improvements in low resources areas and potential private investment in these areas through redevelopment as a way to improve conditions in areas that have lower resources than the rest of the City (i.e. Downtown and Thousand Oaks Boulevard). At the same time, the City is encouraging development of new affordable housing in high-resource areas both through the selection of sites as well as through meaningful actions in its Fair Housing Plan. **Table 42** in the City’s Housing Plan shows the commensurate programs with place-based strategies for community revitalization and actions to promote new opportunities in higher opportunity areas, housing mobility, and protecting residents and businesses from displacement.

1. Prioritizing Access to Transit and Services

Figure D- 48 shows the RHNA sites in relation to access to regional transportation (LADOT DASH) and TCAC resource areas. High resource areas are located far from the City’s main transportation corridor and transportation center. The City’s Transportation Center is location at 265 South Rancho Road (just south of the 101) and is the hub for eastern Ventura County. The Center connects riders with the four local Thousand Oaks Transit rides as well as:

- Metrolink Commuter Shuttle to Moorpark, which stops by the Oaks Mall (a mixed-income RHNA site)
- Several VISTA bus lines
- Metro Line 161, which takes riders east with stops in Westlake Village, Agoura Hills, Calabasas, Woodland Hills, and Warner Center, and
- LADOT Commuter Express 422 and 423 bus lines operating as far as Downtown Los Angeles (shown in Figure D- 48)

The highest access to transit is found within the lower resource tract, where a quarter of the RHNA lower income sites are. The Commute Express has a route that travels across the lower resource tracts in the west and connects to the mixed-income sites at the Oaks Mall in the east of the City.

Of note is that only 25 percent of lower income sites are located in this lower resource tract. Lower income sites are also located in this tract but as mixed-income sites. Mixed-income developments provide for an opportunity for private investment a lower resource area. A significant share of lower income sites are also located at the intersection of Janss Rd and Moorpark Road (L, LL) and the Janss Site, in an high resource area. These low income sites can connect to the Transportation Center through the Thousand Oaks Transit System (Route 41 and 42, Figure D- 49).

The City of Thousand Oaks Transit also participates in providing Connect Intercity Dial-A Ride services as part of the East County Transit Alliance (ECTA), which operates as a shared-ride transportation service for seniors age 65 or older and ADA-certified individuals with the Thousand Oaks, Moorpark and Simi Valley with connections to other areas within Ventura County and LA County. These services are provided at a minimal cost by reservation on an individual or reoccurring need in order to provide simplified travel for those special needs groups.

Figure D- 48: Access to Transit

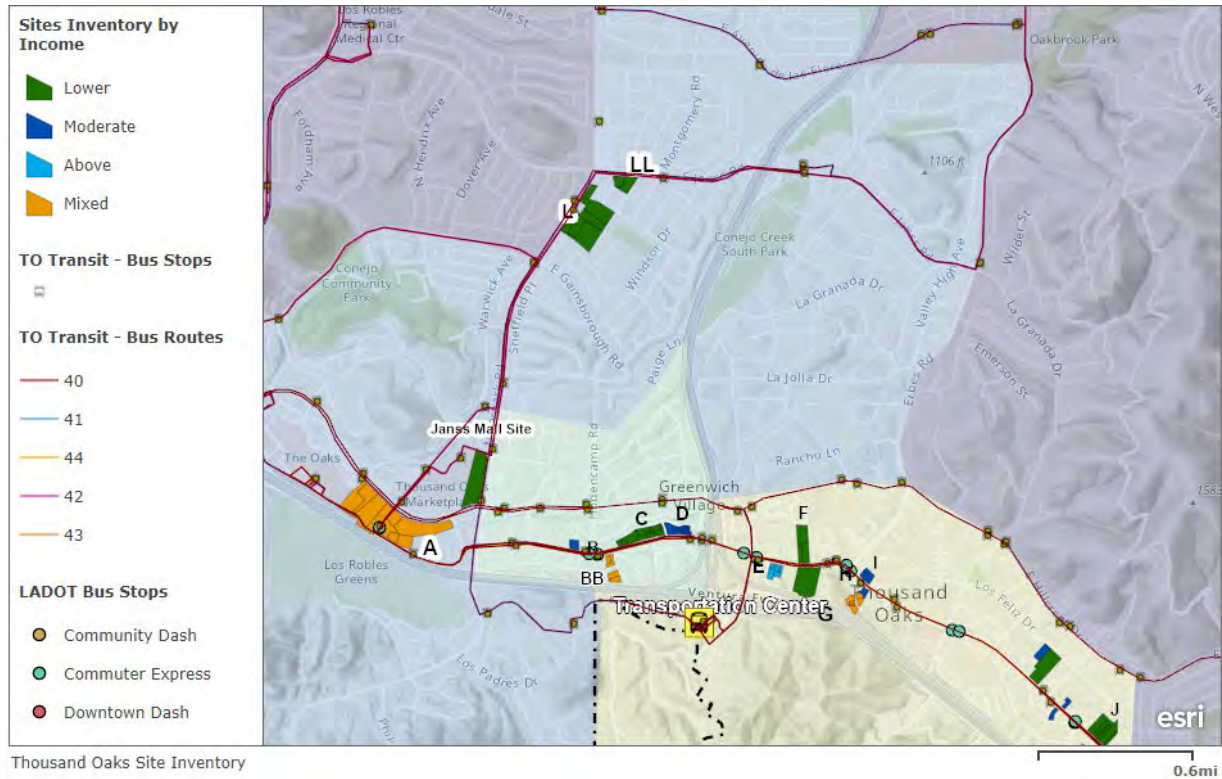
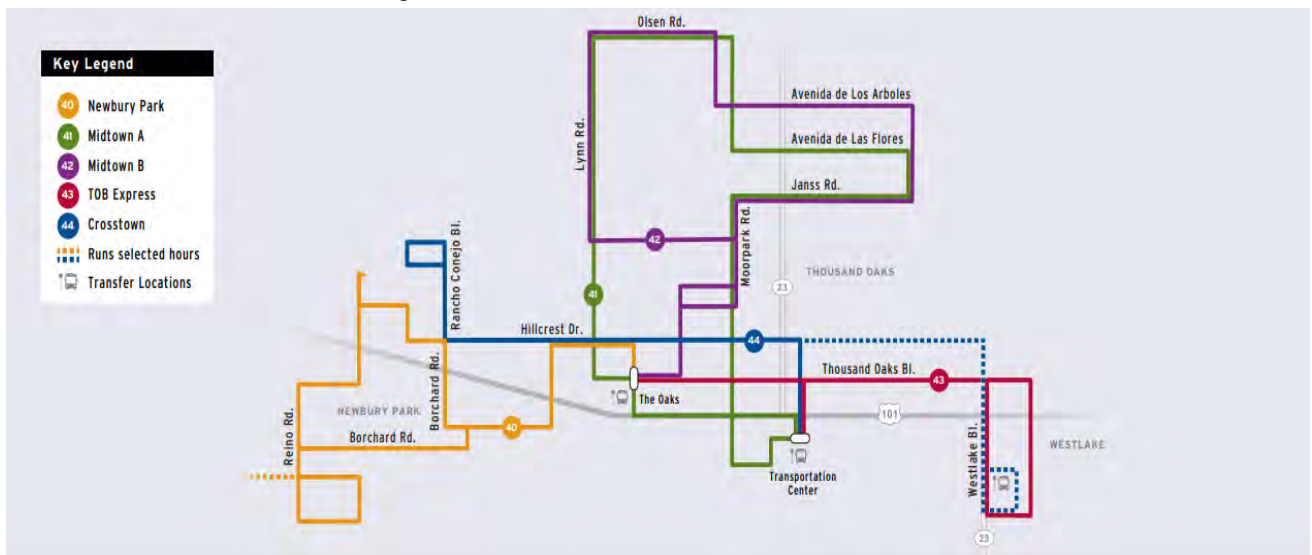


Figure D- 49: Thousand Oaks Transit Routes

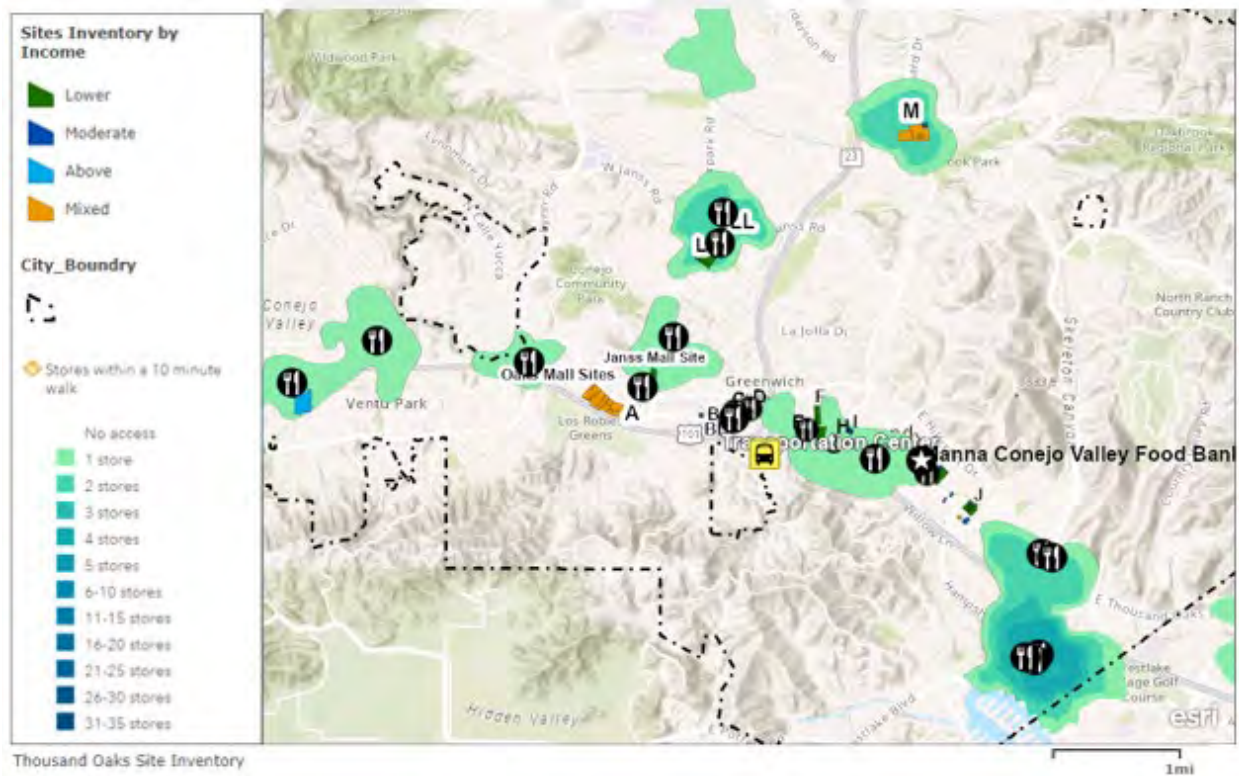


2. Access to Goods and Services

Because of the higher transit connectivity across the lower resource tract, locating low income units within this corridor also improves access to good and services like grocery stores. Figure D- 50 shows the location of grocery stores across the City as well as stores within a 10 minute walk. Darker blue colors indicate access to more stores. As with transit analysis, areas with higher resources (away from the major transportation corridors and highways) also have lower access to grocery stores. The city allocated lower income sites in the low resource area which have access to at least one store within 10 minutes. Lower income sites at Janss Rd and Moorpark Road also have a high access to grocery stores.

The Manna Conejo Valley Food Bank is a non-profit food distribution center that provides food assistance to families, seniors and disabled people vulnerable to food insecurity. The food bank and serves, on average, more than 1,400 people per month. The City has recently approved the relocation and expansion of their facilities at 96 North Oakview Drive situated in the lower resource area off Thousand Oaks Boulevard. The new food distribution center will have almost 5,000 square feet devoted to food storage & sorting, pantry, classroom and office space. Existing and future lower income residents in the area can benefit from this service.

Figure D- 50: Access to Grocery Stores



3. Improvements to Low Resource Areas

The City also found it appropriate to site lower income RHNA units in the low resource tract because many of its planned improvement projects are focused on this area. The following provides a partial list of Capital Improvement Projects (CIP), underway or planned in the near future that benefit the low resource areas. As demonstrated, the City contributes significant resources towards citywide and neighborhood improvements. All projects include public noticing and outreach component. Note that some of these improvements are west of the 23/101 interchange but still serve the “greater” TOB neighborhood areas. There are numerous additional CIP Projects scheduled in the CIP Budget that are Citywide maintenance and improvements to streets, sidewalks, water, wastewater and various other City facilities that benefit the City as a whole. More detail on these projects, timing and all the planned projects can be found on the City website.

Under Construction

- CI 5308 Rancho Road Sidewalks-Improve pedestrian and bicyclist safety on Rancho Road between Haaland Drive and TOB including sidewalks, curb ramps, designated bike lanes with protected intersection movements on freeway ramps.
- CI 5492 Conejo School Road and Willow Lane Sidewalk and Bike Lanes Project - Construct sidewalk, bike lanes and associated improvements.
- CI 5426 Los Feliz Phase 2 Sidewalks - Construct sidewalk on Los Feliz between TOB and Conejo School Road
- MI2634 Conejo Creek Southwest Park – the Paige Lane park is a 14.1-acre neighborhood park that will include new playground fitness area, walking paths, shade structure restrooms and other amenities.

Future Projects (next 5-8 years)

- CI 5598 2024 Pavement Program- Pavement rehabilitation overlaying various arterial streets, including Thousand Oaks Blvd.
- CI 5398 TOB Ped Crossing at Live Oak and Oakview
- CI 5558 Crescent Way Storm Drain
- CI 5486 Thousand Oaks Blvd and Westlake Blvd Widening
- MI 2582 CAP Master Plan - Re-examine the uses and activities at the Civic Arts Plaza (CAP) and make modifications to the building and site to encourage an active downtown area surrounding the CAP
- CI 5627 Thousand Oaks Blvd Phase 2 Streetscape Improvements – pedestrian friendly improvements on TOB from Zuniga Ridge to Conejo School Road including sidewalk curb extension, enhanced pedestrian crossings, specialty paving, additional street furnishings, enhanced plaza or entry for potential redevelopment project and new trees and enhanced landscaping
- CI 5653 TOB Landscape Improvements - design and construction of landscape and irrigation improvements within the center medians on TOB between Duesenburg Drive and the County line (east)
- CI 5501 Hampshire Road / US101 Interchange - Replace undercrossing structure, add new turn lanes and Class II bike lanes.
- CI 5592 Retroreflective Backplates for Traffic Signals

- CI 5301 – Westlake Blvd and Agoura Road Intersection Improvements - : Widen the right of-way by 10 feet at northeast corner of Agoura Road/Westlake Boulevard. Project will include add a second westbound left turn. Traffic signal improvements to be coordinated with Caltrans include new signal poles, wiring, detectors, retaining wall, and signing/stripping modifications.
- CI 5607 Citywide Bus Shelter Enhancements – Installation of various bus shelter enhancements throughout the City, including new benches, solar lighting, solar powered signs, and other rider amenities. May include replacement of some shelters due to condition.
- Hillcrest Drive Sidewalks and Bike Lanes – improve Hillcrest Drive to add bike lanes and sidewalks between Lynn Road and Moorpark Road.

The City is also a partner with the Conejo Recreation and Parks District (CRPD) in the development and planning for parks. While CRPD maintains the Parks Master Plan and the park facilities, the City supports the development of parks through enforcing the collection of development fees (Quimby) prior to issuance of building permits and through monetary contributions. The following summarizes upcoming park projects in the low resource areas.

Table D- 23: Conejo Recreation and Parks District (CRPD) Parks Projects

Project Description	Park Site	Date	Estimated Cost
In progress			
14 acre neighborhood park development	Conejo Creek Southwest Park	Summer 2021	\$4,250,000
Future			
General park improvements	Beyer Park	2021/2022	\$100,000
Playground improvement	Russell Park	2021/2022	\$300,000
Structural improvements	Crowley House (El Parque De La Paz)	2021/2022	\$100,000

The City also hopes to ameliorate the concentration of HCV use at the intersection of Highway 101 and Highway 23 by increasing its outreach efforts through the Housing Rights Center to educate tenants and landlords on the State’s new Source of Income Protection (SB 329 and SB 222), defining public assistance including HCVs as legitimate source of income for housing. Mixed-income RHNA units are located at the Oaks Mall and other mixed-use sites along Highway 101, potentially diversifying the socioeconomic profile in the area. In addition, the City plans to prioritize the low and moderate resource areas in the implementation of the Active Transportation Plan 2019 and ADA Transition Plan 2019 during the housing element planning period. To mitigate the impact of economic displacement, the City will be evaluating its Inclusionary Housing Ordinance and linkage fees to assist with adding more affordable housing opportunities in the area.

4. Low and Mixed Income Units in High Resource Areas

The City’s strategy in the distribution of RHNA units was three-fold: place lower income RHNA units in areas with access to transit, goods, and services, improve low resource areas, and place lower and mixed-income units in areas with high resources. The mixed-income, mixed-use strategy directly follows from the City’s Endorsed Land Use Map which created and Mixed-Use designation to

incentivize development of housing. Over half of the lower income units are located in areas with high and highest resources, while 20 percent of moderate income units are located in low resource areas. Mixed-Use sites, especially the Oaks Mall and its parking areas are also generally located in areas that do not have patterns of segregation and disproportionate needs and are high resource areas. Likewise, the lower income units at the Janss Mall Site and in Sites L and LL at the intersection of Janss and Moorpark Rd are also in an area of high resources. The Mixed-Income site at the northernmost part of the City (M) are located in an area with the highest resources. It is expected that more housing opportunities for lower income residents will arise in these sites through its Mixed-Use density zoning through the General Plan update.

IV. SUMMARY OF FAIR HOUSING ISSUES AND PRIORITIZATION CONTRIBUTING FACTORS

Below is a summary of the fair housing issues and contributing factors to those issues. This summary only lists the possible contributing factors with the **highest priority**- those factors that most limit or deny fair housing choice or access to opportunity and those that the City can address given its limited resources.

1. Fair Housing Enforcement and Outreach

Issue #1: Insufficient fair housing testing and limited outreach capacity

Testing is done through the case investigation process as shown in the flow chart in Figure D-1 and reported back to the County quarterly. There is also random testing throughout the County. The 2020 AI reported that testing was done in Thousand Oaks in 2018 and the test status closed with successful conciliation. The tenant was provided a reasonable accommodation for an extension of time to vacate. The contract with HRC states that Quarterly Summary Reports (QSR) will discuss results of responsive and random audit testing, but no results were reported in the Q4 QSR between 2014 and 2020. One contributing factor for insufficient testing is the lack of monitoring. While the scope of work includes testing, the City does track this reporting in its Annual Progress Reports.

The 2020 Ventura County AI also identified limited fair housing testing of discriminatory practices in private rental and home sales markets. An average of ten fair housing tests have been conducted by HRC on an annual basis and, to a large extent, these tests were limited to housing discrimination based on race. Meanwhile, discrimination based on physical disability is most prevalent in the region and in Thousand Oaks. Little detailed information on the fair housing testing efforts of HRC has been provided. The 2020 AI recommended that the County expand the contracted scope of services for providing fair housing services with HRC to include expanded fair housing testing for discriminatory practices impacting both renters and homebuyers, and require routine reporting of activity by jurisdictions. A contributing factor for this is the combination of lack of testing and lack of monitoring. As explained above, the City and provider need to ensure routine testing and reporting.

Community meetings for City business takes place in City Hall, City Libraries, and various Community Rooms of low income apartment complexes throughout the City, such as Many Mansions and the Housing Authority of the County of Ventura. Fair Housing Meetings are primarily held at the Thousand Oaks Public Library (or more recently online platforms due to COVID 19). In addition,

the City uses primarily print media for noticing. While there are existing outreach and education efforts, there needs to be targeted outreach for residents most vulnerable to discrimination (persons with disabilities, persons using HCV, lower income persons). One contributing factor may be the lack of awareness of the resources due to a lack of targeted outreach to this population. The City needs to ensure target population is aware of the resources available.

Contributing Factors

- Lack of fair housing testing
- Lack of monitoring
- Lack of targeted outreach meeting locations within the City for Fair Housing Workshops

2. Integration and Segregation

Issue #2: Segregated living patterns with a concentration of minorities and special needs groups in the census tracts at the intersection of Highway 101 and Highway 23 and adjacent tracts west of Highway 23.

The tracts at the intersection of Highway 101 and Highway 23 and west of Highway 23 were identified as having a concentrated minority population, population with disabilities, and low and moderate income persons. Tracts west of Highway 23 also had a high concentration of children in single-female headed households. Both of these areas also had a concentration of HCV users and had a high social vulnerability index.

Possible contributing factors to these patterns include the location and type of affordable housing. Areas with a concentration of minorities and low and moderate income households also had the lowest median gross rents. This limits the access of persons with limited incomes to other areas in the City, those with higher resources (and higher rents). There needs to be more affordable housing both where these groups are concentrated and in other areas to allow more choice. These areas of concentration also need public and private investments to improve the conditions (as seen in the next section- they have limited access to opportunities/resources).

Contributing Factors

- Location and type of affordable housing- HCV use concentrated
- Lack of private investment
- Lack of public investments in specific neighborhoods, including services or amenities

3. Access to Opportunities

Issue #3: Lower access to opportunities in the census tracts east and west of the intersection of Highway 101 and Highway 23 as well as tracts west of Highway 23.

TCAC composite scores identified the tracts adjacent to the intersection of Highway 101 and Highway 23 as lower and moderate resource. Despite being close to jobs, these tracts also had low economic outcomes. TCAC education scores were also low in the tracts at the intersection and the Skyline and Westlake Neighborhoods of the City. The tracts at the intersection of Highway 101 and Highway 23 and west of Highway 23 also had the highest percentile (worst) CalEnviroScreen scores.

Based on the analysis, possible contributing factors for the disproportionate access to opportunities is the lack of local jobs for the lower income residents as evidenced by the inverse relationship between jobs proximity and economic scores. Despite being close to jobs, residents along the transportation corridors have low economic scores (a combination of adult education, employment, and median home value characteristics). Proximity to freeways and automobile pollutants in transportation corridors can also contribute to the negative environmental outcomes for tracts along the freeways, which scored the lowest. In addition, lower resource areas are identified as having low composite environmental, economic, and educational outcomes. As such, they need private and public investment to improve these areas.

Contributing Factors

- Lack of access to local jobs
- Location near environmental pollutants (freeways)
- Lack of private investment
- Lack of public investments in specific neighborhoods, including services or amenities

4. Disproportionate Needs

Issue #4: Communities with disproportionate housing needs, like cost burdens and overcrowding, are concentrated in census tracts along Highway 101 and Highway 23, especially at the intersection.

Following the patterns found for the other issues, residents west of Highway 23 and adjacent of the intersection of Highway 101 and Highway 23 are more likely to experience housing problems. Cost burdened owner households are concentrated in the census tract east of the intersection while cost burdened renters are concentrated in the northernmost census tracts along Highway 23. Older housing is also found along Highway 23. The tracts west and south of the intersection are also identified as sensitive communities at risk of displacement.

The major contributing factors to cost burdens and overcrowding are shortage of affordable housing and rising rental prices. Persons and communities with disproportionate needs include low income persons and those at-risk of homelessness (persons with disabilities, the elderly, renters with cost burdens). The City has seen increasing trends of the population at-risk of homelessness that are experiencing housing needs based on calls to 2-1-1 Ventura and school enrollment data. Increasing rent prices may also lead to increased overcrowding. With older housing stock in areas already experiencing housing problems, maintaining exiting housing and creating more housing should be a focus.

Contributing Factors

- Increasing rental prices
- Age of housing stock
- The availability of affordable units in a range of sizes

V. FAIR HOUSING PLAN

Government Code section 8899.50 requires “meaningful actions” well beyond combating discrimination to overcome patterns of segregation and foster inclusive communities. The City’s meaningful actions are considered a part of the schedule of actions or programs required by Housing Element Law and are also included in the under **Goal 5: Affirmatively further fair housing.**