CITY OF WESTLAKE VILLAGE

2013-2021
HOUSING ELEMENT

January 2014

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INTRODUCTION

AUTHORIZATION

Section 65302(c) of the California Government Code requires every county and city in the State to include a housing element as part of their adopted general plans. In stipulating the content of this element, Article 10.6 of the Government Code indicates that the element shall consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing." This legislation further states that the element "shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters and shall make adequate provision for the existing and projected needs of all economic segments of the community."

PURPOSE AND CONTENT

The Housing Element of the Westlake Village General Plan is an official policy statement of the City regarding the type and amount of housing to be provided in the community. In setting forth local housing policy, this element reflects existing conditions and constraints as well as opportunities for improving and expanding the housing supply. This element addresses four specific aspects of housing in the City of Westlake Village: 1) quantity or supply; 2) quality or condition; 3) affordability; and 4) accessibility.

As is characteristic of all general plan elements, the housing element is comprehensive and general in nature. The housing element is comprehensive in that it considers all geographic parts of the City, a full range of housing types and lifestyles, and the needs of all economic segments of the community. The element is general in that it discusses policies and programs rather than specific projects. Unlike the other elements of the general plan, which are typically prepared for a 15 to 20-year planning period, the housing element is normally prepared for a five (5) to 10 year period as required by State law.

The housing element is intended to serve as a guide for the Westlake Village City Council when dealing with housing-related issues. The policies contained in this element will be applied by the City Council when evaluating specific projects. This document is intended to be a dynamic, action-oriented planning tool. As such, it will be periodically reviewed and updated, as necessary, in order to respond to changing conditions within the community.

The housing element is divided into seven (7) major sections. The first section of the element is a community profile, which discusses both population and housing characteristics. Having documented existing conditions in the community, the potential to develop additional housing in the City is evaluated in the second section of the element.

Housing needs are assessed and identified in the third section of the element. The need for expanding the overall supply of housing, while maintaining the quality of existing housing, is discussed. The housing assistance needs of low- and moderate-income households are identified in this section and the relevancy of the Regional Housing Needs Assessment is addressed. This section is followed by a discussion of the physical, market and governmental constraints to eliminating or reducing identified housing needs.

The fifth section of the element evaluates the accomplishments of the past 7½ years. The sixth section embodies the City's program for addressing local housing needs. Goals, policies, and priorities, which give direction to the local housing program and express the desires and aspirations of the community, are contained in this section. These general statements, in turn, have been translated into specific actions that have been or will be taken to address local housing needs. These actions have been programmed in order to facilitate implementation and progress evaluation. The final section addresses opportunities for conserving energy through housing design and construction.

RELATIONSHIP TO OTHER ELEMENTS AND PLANS

The California Government Code requires internal consistency among the various elements of a general plan. Section 65300.5 of the Government Code states that the general plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of policies.

The land use allocation contained in the Community Development section of the General Plan is supportive of the policies and actions set forth herein and will provide adequate sites to accommodate projected new housing construction. Additionally, the Infrastructure and Community Services section of the General Plan proposes a transportation system which will provide adequate access to work centers, schools, shopping areas, and other destinations for both existing and future residents, while other elements of the General Plan relate to environmental quality, the preservation and conservation of natural resources, and public health and safety. As such, the various policies and programs recommended throughout the General Plan were taken into account during the preparation of this housing element.

USE OF RELEVANT AND CURRENT DATA

To properly understand housing, a complete review and analysis of the community's population characteristics and housing stock must be performed. An attempt has been made to use the most current socioeconomic and building data available in the development of this housing element. The primary sources of data are the U.S. Census, 2000 and 2010 reports, and State Department of Finance updates. Where reasonably available, this data was updated with more current information.

The 2012 Regional Housing Needs Assessment, formulated by the Southern California Association of Governments (SCAG), was utilized at the stipulation of the State Department of Housing and Community Development (HCD). The 2012 Regional Housing Needs Assessment is the only model prepared by SCAG, which disaggregates housing needs amongst all economic segments of the community.

Finally, the data collected by various sources and utilized in the preparation of this document may reflect totals, which are not identical. In most respects, the totals are not as significant as the trends illustrated in the data collected. However, where totals of population and housing counts were reported for the same period, they may have been adjusted to be consistent with the most valid source known.

CITIZEN PARTICIPATION

This housing element was developed through the combined efforts of City staff, the City Council, and the City's consultant, PMC. Citizen input was received by means of public meetings conducted by City Council Committees and the full City Council. The Committees included the City Council Land Use Committee and the City Council's Business Park Specific Plan Committee. The Land Use Committee convened to review the status of the draft element on _____, _____, _____, and _____. Each of those meetings was duly noticed and open for public participation and comment.

The Business Park Specific Plan Committee met with various stakeholder groups, as well as Homeowner Association representatives, at several meetings between 2010 and 2013. Each of these meetings was open to the public as well, although specific meetings were advertised by way of invitations sent to specific groups of stakeholders. The Business Park Specific Plan Committee meetings and workshops were held to solicit input from and deliver information to the various stakeholder groups and the general public. As a significant proposed change to the area was the inclusion of housing within an area historically developed only with commercial and industrial uses, these meetings were vital to the creation of the draft specific plan, and subsequent creation of the housing element. Similarly, the City Council reviewed the draft housing element at duly noticed public meetings on October 9, 2013, and _____, 2014. Additional outreach to all segments of the community was achieved through a special joint meeting that the City Council conducted with the presidents of the City's 20 neighborhood homeowners associations to present and discuss the draft element on October 29, 2013. In summary, the draft element was available for public review and comment at ____ duly noticed public meetings during the __-month period of its development.

Articles regarding the content and availability of the draft element were also published in the City's monthly newsletter, City News, which is mailed to every household in the City. The draft element was also posted on the City's website, which further noted that printed copies could be obtained at City Hall.

COMMUNITY PROFILE

POPULATION AND HOUSEHOLD CHARACTERISTICS

Through the analysis of certain demographic characteristics, population traits can be identified which affect the type of housing needs and the ability of households to pay for adequate housing. This section examines those characteristics of the City's population, which are summarized in Table 1.

TABLE 1
Selected Population and Household Characteristics (2000-2013)

	City	County	State
Total Population 2000	8,368	9,519,338	33,871,648
Total Population 2013	8,341	9,958,091	37,966,471
Percent Change from 2000 to 2013	-0.3%	4.4%	10.8%
Age Composition – 2010			
Under 18 years	21.0%	24.5%	25.0%
18-54 years	40.6%	54.5%	50.0%
55 years+	38.4%	21.0%	25.0%
Median Age – 2010	48.7	34.8	37.2
Racial Composition – 2010			
White	88.6%	50.3%	57.6%
Black or African American	1.2%	8.7%	6.2%
American Indian & Alaska Native	0.1%	0.7%	1.0%
Asian	5.9%	13.7%	13.0%
Native Hawaiian & Pacific Islander	0.2%	0.3%	0.4%
Some Other Race	1.4%	21.8%	17.0%
Two or More Races	2.6%	4.5%	4.9%
Latino – 2010 (% of total population)	6.4%	47.7%	37.6%
Median Household Income – 2011	$113,852	$56,266	$61,632
Average Household Size – 2013	2.52	3.00	2.93

Sources: 2010 Census of Population and Housing; 2011American Community Survey; 2013 State of California Department of Finance, Demographics Research Unit.

Population and Growth Trends

The City has experienced a very slight decline in population in recent years, with a 0.3 percent decrease in population between 2000 and 2013. This population decline can be contrasted with both the County and State, which each having experienced population growth during the same period of time, with the County growing by 4.4% and the State surpassing that with a 10.8% increase. The City's estimated 2013 population of 8,341 represents a minute fraction of the County's population as a whole.

Age Composition



Based on the 2010 Census, the City's age composition is somewhat different than the County's and State's age profiles. The proportions of the City's population under 18 years of age, as well as 18 to 54 years of age, are lower than the County and State levels. Conversely, the age group 55 years and older is considerably higher than the County and State levels for this age group.

Racial and Ethnic Composition

The racial and ethnic composition of the City, as documented by the 2010 Census, differs from that of the County and State. More than 88 percent of City residents are white (88.6 percent), contrasted with 50.3 percent and 57.6 percent for the County and State, respectively. The City's proportion of minority racial population (11.4 percent) is much lower than that of both the County (49.7 percent) and State (42.4 percent), as is the percentage of Latinos.

Household Income

The City's median household income was $113,852 in 2011. The median household income for the City was fractionally over twice that of the Countywide figure of $56,266, and almost double that of the Statewide figure of $61,632.

Since the 2010 Census did not obtain data on household income, the 2011 American Community Survey 5-year estimate dataset has been used as the source of household income for the City, County and State.

Employment

The 2010 Census indicates that 90.8 percent of the City's working residents were employed in "white collar" occupations, such as management, business, science and sales and office positions. The average commuting time to work was about 28 minutes, which is slightly more than the 2000 commute time. Less than 15 percent of the total work force commuted less than 10 minutes, meaning the vast majority of working residents are employed outside of the community.



With regard to local employment opportunities, a business census conducted by the Thousand Oaks - Westlake Village Regional Chamber of Commerce in mid-2013 reported an estimated total of 11,528 jobs within the City. The number of employees per business ranged from a single employee to as many as 3,275 estimated employees in the case of Agilent Technologies, Inc. The reported second and third largest employers in the City were Bank of America and the Four Seasons Hotel, with 650 and 500 employees, respectively.

Recent development trends indicate that the number of jobs within the City has increased, and will continue to increase in the coming years. Previously, in 2000, the largest employer in the City was State Farm Insurance with approximately 800 employees, followed by Dole Food Company and Costco Wholesale, Inc. with 303 and 239 employees, respectively. In addition to the office, retail, and hotel development that has occurred in the City since 2000, a recently approved, approximately 244,000 square foot retail center, *The Shoppes at Westlake Village*, is expected to add a significant number of new jobs within Westlake Village when it opens in July 2014. With over 11,500 jobs, the City has become a major employment center within the Las Virgenes-Malibu-Conejo Council of Governments subregion of Southern California.





Future job and housing growth is a key policy issue addressed in the Sustainable Communities Strategy prepared by the Southern California Association of Governments (SCAG). The SCS promotes the concept of balancing job growth and housing production within the various subregions of Southern California as a means of addressing serious air quality and transportation issues. The "Jobs/Housing Balance" concept forwards the idea that if people can live and work within the same community, the Southern California region as whole will benefit from reduced traffic congestion and improved air quality. As indicated above, the City of Westlake Village is increasingly becoming a major employment center for residents throughout the Las Virgenes-Malibu-Conejo subregion, consistent with this concept. The growth forecasts, which are the underpinning of the 2012-2035 SCS prepared by

SCAG, envision 10,000 jobs in Westlake Village by 2035. By comparison, over 11,500 persons were already employed within the City by 2013

Household Size

The City's average household size of 2.52 persons in 2013 is smaller than both the County (3.0 persons) or State (2.93 persons) averages. The percentage of five-person, six-person and seven-person households is lower than the State's in each category, accounting for the lower average household size, based on the 2011 American Community Survey. In 2011 more than half of the City's households (61.8 percent) had only one or two members, while households with six or more members represented only 3.0 percent of the total. The distribution for the County in 2011 reflected 52.9 percent of the population living in one or two person households, and 7.1 percent of households within the County having six or more persons. Additionally, in 2011, 52.3 percent of the State's households were comprised of one or two member households, with 8.2 percent of the State's population forming households of six or more members.

HOUSING CHARACTERISTICS

This section describes certain characteristics of the City's housing supply, including type, condition, ownership, vacancy and costs, which are summarized in Table 2.

Type and Supply

The 2000 Census indicated there were 3,347dwelling units in the City. Single-family units accounted for 84 percent of all units; multi-family units represented 10.8 percent of the total. The City contained a single mobile home park, which represented 5.2 percent of the total housing stock in 2000. The percentage of single-family units was higher than that for either the State or County in 2000.



TABLE 2 Selected Housing Characteristics (2000 and 2013)			
	City	**County**	**State**
Total Housing Units – 2000	3,347	3,270,909	11,182,882
Total Housing Units – 2013	3,384	3,463,382	13,785,797
Type of Structures – 2013			
Single-Family	88.5%	56.3%	65.2%
Multi-Family	7.7%	42.0%	30.8%
Mobile Home	3.8%	1.7%	4.0%
Age of Housing			
Built 2000-2010	3.5%	6.4%	12.5%
Built 1990-1999	14.2%	6.1%	10.6%
Built 1980-1989	19.5%	11.9%	15.3%
Built 1979 or earlier	62.8%	75.6%	61.6%
Percentage of Units Owner Occupied – 2010	84.2%	47.7%	55.9%
Vacancy Rate – 2013	3.6%	5.9%	8.1%
Housing Values and Costs – 2011			
Median Housing Value	$812,000	$478,300	$421,600
Median Contract Rent	$2,000+	$1,161	$1,185

Sources: 2000 and 2010 Census of Population and Housing; 2011 American Community Survey; 2013 State of California Department of Finance, Demographics Research Unit.

The State Department of Finance has estimated that there were 3,384 housing units in the City of Westlake Village in January 2013, which represents only a one percent growth in housing since 2000. Moreover, this estimate is identical to the 2010 Census figure and indicates there were no additional housing units added between 2010 and 2013. This unchanged number of housing units is not surprising given the fact that the City is approaching full build-out of its residentially zoned property.





The City is comprised of 20 recognized neighborhoods which represent a broad mix of residential densities, ranging from lot sizes of about one unit per acre to developments of more than 23 dwelling units per acre. The boundaries of these 20 neighborhoods are depicted on Figure 1 while the prevailing density within each neighborhood is shown in Table 3.

Housing Age and Condition

There was expansive growth in the City in the 1960's and 1970's with approximately 63 percent of the total stock having been constructed during that period. Residential growth continued through the 1980's when about 20 percent of the housing was constructed. Residential construction slowed considerably during the 1990's due to economic factors and as the City approached residential build-out.



All units are well maintained, with virtually no exceptions. All of the City's neighborhoods are governed by stringent Codes, Covenants and Restrictions (CC&Rs) which regulate their appearance and activities. Architectural committees oversee all new construction and building alterations, as well as colors and materials. In the case of First Neighborhood, the architectural committee does a "walk-through" twice a year to survey the condition of the neighborhood. The owners of residences or yards which do not conform to the CC&Rs are notified of the conflict. Based on the homeowner's response, the committee may take the necessary action itself and assess the owner for the costs. Therefore, it is highly unlikely that any existing units will be replaced in the near future, due to their condition, and that there will be more than a very limited demand for housing rehabilitation assistance.

Tenure

According to the 2010 Census, over 84 percent of the City's occupied dwelling units were owner-occupied. This level far exceeds both County and State averages for owner occupancy. Conversely, renter occupied dwelling units represent 15.8 percent of the City's housing stock. These units consist of mobile home park spaces, condominiums and single-family homes.

Overcrowding

Overcrowding is defined by the U.S. Census Bureau as having 1.01 or more persons per room in a dwelling unit, excluding bathrooms. Overcrowded households represented just 0.2 percent (or eight households in total) of all Westlake Village households in 2011, compared with 11.9 percent Countywide and 8.3 percent Statewide. All of the overcrowded housing units within the City are renter occupied.

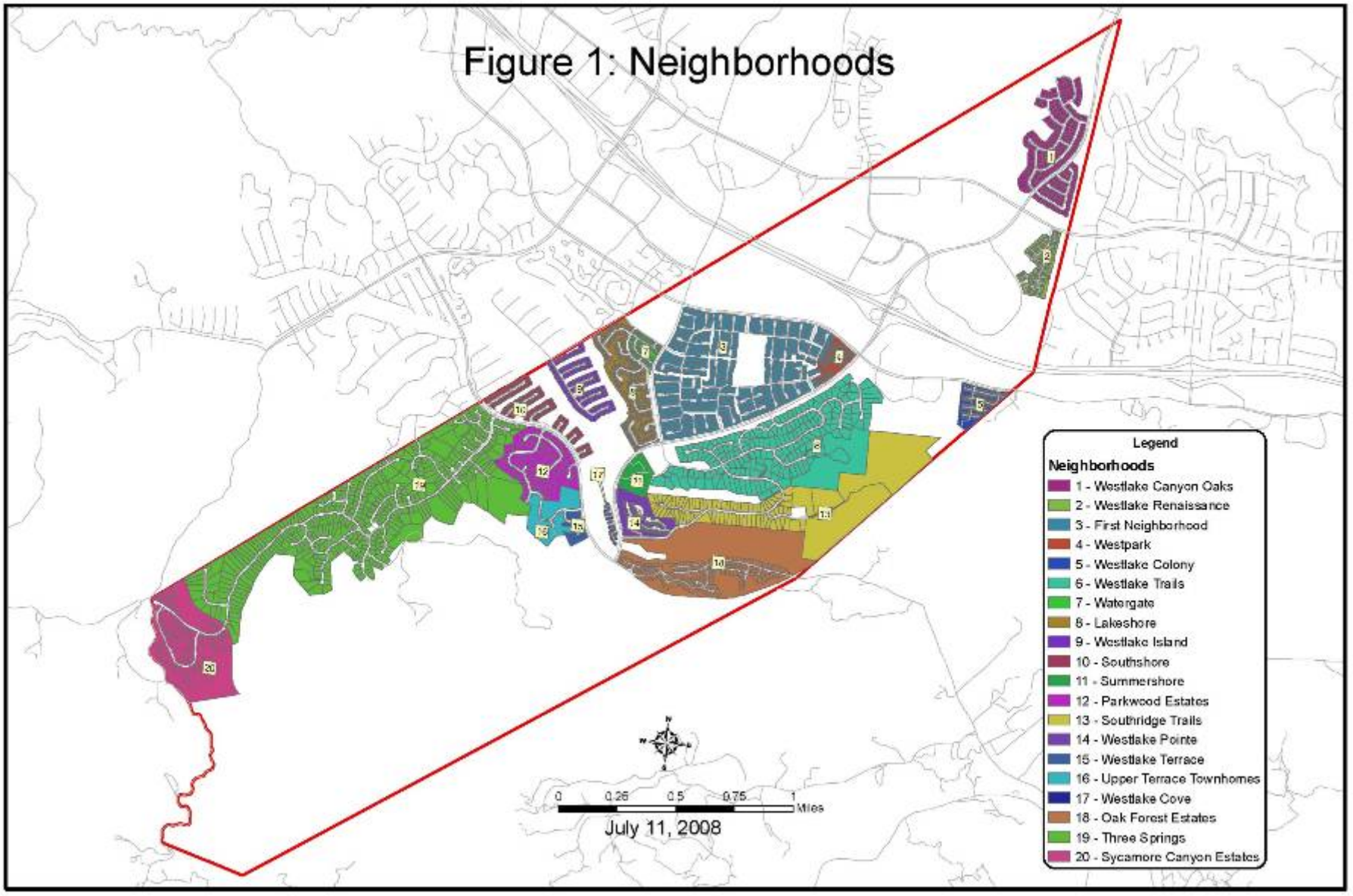

Figure 1: Neighborhoods
Legend
Neighborhoods
1 - Westlake Canyon Oaks
2 - Westlake Renaissance
3 - First Neighborhood
4 - Westpark
5 - Westlake Colony
6 - Westlake Trails
7 - Watergate
8 - Lakeshore
9 - Westlake Island
10 - Southshore
11 - Summershore
12 - Parkwood Estates
13 - Southridge Trails
14 - Westlake Pointe
15 - Westlake Terrace
16 - Upper Terrace Townhomes
17 - Westlake Cove
18 - Oak Forest Estates
19 - Three Springs
20 - Sycamore Canyon Estates
0 0.25 0.5 0.75 1 Miles
July 11, 2008

TABLE 3 Residential Neighborhoods		
Neighborhood *		**Approximate Density (units/acre)**
1.	Westlake Canyon Oaks	4.6 - 6.7
2.	Westlake Renaissance	7.6
3.	First Neighborhood	6.5
4.	Westpark	23.2
5.	Westlake Colony	8.9
6.	Westlake Trails	1.0
7.	Watergate	10.6
8.	Lakeshore	8.1
9.	Westlake Island	7.9
10.	Southshore	7.0
11.	Summershore	8.9
12.	Parkwood Estates	3.6
13.	Southridge Trails	2.9
14.	Westlake Pointe	3.9
15.	Westlake Terrace	3.0
16.	Upper Terrace Townhomes	6.6
17.	Westlake Cove	8.2
18.	Oak Forest Estates	4.1
19.	Three Springs	1.9
20.	Sycamore Canyon Estates	0.7
*See Figure 1 for locations		

Vacancy

The residential vacancy rate, a translation of the number of unoccupied housing units on the market, is a good indicator of the balance between housing supply and demand in a community. When the demand for housing exceeds the available supply, the vacancy rate will be low.

The 2010 Census reported that the City had an overall housing vacancy rate of 3.6 percent. In 2013, the State Department of Finance estimated that exactly the same proportion of the Westlake Village housing stock remained vacant. This is lower than the Countywide rate of 5.9 percent and even lower than the Statewide vacancy rate of 8.1 percent.

Housing Values and Costs



According to the American Community Survey, the median home value in the City of Westlake Village was $812,000 in 2011, which was 169 percent greater than the median home value for the County of Los Angeles and 193 percent greater than the State median value. Similarly, the median contract rent of $2,000+ for rental units in the City in 2011 was almost double the median contract rents of $1,161 and $1,185 for the County and State, respectively.

The comparatively high housing costs within the City are attributable to the fact that the majority of the housing stock in Westlake Village is single-family residential located on fairly large lots or in planned developments, constructed since the late 1960's, and well maintained. Despite the relatively high cost of housing, affordable housing opportunities do exist within the City. Home prices in the 197-unit Oak Forest Estates Mobile Home Park have ranged from $165,000 to $470,000, based on sales activity since January of 2011. Additionally, sales in the Westpark condominium development have ranged from $100,000 to $340,000 during the same time period. The sales information for both of these developments was obtained from a survey of recent sales information as shown on www.Zillow.com.



Based on these housing prices and the analyses presented in the Housing Needs section of this element, some housing units in Westlake Village are available for purchase at prices that are affordable to at least moderate-income households. Information regarding the ability of local residents to pay for housing costs is presented in Table 7 on page 21.

ANALYSIS OF POTENTIAL HOUSING SITES

This section evaluates the potential for the construction of additional housing units which could occur as a result of minimal infill development on the few remaining vacant, residentially zoned parcels in the City, as well as the redevelopment, revitalization and reuse of aging and functionally obsolete non-residential properties within Westlake Village.

LAND USE INVENTORY

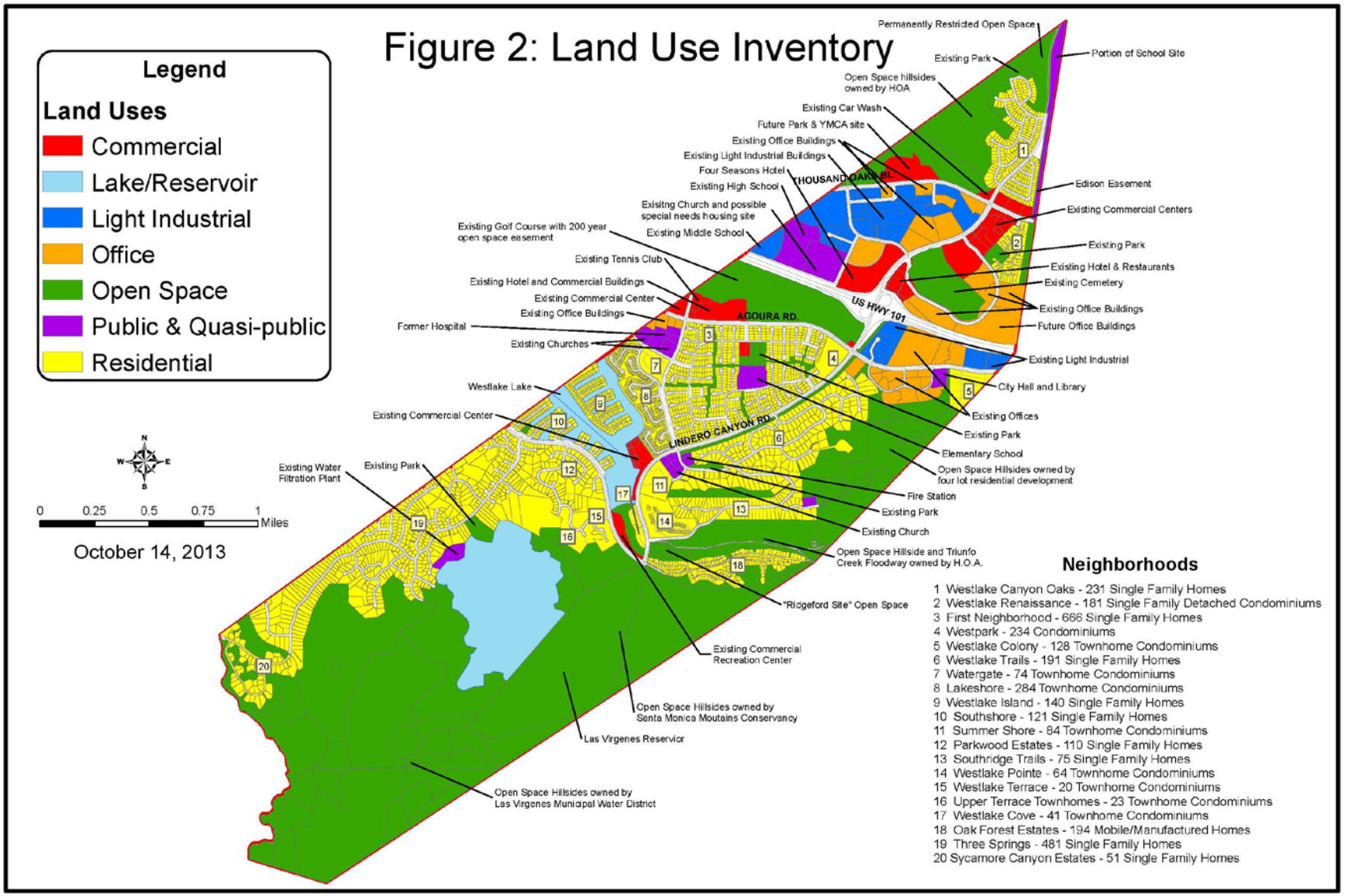


The master-planned community of Westlake Village was developed by the American- Hawaiian Steamship Company, in partnership with the Prudential Insurance Company, beginning in the late-1960s. As initially planned, the community straddled the Los Angeles County/Ventura County boundary. That portion of the community located within Los Angeles County was subsequently incorporated as the City of Westlake Village in December, 1982. Over the following two decades the City was essentially built out in accordance with the original master plan, as reflected in the adopted citywide General Plan. Today the only vacant, undeveloped lands within the City, with the exception of a few scattered single family residential lots, are large hillside tracts dedicated as permanent open space. The majority of these hillside parcels are owned by homeowner associations as common open space, are maintained by the Las Virgenes Water District as protected watershed, or are within the Santa Monica Mountains National Recreation Area.

Figure 2 is a detailed, annotated map, depicting the types and distribution of land uses within the City. The following provides a summary of existing land use characteristics proceeding from the most northerly extent of the City to its southerly boundary.

Adjacent to the Canyon Oaks neighborhood in the northerly-most portion of the City are a number of large hillside parcels, most of which are maintained as common open space by the Canyon Oaks homeowners association. North of these parcels is the developed and undeveloped portion of the City's Canyon Oaks Park. South of these parcels is the site of the Westlake Village Community Park project, which is being jointly developed with the Triunfo YMCA.

To the south of Thousand Oaks Boulevard, a major east/west oriented highway, lies the City's non-residential core. The easterly half of this core area surrounds the Valley Oaks Memorial Park, and has been developed in accordance with the Westlake North Specific Plan, adopted in 1989. As planned, the 130-acre Westlake North area is comprised of approximately 1.4 million square feet of retail commercial, office, hotel and restaurant uses, together with 181 detached single-family condominiums and a small neighborhood park.


Figure 2: Land Use Inventory
Legend
Land Uses
Commercial
Lake/Reservoir
Light Industrial
Office
Open Space
Public & Quasi-public
Residential
0 0.25 0.5 0.75 1 Miles
October 14, 2013
Permanently Restricted Open Space
Existing Park
Portion of School Site
Open Space hillsides owned by HOA
Existing Car Wash
Future Park & YMCA site
Existing Office Buildings
Existing Light Industrial Buildings
Four Seasons Hotel
Existing High School
THOUSAND OAKS BL.
Edison Easement
Existing Commercial Centers
Existing Park
Existing Hotel & Restaurants
Existing Cemetery
Existing Office Buildings
Future Office Buildings
Existing Light Industrial
City Hall and Library
Existing Offices
Existing Park
Elementary School
Open Space Hillsides owned by four lot residential development
Fire Station
Existing Park
Existing Church
Open Space Hillside and Triunfo Creek Floodway owned by H.O.A.
"Ridgeford Site" Open Space
Existing Commercial Recreation Center
Open Space Hillsides owned by Santa Monica Moutains Conservancy
Las Virgenes Reservior
Open Space Hillsides owned by Las Virgenes Municipal Water District
Existing Water Filtration Plant
Existing Park
Existing Commercial Center
Westlake Lake
Existing Churches
Former Hospital
Existing Office Buildings
Existing Commercial Center
Existing Hotel and Commercial Buildings
Existing Tennis Club
Existing Golf Course with 200 year open space easement
Existing Middle School
Exisitng Church and possible special needs housing site
AGOURA RD.
US HWY 101
LINDERO CANYON RD.
Neighborhoods
1 Westlake Canyon Oaks - 231 Single Family Homes
2 Westlake Renaissance - 181 Single Family Detached Condominiums
3 First Neighborhood - 666 Single Family Homes
4 Westpark - 234 Condominiums
5 Westlake Colony - 128 Townhome Condominiums
6 Westlake Trails - 191 Single Family Homes
7 Watergate - 74 Townhome Condominiums
8 Lakeshore - 284 Townhome Condominiums
9 Westlake Island - 140 Single Family Homes
10 Southshore - 121 Single Family Homes
11 Summer Shore - 84 Townhome Condominiums
12 Parkwood Estates - 110 Single Family Homes
13 Southridge Trails - 75 Single Family Homes
14 Westlake Pointe - 64 Townhome Condominiums
15 Westlake Terrace - 20 Townhome Condominiums
16 Upper Terrace Townhomes - 23 Townhome Condominiums
17 Westlake Cove - 41 Townhome Condominiums
18 Oak Forest Estates - 194 Mobile/Manufactured Homes
19 Three Springs - 481 Single Family Homes
20 Sycamore Canyon Estates - 51 Single Family Homes

The westerly portion of the City's non-residential core has seen substantial redevelopment and adaptive reuse activity in recent years. The 30-acre property fronting on the north side of the 101/Ventura Freeway west of Lindero Canyon Road, once occupied by the Memorex electronic manufacturing facility, was redeveloped beginning in the mid-1990's and now is the site of the Dole Food Company world headquarters building, and a Four Seasons hotel, spa and wellness facility. The remaining parcels fronting the north side of the freeway have been redeveloped and adapted for use as a major congregational church facility and a new private high school and middle school campus. Calvary Community Church occupies approximately 190,000 square feet of a former manufacturing facility, and includes a 47,000 square foot celebration center with a seating capacity of 3,000, and additional classroom, meeting areas and administrative space.



A two story industrial/office complex occupied the site immediately to the west. The office building has been transformed into classroom facilities for the Oaks Christian School. As developed, the private, combination middle school and high school also features a gymnasium, a performing arts center, a swimming and diving complex, a football stadium and a full array of additional lighted sports fields, and structured parking and support facilities. The school has expanded westerly onto the adjacent former Condor Pacific site to create a separate middle school campus. At full enrollment, the schools will accommodate approximately 1,500 students.



The significance of these three redevelopment/adaptive reuse projects is that they each represent a major reinvestment of private capital in a business park district that is growing older and more functionally obsolete. It is estimated that, in combination, this private reinvestment may be in the vicinity of $500 million. It is anticipated that this reinvestment will spur additional reinvestment in the surrounding business park area. In an attempt to prepare for this future demand, the City anticipates the adoption of the Westlake Village Business Park Specific Plan.

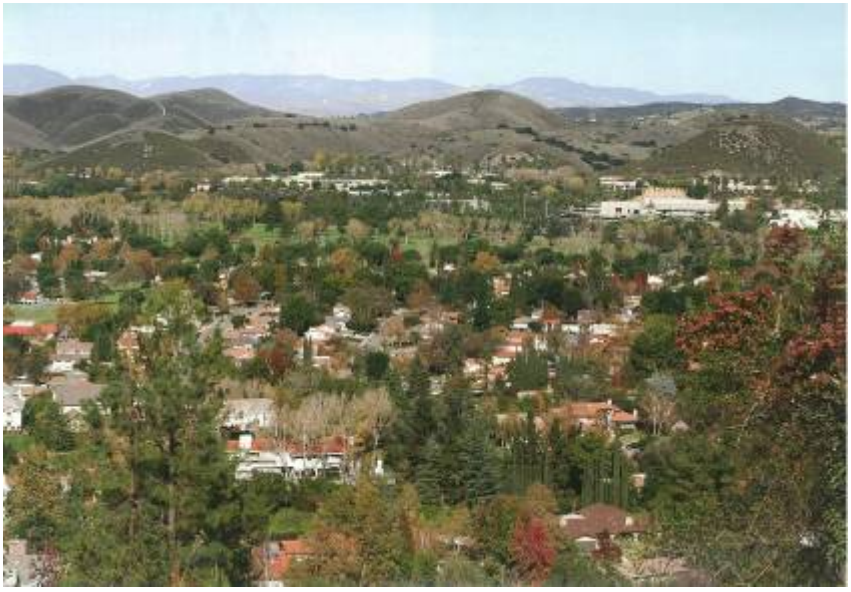
The Westlake Village Specific Plan encompasses the remaining business district in the City's non-residential core, located north of the 101 freeway and south of Thousand Oaks Boulevard, between Lindero Canyon Road on the east and the Los Angeles County Line on the west. This area was originally developed in the early 1970's and consists of 54 separate lots and parcels, totaling approximately 100 acres. The parcels range in size from 0.5 acres to over 7.0 acres. Some have been further divided into condominium office and business park uses. Physically, the district is primarily

comprised of single story, tilt-up construction featuring high ceiling bays and loading doors. Some of the larger parcels are occupied by two-story, tilt-up and wood frame office buildings.

This specific plan will establish new development regulations which will guide the future redevelopment of the area The specific plan anticipates providing incentives for property owners to improve their properties by allowing for an increase in commercial uses, and allowing for the possibility of residential uses in some of the planning districts. Over 400 residential units may be permitted within the specific plan area. Additional infrastructure in the form of utility improvements, parking structures, and improved circulation options are also proposed in the specific plan.



To the south of the 101/Ventura Freeway corridor lay the majority of the City's residential neighborhoods. The 18-hole Westlake Golf Course fronts on the south side of the freeway, west of Lindero Canyon Road, mitigating direct freeway impacts on single-family homes within the First Neighborhood. East of Lindero Canyon Road, the corridor along the southerly freeway frontage is primarily occupied by aging business park facilities. Some private redevelopment has occurred in this area, and more may be anticipated. One or more of the larger parcels may be future candidates for mixed use development combining residential and non-residential land uses.



Located south of Agoura Road are all but two of the City's twenty residential neighborhoods. While varying in housing type and density, all of the neighborhoods in Westlake Village are well maintained and in excellent condition. While approximately eight technically vacant lots remain within these neighborhoods, most of these are part of multi-lot residential estates located within The Trails neighborhood. Given the condition and quality of the City's residential neighborhoods, there is virtually no potential for redevelopment and intensification.

Clustered within the southern portions of the City are the typical range of retail services, recreational uses, and public and quasi-public institutions and facilities. One 6.5-acre site is located on Lakeview Canyon Road, south of Agoura Road, and was occupied by the Westlake hospital facility.

UNDERDEVELOPED AND REDEVELOPABLE AREAS

Underdeveloped sites are defined as properties that are developed at less than their designated maximum densities would permit. While no such properties exist within the City, some intensification of residential development is expected to occur through the construction of second units on lots with existing single-family dwellings. Similarly, future opportunities within aging, functionally obsolete business park areas, for the introduction of mixed use development including residential and non-residential land uses, are anticipated as part of the Westlake Business Park Specific Plan.

SURPLUS LANDS

The City owns five developed park sites, one undeveloped park site, and the civic center site housing the City Hall, library and community rooms. None of these sites are considered to be surplus. Similarly, the City is unaware of any State or Federally controlled land that has been identified as surplus and is available for acquisition.

POTENTIAL HOUSING SITES

Based on the preceding analyses, three potential sites within the Westlake Village Business Park Specific Plan have been identified that are both available and possibly suitable for future residential development (Figure 3). In addition, there are eight (8) individual lots scattered throughout the City's existing neighborhoods that are zoned and available for the development of single-family homes.

The Westlake Village Business Park Specific Plan area and vacant residential lots could accommodate a wide variety of housing types and densities, ranging from large-lot, custom single-family homes to high-density multi-family units. The number of dwelling units which could be developed within the Westlake Village Business Park Specific Plan area is shown in Table 4.

Under current and anticipated zoning, in excess of 409 units could be added to the City's housing stock through development of these sites. This represents an approximately 12 percent increase over the City's 2013 housing stock and exceeds the projected number of new housing units needed within the City by 2021 according to SCAG's Regional Housing Needs Assessment (see Table 9, page 27).

Figure 3: Areas of Potential Residential Development



Table 4
Potential Residential Development Sites[1]

Site No.[2]	Size (Acres)	Land Use Designation	Potential Units	Sites Characteristics To be Considered in Preparing Development Plans	Development Incentives To be Provided by City
1	17.09	Westlake Village Business Park Specific Plan (Mixed Use 1 District)	301 d.u.'s	Existing business park; no environmental constraints; all required infrastructure available at site and will be upgraded, as necessary, in conjunction with implementation of specific plan	Residential allowed "by right" at density of 20 du/ac maximum.
2	9.83	Westlake Village Business Park Specific Plan (Mixed Use 3 District)	100 d.u.'s	Existing business park; no environmental constraints; all required infrastructure available at site and will be upgraded, as necessary, in conjunction with implementation of specific plan	Residential allowed "by right" at density of 25 du/ac maximum.
3	8.91	Westlake Village Business Park Specific Plan (Flex Office District)	TBD	Existing business park; no environmental constraints; all required infrastructure available at site and will be upgraded, as necessary, in conjunction with implementation of specific plan	Possible Live Work Units and Single-Room Occupancy Units in addition to existing business park units.

1. Does not include 8 individual lots scattered throughout existing residential neighborhoods.
2. See Figure 3 for locations and Appendix A for additional details regarding these sites.

HOUSING NEEDS

While Westlake Village residents are generally adequately housed and the local housing stock is in good condition, there are both existing and projected needs that the City must consider in its housing plans. These needs include: 1) housing affordability; 2) households with special housing needs; 3) the provision of an adequate supply of housing; and 4) the City's role in meeting regional housing needs. Each of these subjects is discussed below.

HOUSING ASSISTANCE NEEDS

According to the 2010 Census, there are an estimated 1,330 households within the City that are overpaying for housing. Of these households, 215 are renters and 1,115 are homeowners. Additional data provided by the American Community Survey and the HUD Comprehensive Housing Affordability Strategy indicates that 615 of these households are lower income households. These households, whose incomes are less that 80 percent of the County-wide median income adjusted for household size, are spending more than 30 percent of their monthly income for housing. This leaves a disproportionate share of their monthly income available to purchase other necessities such as food, medicine, and transportation. Moderate and upper income households may, and often do, expend more that 30 percent of their incomes on housing without experiencing hardships. However, this limitation on housing expenditures is critical to lower income households because of the very limited and sometimes fixed nature of their incomes. A breakdown of existing housing assistance needs for lower income households is presented in Table 5.

TABLE 5
Housing Assistance Needs

Housing Cost Burden by Income Category	Total Owners	Total Renters	Total Households
Low Income (50-80% of Median Household Income Adjusted for Household Size)			
Housing Cost Burden >30% of Annual Income	60	10	70
Housing Cost Burden >50% of Annual Income	205	15	220
Very Low Income (Less Than 50% of Median Household Income Adjusted for Household Size)			
Housing Cost Burden >30% of Annual Income	15	0	15
Housing Cost Burden >50% of Annual Income	190	120	310

Sources: American Community Survey, 2006-2010; US Department of Housing and Urban Development Comprehensive Housing Affordability Strategy.

As defined by the State of California Department of Housing and Community Development, a lower income household is a household whose annual income is equal to or less than 80 percent of the County's median household income. Moderate income equals 80 to 120 percent of the County's median household income. While these thresholds vary with household size, the current (2013) upper limits for low and

moderate income households in the City of Westlake Village are shown in Table 6, based on a median annual income of $64,800 for a family of four.

TABLE 6
Income Limits for Low and Moderate Income Households

Income Group	Income Range	Maximum Annual Household Income
Extremely Low	30% or less of median	$25,600
Very Low	50% or less of median	$42,700
Low	50-80% of median	$68,300
Moderate	80-120% of median	$77,750

* Based on a four person household; limit varies with household size.

Source: State of California Department of Housing and Community Development.

Federal and State agencies regard 30 percent of gross annual income as a reasonable expenditure for housing. Based on this guideline, the maximum unit price can be estimated which is affordable to these income groups (assuming a 4.0 percent interest rate loan for a fixed term of 30 years with a 20 percent down payment). The same approach can be used to determine maximum monthly rents affordable to each group (which is also equal to the maximum monthly payment affordable to purchase a unit). Using this approach, the upper limits of purchase and rental housing affordable to low and moderate-income households in the City of Westlake Village have been determined and are shown in Table 7.

TABLE 7
Affordable Housing Limits for Low and Moderate-Income Households

Income Group	Maximum Affordable Unit Price	Maximum Affordable Monthly Rent
Extremely Low	$138,000	$640
Very Low	$219,600	$1,067
Low	$351,600	$1,707
Moderate	$400,800	$1,944

HOUSEHOLDS WITH SPECIAL NEEDS

Within the community's overall estimated housing needs, there are segments of the population that experience special housing needs. These groups include the elderly, the disabled, female-headed households, and the homeless. Such special needs within the City of Westlake Village are discussed below.

Elderly Households

According to the 2010 Census, 1,227 households in the City of Westlake Village had at least one individual 65 years or older living in the household. This represents 37.6 percent of all households in the City and is an indication of an increasingly aging population. The 2010 Census further reported that there are 1,117 households in the City that are headed by persons 65 years or older. Of these households, it is estimated that 96 households are renting while the remaining 1,021 households own the dwellings that they reside in. The fixed or limited nature of their income poses a special problem with regard to housing affordability for the elderly. This fact is documented by the 2010 Census which reported that 4.8% of elderly persons were living below the Federal poverty level in Westlake Village. In addition, the elderly often have special needs in terms of the size, design, and accessibility of housing. The City has included policies and implementation measures that address the housing needs of elderly households in the Housing Program section of this element.

Disabled Persons

As reported by the 2000 Census, 5.0 percent of the population in the City of Westlake Village had employment disabilities. A somewhat smaller percentage of the population (.03 percent) had public transportation disabilities. Based on the 2000 Census, there are presently 422 persons residing in the City of Westlake Village with employment disabilities and 250 persons with public transportation disabilities. While the needs of certain handicapped individuals (i.e., blind, deaf, or experiencing nervous disorders) may be met without special housing accommodations, persons with ambulatory disabilities often require specially designed barrier-free housing.

State legislation enacted in January 2011 (SB 812) amended State housing element law to require the analysis of the disabled to include an evaluation of the special needs of persons with developmental disabilities. This analysis should include an estimate of the number of persons with developmental disabilities, an assessment of the housing need, and a discussion of potential resources. According to Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The North Los Angeles County Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information from the North Los Angeles County Regional Center, which is charged by the State of California with the care of people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments, provides a closer look at the disabled population within the zip code areas that encompass the City of Westlake Village.

TABLE 8
Developmentally Disabled Persons by Age

Zip Code Area	0-14 Years	15-22 Years	23-54 Years	55-65 Years	65+ Years	Total
91361	14	14	14	0	0	42
91362	5	4	2	3	0	14
Total	19	18	16	3	0	56

Source: North Los Angeles County Regional Center, October 2013.

There are a number of housing types appropriate for people living with a developmental disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating 'barrier-free' design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In accommodating the needs of disabled persons, the City has adopted the housing accessibility standards contained in the California Building Standards of the International Building Code and enforced the provisions of the Americans with Disabilities Act. During the preparation of this element, the City amended its Zoning Ordinance to adopt a reasonable accommodation procedure. This zoning text amendment provides persons with disabilities a procedure to request reasonable accommodation to housing under the Fair Housing Act, the Americans with Disabilities Act, and the California Fair Employment and Housing Act in the application of the City's zoning requirements and other land use regulations, policies and procedures.

The City has not established maximum concentration requirements for residential care facilities or enacted any site planning requirements that could constrain the development of housing for persons with disabilities and the Westlake Village Municipal Code defines a "family" as one or more individuals occupying a dwelling unit and living as a single household unit. The City has not established any special or unique parking requirements for housing for persons with disabilities but, on the contrary, has the ability to reduce/waive the parking requirements for such projects through the Planned Development Permit process. In addition, the City has utilized Community Development Block Grant funds to assist elderly households with accessibility improvements to their homes.

Regardless of these measures that have already been implemented, in order to fully ensure compliance with applicable State laws, the City will amend its Zoning Ordinance to allow transitional and supportive housing in all zones permitting residential uses subject only to the same permitting processes and regulatory requirements as apply to other residential uses in the same zone. In addition, in order to assist with the housing needs of persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the North Los Angeles County Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities.

Large Families

According to the 2010 Census, of the 3,262 households residing in Westlake Village in 2010, 6.2 percent were comprised of 5 or more persons. This translates into 201 families living in Westlake Village with five or more members. By comparison, in 2011, only 8 households are estimated (by the American Community Survey) to be living in overcrowded conditions, which represents less than one percent of the City's total households. Therefore, it can be concluded that large families living in the City are generally adequately housed.

Female-Headed Households

According to the U.S. Census, 292 households, or approximately 9 percent of all households residing in Westlake Village in 2010 were female-headed households. Because they often have limited incomes, female-headed households experience difficulty in finding adequate, affordable housing. In this regard, it is estimated that in 57 female-headed households in the City have incomes below the federally recognized poverty level. In all likelihood, the majority of these households are elderly female householders who are living on fixed incomes.

Farmworker Housing

The California Government Code requires that the City of Westlake Village consider local farmworker housing needs in formulating the housing element of its general plan. While SCAG reports that there are no farmworker households residing in the City of Westlake Village, the 2011 American Community Survey has indicated that there are 11 residents employed in the Agriculture, Forestry, Fishing and Hunting, and Mining industry. These residents are most likely employed in the field of landscaping or landscape maintenance. Recognizing that the City is located in an urbanized area in which farming operations no longer exist, it is understandable that there is no need for farmworker housing in the City.

Extremely Low Income Households

The 2007 SCAG Regional Housing Needs Assessment estimated that 149 households residing in Westlake Village are extremely low income, which represents less than one percent of all City households. Of these 149 households, 39 are renters and 110 are homeowners. Extremely low income households represent the highest need group in terms of affordable housing as the greatest amount of subsidies are needed in order to make housing affordable for this group. However, based on the high degree of owner occupancy for this group in Westlake Village, the vast majority of these households are likely elderly households who are currently living on fixed retirement incomes but who purchased their homes some years ago. The policies and implementation measures directed towards the needs of elderly households in the Housing Program section of this element will also address the needs of these households since they are largely elderly.

Emergency Shelter

Similar to farmworker housing, State law requires that the City address the emergency housing needs of the homeless within the framework of this element. In attempting to document or identify the needs of the homeless, public safety personnel and local social service agencies and churches were contacted during the preparation of this element. The Westminster Presbyterian Church serves the homeless population with overnight stays during the winter. The church is part of a group of seven churches in the Conejo Valley which coordinate with each other to serve persons on each night of the week. A homeless person can stay in a shelter for one night at a time moving from church to church facility during the week. The other churches are in Newbury Park (4) and Thousand Oaks (2). In addition, the City will amend its Zoning Ordinance to allow transitional and supportive housing in all zones permitting residential uses subject only to the same permitting processes and regulatory requirements as other residential uses in the same zone.



While the 2010 Census reports 37 homeless persons in Westlake Village, the input received from the various public and quasi-public agencies that were contacted indicates that there are no chronically homeless persons in the City. The emergency shelter offered by the Westminster Presbyterian Church adequately serves the needs of the transient homeless that may seek shelter in Westlake Village. However, in order to facilitate the establishment of an additional, year-round emergency shelter(s) in the City, should the need arise, the City amended its Zoning Ordinance during the process of updating this element (i.e., in November 2013) to permit emergency shelters in the Business Park (BP) zone without a conditional use permit or other discretionary action and subject only to the same development standards that apply to the other permitted uses in the BP zone and written objective standards unique to emergency shelters as set forth in Section 65583(a)(4) of the California Government Code. There are properties suitable for the establishment of an emergency shelter in the BP zone, which is approximately 218 acres in area, based on proximity to services, facilities and transit, and existing buildings within the zone that are capable of being converted to use as an emergency shelter. The City will also support the efforts of the neighboring City of Thousand Oaks and local churches to establish a shelter for homeless persons who live elsewhere in the Conejo Valley (see Housing Program section of element).

ADEQUATE SUPPLY

SCAG periodically prepares housing need estimates for all cities in Southern California. According to estimates prepared by SCAG in 2012, 45 additional housing units will need to be constructed within the City by 2021 in order to accommodate anticipated population growth. This translates into a minimum of 6 housing starts per year between January 1, 2014 and October 1, 2021. While no new units have been constructed within the City since January 1, 2006, the City has identified potential housing sites that could accommodate the construction of at least 409 additional housing units. The locations of these sites are shown on Figure 3.

REGIONAL HOUSING NEEDS

The California Government Code clearly indicates that the community to be served by the local housing element shall include the locality's share of the regional housing need. In the case of the City of Westlake Village, its share of the regional housing need is determined by SCAG. While the process of determining each locality's share of regional housing needs has evolved over the years, the most recent estimates are contained in the RHNA prepared in 2012.

The RHNA has two primary purposes: 1) identification of housing needs; and 2) allocation of fair share of need to every community. The identification of need refers to the number of housing units necessary to house every household at an affordable price and to replace all dilapidated housing units. The fair share allocation refers to the number of additional households in each income category who should have housing opportunities available in a particular community. The model strives to obtain an equitable distribution of low and moderate income housing throughout the region. Six major criteria are used in determining the fair share for each community:

1. Market demand for housing.
2. Employment opportunities.
3. Availability of suitable sites and public facilities.
4. Commuting patterns.
5. Type and tenure of housing needs.
6. Housing needs of farmworkers.

In addition, an impaction avoidance factor is considered in an attempt to avoid further impaction of jurisdictions with relatively high proportions of lower-income households.

As indicated earlier, SCAG has forecasted the need to house 45 additional households in the City by 2021. In addition to this estimated need for the 2014-2021planning period, the City has an un-accommodated carryover need of 52 units from the prior 2006-2014 planning period since HCD never approved the adequacy of the site inventory contained in the prior housing element. Therefore, the City's cumulative housing need for the 2014-2021planning period is 97 units broken down by income category as follows:

TABLE 9
Distribution of Projected New Construction by Household Income
Cumulative RHNA 1/1/2014 – 10/1/2021
(Combined New and Carryover Household Growth Estimates)

Income Category	Additional Units Needed by 2021	
	Number	Percent of Total
Very Low (less than 50% of County median)	26	27%
Low (50 to 80% of County median)	16	17%
Moderate (80 to 120% of County median)	17	17%
Above Moderate (over 120% of County median)	38	39%

Source: Southern California Association of Governments, Regional Housing Needs Assessment, 2012

AT-RISK HOUSING

As required by Government Code Section 65583, the City must analyze the extent to which low income, multi-family rental units are at risk of becoming market rate housing and, if necessary, develop programs to preserve or replace these assisted housing units. The multi-family units to be considered are any units that were constructed using various federal assistance programs, state or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees or an inclusionary housing ordinance, or density bonuses. Low income multi-family housing is considered to be at risk if it is eligible to convert to non-low income housing due to: 1) the termination of a rental subsidy contract; 2) mortgage prepayment; or 3) the expiration of affordability restrictions. The time period that is to be considered in making this determination is the 10-year period following the last mandated updating of the housing element, which in the case of Westlake Village is 2013-2023. There are no low-income, multi-family rental

units in the City that have been constructed with the use of federal assistance programs, state, or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees or inclusionary housing ordinance or density bonuses.

CONSTRAINTS ON HOUSING DEVELOPMENT

The production and cost of housing in the City are directly related to the constraints discussed below, which can generally be divided into non-governmental and governmental constraints.

NON-GOVERNMENTAL CONSTRAINTS

Non-governmental constraints on the provision of housing include the availability of financing, the price of land and the cost of construction. These and other constraints are discussed below.

Financing Costs

In October 2013, the prevailing interest rate was approximately 4.0 percent for a 30-year fixed rate loan, after reaching historic lows earlier in the decade. This comparatively low rate does not represent a constraint to the purchase of housing. However, in the aftermath of the rampant sub-prime lending of the early 2000's, lenders were once again utilizing traditional underwriting criteria in originating loans. This, in turn, has made the purchase of a home more difficult, particularly for first-time homebuyers who are unable to provide the necessary down payment or meet other loan qualification criteria. While this represents a potential constraint for first-time homebuyers, the high cost of housing in the City in itself precludes most first-time homebuyers from making their initial home purchase in Westlake Village.

Construction Costs

While Building Standards Building Valuation Data was not readily available for the post-2000 period, information obtained from several studies conducted in the Conejo Valley indicates that the construction cost for the average single-family residence in Westlake Village in 2008 would range from $150 to $200 per square foot, and higher for custom homes. The construction cost for an average hypothetical three-story frame and stucco apartment would range from $150,000 to $250,000 per unit, depending upon the manner in which parking is provided. After adjusting these costs to account for increases in the Consumer Price Index for the Los Angeles-Riverside-Orange County area over the past five years, the current estimated construction costs for a single-family residence would range from approximately $160 to $210 per square foot, and higher for custom homes, and $158,000 to $263,000 per multi-family unit, depending upon the manner in which parking is provided.

It has been concluded that construction costs represent an actual constraint on the improvement and purchase of housing within the City. In the Housing Program section of this element, the City has identified measures that it will undertake to mitigate this constraint.

Land Costs

At present, the only vacant residentially zoned land in the City consists of eight, single-family lots. None of these lots have recently sold or are currently being marketed for sale. Therefore, there is no readily available data regarding current costs for vacant residential land in the City. However, if land costs represent approximately 33 percent of overall home value, as commonly used by the Los Angeles County Assessor in determining appraised values for newly constructed homes, and the median home value in Westlake Village was $812,000 in 2011, according to the American Community Survey, the 33 percent figure identified above would translate into a median raw land price of at least $268,000 per single-family home. For the most expensive custom homes on large lots ($2,000,000 to $6,000,000), this figure would be in the range of $660,000 to nearly $2,000,000. The remaining undeveloped lots mentioned above are either located in an “estate lot” neighborhood or, in the case of one smaller lot, are lakefront oriented, and would all fall within this price range.

As indicated above, eight single-family lots comprise the only vacant, residentially zoned land in the City. Hence, future residential development, and particularly any affordable housing development, will almost entirely occur on previously developed properties. These previously developed properties consist of aging, functionally obsolete business parks. During the prior planning period, the City undertook a strategic planning effort to examine the feasibility of revitalizing, redeveloping or adapting one such business park for use as a sustainable, mixed use residential and employment center. The effort culminated in the preparation of the Westlake Village Business Park Specific Plan.

This specific plan, which is anticipated to be adopted early in the current planning period, focuses on approximately 36 acres of existing business park development in the northern part of the City. Given the existing, developed nature of the properties involved, the value of the land and the improvements thereon could be an impediment to residential, and particularly affordable housing development. Based on the Los Angeles County Assessor’s appraised values, the land and improvement costs for the three planning areas that comprise the Westlake Village Business Park Specific Plan, as shown on Figure 3, range from approximately $9,400,000 to $35,000,000. However, in order to mitigate this constraint, the City has incorporated various incentives in the specific plan including encouraging mixed use development and allowing for residential development “by right,” at densities of 20 to 25 dwelling units per acre, before the application of any density bonuses.

Rising Housing Values

The long-term rise in the values of existing City residences has precluded the creation of a local "trickle-down" situation wherein housing becomes affordable due to its age. Indeed, increasing valuations have led to situations in which present homeowners could not now afford to purchase their own homes.

While house prices dropped significantly during the early to mid-1990s, they rose dramatically during the early 2000’s, to only decline once again with the nationwide

collapse of the housing market in 2007. Since then, local home prices have stabilized and gradually increased. As previously indicated, the estimated median home value in the City in 2011 was $812,000, with single-family detached housing sales ranging from approximately $500,000 to over $5,000,000. Home prices in the 197-unit Oak Forest Estates Mobile Home Park have ranged from $165,000 to $470,000, based on sales activity since January of 2011, while sales in the Westpark condominium development have ranged from $100,000 to $340,000 during the same time period. When compared with home prices at the County and State levels, housing values are an actual constraint on the purchase of housing within the City that is beyond the control of local government.

Land Availability/Environmental Constraints

Most of the developable land area within Westlake Village is designated for residential development and the General Plan provides for a wide range of housing types and densities. Nearly all of the residentially-designated land in the City has already been developed. In the previously developed areas of the City, most residential parcels are developed to their maximum permitted density and very little opportunity for infill development exists, particularly due to the well-maintained condition of the City's housing stock. There are only 8 vacant individual lots scattered throughout existing residential neighborhoods, each capable of accommodating a single-family residence. Except for one remote single-family lot on steeply sloping land (but with a graded pad), none of these sites are environmentally constrained and no moratoriums or other interim controls are in effect which restrict the development of residential units on these sites.

While adequate sites have been identified to meet SCAG's projected need for new housing construction through 2021, upon developing these sites, the City's residentially developed land will be completely consumed and, as indicated earlier, there is little if any potential for the future intensification of existing residential uses. Continued residential development could only be accomplished through the recycling/redevelopment or adaptive reuse of non-residentially developed land. Therefore, land availability is an actual constraint on the future development of housing within the City. The availability of land for future residential development is discussed in greater detail under the Analysis of Potential Housing Sites section of this element.

Other Non-Governmental Constraints

As discussed in the Community Profile section of this element, the City includes 20 recognized residential neighborhoods. Each of these is governed by an active Homeowners Association. Many of the neighborhoods contain dedicated open space areas, such as landscaped greenbelts or natural hillside areas, which are owned and maintained by Homeowner Associations.

GOVERNMENTAL CONSTRAINTS

Potential constraints on the provision of housing which could be attributed to governmental actions include land use controls, development standards, fees, codes,

review procedures, and funding limitations. Each potential constraint and its effect on housing are discussed below.

Building Codes

The City's building codes are based upon the 2010 California Building Standards Code, based on the 2009 International Building Code (IBC), Plumbing, Mechanical, and Electrical Codes and are considered to be the minimum necessary to assure protection of the public's health, safety, and welfare. No regulations have been identified which would unnecessarily add to housing costs. Moreover, the City utilizes its code enforcement powers in a manner that does not constrain housing development or improvement. Therefore, it has been concluded that local building codes and their enforcement do not represent either a potential or actual constraint on the provision of affordable housing.

Development Review

The development review process in Westlake Village is relatively streamlined compared to that of most cities. Processing times vary according to the complexity of proposed projects and the extent of the environmental review required by State law, but are considered by the City to be reasonable. Layers of review and decision making are minimized in Westlake Village since the City does not have a Planning Commission, Design Review Board, or other reviewing bodies. Only the City Council and staff review proposed projects. All development applications are processed in accordance with the timeframes stipulated in the State Permit Streamlining Act with most applications processed in a shorter time than allowed under the Act.

In terms of process, the City requires a Planned Development Permit for any new residential units or any residential construction exceeding 1,000 square feet. Depending upon the type of environmental documentation required, a development application can be processed for City Council review and final action within two to three months. The Planning Department consists of the Planning Director and another professional Planner, who together review the application and work with the applicant to resolve any identified issues. The applicant is then invited to meet with the City Council's Land Use Committee to informally discuss the project in a non-decision making setting open to any interested community resident. The two Committee members express their initial thoughts and perspectives as individual members of the City Council. From this informal review process the applicant is afforded the opportunity to clarify aspects of the project and resolve identified issues prior to the formal public hearing. A hearing date is duly noticed, the hearing is conducted by the City Council, and the matter is typically decided on the same evening.

In order to approve a planned development permit, the City Council must make a series of findings set forth in Section 9.25.080 of the Municipal Code. Those mandatory findings are as follows.

1. The proposed use is one permitted within the subject zone and complies with all of the applicable provisions of this Article.

2. With the application of appropriate conditions, the proposed use would not impair the integrity and character of the zone in which it is to be located.

3. With the application of appropriate conditions, the subject site would be physically suitable for the type of land use being proposed.

4. With the application of appropriate conditions, the proposed use would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located.

5. With the application of appropriate conditions, there would be adequate provisions for water, sanitation and public utilities and services to insure that the proposed use would not be detrimental to public health and safety.

6. With the application of appropriate conditions, there would be adequate provisions for public access to serve the subject proposal.

7. With the application of appropriate conditions, the proposed use would be consistent with the objectives, policies, general land uses and programs of the Westlake Village General Plan.

8. With the application of appropriate conditions, the proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.

It should be apparent from the above, and the discussion that follows, that the City's regulatory process, including standards, timeframes and mandatory findings, does not, and has not adversely affected the cost, supply or affordability of housing. Those aspects of the local housing market are most directly affected by the availability and cost of land suitable for residential development.

Development Standards

The overall parameters that dictate the location, type, and intensity of new development within the City are established by the General Plan. These parameters define the City's development policy which derives from an attempt to balance housing needs with infrastructure capacities and physical environmental considerations. It should be pointed out that this development policy, as expressed through this element of the General Plan, provides for the construction of an adequate number of units to meet SCAG's projected housing need.

One of the primary tools for carrying out the intent of the General Plan is the City's Zoning Ordinance. The Zoning Ordinance contains three residential zoning districts: 1) R-1 – Single-Family Residential; 2) RPD – Residential Planned Development; and 3) MHP – Mobile Home Park. The R-1 zone is typical of R-1 zoning in most jurisdictions, with set back, building height and lot coverage standards typical of most single family neighborhoods. The RPD zone, on the other hand, is extremely flexible. It can accommodate any type of residential use ranging from estate housing to stacked flat

apartments, and development standards, such as set backs, lot coverage, and FAR's, can be established on a case by case basis. The MHP zone, as the name implies, provides for mobile/manufactured home parks and subdivisions.

The City's Zoning Ordinance also sets forth an MU (Multiple Use) zone to provide a framework within which appropriate zone designations and regulations can be established for larger parcels which are intend to be developed with multiple uses. The MU zone permits every use allowable in the RPD, CPD (Commercial Planned Development) and BP (Business Park) zones. Because of its application to large, mixed use projects which are likely to build out over a longer period of time, development within the MU zone is contingent upon City Council approval of a Specific Plan. This is the only City zone designation that requires preparation of a Specific Plan, and the intent of this requirement is to provide a development framework where both the applicable regulations and building entitlements are clear to all stakeholders. Currently, only the property within the Westlake North Specific Plan area (north of the 101 Freeway, south of Thousand Oaks Boulevard, and east of Lindero Canyon Road) is zoned MU. However, it is anticipated that properties within the Westlake Village Business Park Specific Plan will also be zoned MU.

The Westlake Village Zoning Ordinance and the various development standards set forth therein are totally consistent with the parameters and policies established in the General Plan. The ordinance's development standards respond to natural conditions and reflect the resulting development potential as discussed previously in this element. The development requirements for the R-1, RPD and MHP zones are rather standard and similar to those of surrounding communities. A summary of the development standards for each of these zones is presented in Appendix B of this element.

The City's Zoning Ordinance provides for flexibility in the application of the default standards of the R-1 and RPD Zones through the use of the Planned Development Permit process. This process allows development standards to be established on a site-specific basis in response to the unique characteristics of the project and the site under consideration with allowable density established by the General Plan. The Zoning Ordinance also provides for the development of manufactured housing and second units, as well as density bonuses, although the City's density bonus ordinance needs to be amended to make it fully compliant with the current requirements of the California Government Code. Furthermore, the City has identified various measures in the Housing Program section of this element that will provide additional relief from its development standards for affordable housing projects. Therefore, with the existing and expanded flexibility incorporated into the City's Zoning Ordinance, the application of the City's development standards are not seen as a constraint on the provision of affordable housing.

Development and Permit Fees

Development fees include school impact fees, park development fees (consistent with the Quimby Act) and traffic impact fees. Permits fees include planning application and plan check fees.

The only fees specifically charged by the City at the time of development are a Traffic Signalization and Capital Improvement fee and an Arterial System Finance Program (ASFP) fee to contribute towards the future installation of such signals and major arterial improvements on a citywide basis. While the City's subdivision ordinance provides for the collection of open space/park fees in lieu of dedications pursuant to the Quimby Act, the City has never required the payment of such fees. Moreover, since there is no vacant land within the City available for new residential development, associated open space/park fees are irrelevant.

The Traffic Signalization and Capital Improvement Fee collected by the City, pursuant to Ordinance No. 40, is modest and in no way has a significant impact on the cost of housing. This fee is currently $7.50 per average daily trip (ADT) generated and has not been increased since its establishment in 1983. Per Ordinance No. 40, an apartment building unit generates 5.4 ADT per day. This translates into a total fee of $40.50 per unit or, for example, $1,215.00 for a 30-unit apartment complex. Based on proformas prepared for multi-family housing projects in the Conejo Valley, the construction cost for for an average hypothetical three-story frame and stucco apartment would range from $150,000 to $250,000 per unit, depending upon the manner in which parking is provided. When compared to these construction costs, the $40.50 fee per unit mentioned above represents a fraction of one percent of total building cost per unit and is far from being a constraint on housing development.

The Arterial System Finance Program fee is collected pursuant to Ordinance No. 216-12. While it can be substantial (currently the fee is set at $2,878 per PM peak hour trip generated), it is anticipated that the application of this fee to previously developed sites would result in the fee being charged to only the incremental increase in PM peak hour trips. Developments of less than 5 homes are exempt from the fee. In the case of the Westlake Village Business Park Specific Plan, it is anticipated that the fee imposed on any residential development would be minimized because the number of PM peak hour trips generated by residential uses is significantly lower than those generated by commercial or industrial uses.

Charges assessed by other agencies include a school impact fee assessed by the Las Virgenes Unified School District, in accordance with AB 2926, and meter installation and hook-up fees charged by the Las Virgenes Municipal Water District to help defray the capital costs associated with providing water and sewer services. The school impact fees are currently $3.20 per square foot for residential development and 51 cents per square foot for non-residential development. Although all of the above development fees and charges can be viewed as costs which affect the price of housing, they are not considered excessive or beyond the amount required to cover expenditures.

The City of Westlake Village charges permit fees to cover the costs for the processing and checking of development, building, plumbing, electrical, and grading plans. A recent survey of such fees charged by cities that are similar to Westlake Village (similar physical characteristics and with relatively brisk development activity on an ongoing basis) found that Westlake Village's fees are comparable to and even lower than those charged by similar cities. The comparison of these fees is shown in Table 10. In conclusion, neither the development nor the permit fees charged by the City are seen to

constitute a constraint on the provision of affordable housing. However, in order to avoid any financial impact on the construction of new affordable housing, the City will waive or reduce payment of application/development impact fees for projects proposing the construction of affordable housing, as indicated in the Housing Program section of this element.

TABLE 10
Comparative Permit Fees

	Westlake Village	Malibu	Santa Clarita	Calabasas	Thousand Oaks
Conditional Use Permit	$1,081	$3,771	$5,317 / $10,505	$3,430	$8,193
Plans Development Review	$1,081	$2,267	$4,679 per application	$1,779	$15,000 deposit + time & materials[2]
Specific Plan Review	$1,081+ $5/acre		N/A[1]	$11,793	$10,000 deposit + time & materials[2]
Tentative Tract Map	$2,510 1 to 10 lots	$8,853	$18,454 1 to 24 lots	$6,040	$12,000 deposit + time & materials[2]
Minor Land Divisions (Lot Split) 1 to 4 Parcels	$1,652	$8,287	$13,170 per application	$4,909	$4,000
Lot Line Adjustment	$350	$6,515	$1,627 per application for 2 lots	$1,495 + $172.50 per parcel	$1,405
General Plan Amendment	$1,426	$5,189	$21,078 Deposit	$5,566	$6,500 deposit + time & materials[2]
Variance (Residential)	$1,081	$2,085	$6,192 per application	$1,127	$5,870 or $3,520[3]
Zone Change	$1,426	$5,189	$21,078 Deposit	$3,825	$8,600

1. Specific Plans are designated areas within the community so they are processed as General Plan Amendments and Zone Changes. There is no separate fee.
2. This project is billed at City costs on a time and material basis as detailed per City Staff Hourly Charges. In most cases, deposits are collected in advance to cover these costs. A statement or invoice is processed regularly, indicating the actual cost of City Staff time and materials. Should the deposit be exceeded, payment of new charges is due within 30 days. The City reserves the right to stop work on a project should payment be defaulted. Refunds will be directed to the person/entity that submitted the deposit. Lesser fee amount is charged if processed with another entitlement application.
3. Lesser fee amount is charged if processed with another entitlement application.

On and Offsite Improvement Requirements

As a result of the master-planned and nearly built out nature of the community, adequate infrastructure, such as streets, storm drains, waterlines, sewer and utility lines is already in place. The only infrastructure improvements required at any of the potential housing sites, which are currently zoned for residential development, are the installation of curb, gutter and sidewalk. In the case of the Westlake Village Business Park Specific Plan districts, where housing could potentially be accommodated in the future, the Draft Specific Plan indicates that there are no major backbone infrastructure (i.e., water, sewer, or drainage system) upgrades required to meet the demands of projected development in the Specific Plan area. Therefore, there is adequate existing infrastructure capacity to support the construction of housing to meet the estimated housing needs identified in SCAG's RHNA. A reconfiguration of the infrastructure on the potential housing sites in the Specific Plan area would likely be necessary in conjunction with their redevelopment. As such, the provision of needed infrastructure could pose a constraint on the development of affordable housing at these locations. However, the City proposes a number of possible mechanisms for reconfiguring infrastructure within the Specific Plan document, and has established measures in the Housing Program section of this element that will help to mitigate this potential constraint for development of affordable housing.

Utilization of State and Federal Assistance Programs

The availability of future government funding for the provision of affordable housing in the City is at best difficult to determine. Federal and State funding for housing programs is limited, and their future availability is highly uncertain. The City's ability to use certain housing assistance programs is further hindered by the absence of those population and housing characteristics, which would allow it to effectively compete for participation in such programs. Indices, such as the percentage of lower-income residents, and the age and level of deterioration of the housing stock are used by the Federal Department of Housing and Urban Development (HUD) and the State Department of Housing and Community Development in evaluating and rating applications for assistance through their housing and community development programs. The City's housing stock is relatively new and well maintained, and its lower-income population is negligible.

Additionally, the City's high housing values result in rents which generally exceed the maximum levels for participation in the Section 8 Rental Assistance Program under which HUD pays landlords the difference between what a lower income household can afford (30 percent of its income) and the fair market rent for adequate housing in the private market. It has been concluded, therefore, that the availability of Federal and State funding for housing programs is an actual constraint. However, despite the general inapplicability or unavailability of funding under such programs, limited opportunities do exist to use State and Federal funds to provide affordable housing. Some of the most commonly utilized programs are discussed in Appendix C to this element while their applicability to the City of Westlake Village is examined in Table 11.

TABLE 11 Applicability of Housing Programs	
Program*	**Comments**
Section 8 Existing	Local rents generally exceed FMR's for program. No certificates/vouchers currently in use in Westlake Village. Some units in City may qualify, but Countywide demand far in excess of funding availability limits participation by local residents. Availability of assistance depends on efforts and priorities of Los Angeles County Housing Authority.
Section 203(K)	Inapplicable due to well-maintained condition of local housing stock.
Section 8 New Construction	Keen competition for limited funds available. Provides security for projects financed with federal loans. Also, see comments related to Section 8 Existing.
Section 202	Limited funding and intense competition for available funds. Requires non-profit housing sponsor. Potential funding source for elderly/disabled housing on Site 1, depending on developer.**
Section 106(b) – Seed Money Loans	Used solely in connection with Section 202 loans. See comments related to Section 202 programs.
Community Development Block Grant (CDBG)	Funds may be used for rehabilitation, land write-down and off-site improvement costs, but not for actual construction of new housing. Due to prevailing socio-economic and housing characteristics, City receives nominal funding (approximately $33,000) per year. Funds are inadequate to have measurable impact on affordable housing opportunities, unless combined with other funding mechanisms.

TABLE 11 Applicability of Housing Programs	
Program*	**Comments**
Single-Family Homeownership	Limited applicability due to local housing prices.
Low Income Housing Tax Credits	Used in conjunction with loans, grants, or other forms of government assistance.
CHFA-Direct Lending	Overall construction costs, and resulting rents, are deterrent to local use of program. Developers must apply directly to CHFA for loans.
Preservation Financing	No need for program due to absence of at-risk housing units.
California Self-Help Housing	Land availability and costs are major deterrents to use of program.
Mobile Home Park Resident Ownership Program	Program was used in conjunction with conversion of Oak Forest Mobile Home Park to resident ownership.
Emergency Shelter	Needs are adequately being met at this time; no need for program.
Special User Housing Rehabilitation	Inapplicable due to absence of substandard housing.

TABLE 11 Applicability of Housing Programs	
Program*	**Comments**
Predevelopment Loans	Could possibly be used by non-profit sponsor to cover predevelopment expenses associated with potential elderly/disabled housing development. Eligible expenses are the same as for Section 106 loans, which would more likely be used in conjunction with Section 202 loans.**
Senior Citizen Shared Housing	Program could be used to provide outreach, referral and placement services to senior citizens interested in shared housing arrangements. Ongoing costs and lack of in-house administrative staff are obstacles to use of program.
Section 811	Limited funding and intense competition for available funds. Requires non-profit housing sponsor.
Rental Housing Construction	As name implies, program applies to construction of rental housing. Preference of local developers to construct purchase housing is obstacle to use of program, as are local overall construction costs.
Deferred Payment Rehabilitation Loans	No need for program in light of condition of housing stock.
Marks Foran Rehabilitation Loans	No need for program due to well-maintained condition of local housing stock.
California Government Code - Density Bonuses	Applies to all local governments in California. City's Zoning Ordinance provides density bonuses and other incentives for housing developments that meet criteria set forth in California Government Code.

TABLE 11 Applicability of Housing Programs	
Program*	**Comments**
AB 655-Multi-Family Revenue Bonds	City would have to execute Cooperative Agreement in order to make Countywide bond proceeds available locally. However, use of funds depends on developer interest. Rents allowed under program could be deterrent to use by local developers.
Single-Family Mortgage Revenue Bonds	Similar to multi-family bond program, City would have to execute Cooperative Agreement in order to make Countywide bond proceeds available within City. Sale prices allowed under program eliminate new homes from consideration. However, some resale homes within City fall within program limits. Limited applicability.
Home Investment Partnerships (HOME)	Funds may be used for construction, acquisition/rehabilitation, and tenant based rental assistance. Local population and housing characteristics hamper the City's ability to complete for these funds. However, City could support a non-profit developer's application for such funds.
FHLB Affordable Housing Program	Developers must apply to B of A Community Development Bank for assistance. Local development costs could be deterrent to utilization of program.
Tax Exempt Affordable Mortgage Program	Provides bond-financed, fixed-rate mortgage for 30 to 40 years to developers of housing that has at least 20% of units occupied and affordable to households making no more than 50% of County medium income. Program depends on developers providing housing.
* See Appendix C for explanations of programs.	

Removal of Governmental Constraints

In the Housing Program section of this element, the City has set forth various measures that it will undertake to mitigate or remove governmental constraints that hinder the City from meeting its share of the regional housing needs. These measures include waiving or deferring payment of application/development impact fees, possibly subsidizing the cost of land and offsite improvements, and reducing parking and other development standards for projects involving the construction of affordable housing. Prototypical development analyses illustrating how these and other measures can be used by the City to facilitate the production of affordable housing are presented in Tables 14 and 15 on pages 68 and 69, respectively.

PROGRESS TOWARD ACHIEVING GOALS

As part of the periodic review of the housing element, each local government is required to evaluate its progress toward achieving the goals contained in the previous housing element. This evaluation should include a discussion of the following: 1) the effectiveness of the housing element in the attainment of the State housing goal; 2) an analysis of the significant differences between what was projected and what was achieved; and 3) a description of how the goals, objectives, policies and programs of updated element incorporate what has been learned from the results of the previous element.

As outlined in the 2010 Housing Element Update, six priority categories were identified as community challenges with regard to housing issues in the City of Westlake Village. In order to remedy these challenges, the City has implemented programs and policies to alleviate obstacles with regard to: accessibility, neighborhood preservation, preservation of affordability, identification of adequate housing sites, provision of housing for all economic segments of the community, and maintenance of an adequate jobs/housing balance. Table 12 summarizes in more detail each implementation measure, expectation, accomplishment, and recommendations for change.

TABLE 12 Status of Implementation Measures Contained in Prior Element			
Measure	**Expectation**	**Accomplishment**	**Recommended Changes**
A. Accessibility			
1. Continue to utilize the services of the Fair Housing Congress of Southern California.	Investigation of all complaints of housing discrimination in the City and the provision of counseling in landlord/tenant disputes, special assistance for Latino and female-headed households, and other housing services.	No complaints or requests for assistance were received.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period.
2. Continue to utilize the housing referral and other services offered by the Los Angeles County Community Development Commission (CDC).	Provision of assistance to low/moderate income households seeking affordable rental and purchase housing.	No inquiries for housing assistance were received.	Same as above.
3. Respond to complaints about failure of local lending institutions to comply with the Community Reinvestment Act.	Provision of home financing to all economic segments of the community.	No complaints regarding failure of local lending institutions to comply with the Community Reinvestment Act were received.	Due to absence of complaints and enforcement conducted by federal regulatory agencies, measure is not needed and should be discontinued.
4. Prepare brochure for public distribution identifying referral and other services provided by County and local housing agencies.	Assist low/moderate income households in locating resources to meet housing needs	No demand for brochure experienced. However, brochure may be effective communication device should demand materialize.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period, with brochure to be prepared in 2014.
B. Preserving Housing and Neighborhoods			
1. Support enforcement of neighborhood CC&R's.	Prevention of property deterioration and other unsightly conditions in well-maintained neighborhoods.	Ongoing enforcement of neighborhood CC&Rs as required.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period.
2. Require design of affordable housing to complement neighborhood character and to be physically integrated therein.	Integration of new affordable housing units into fabric of surrounding residential neighborhoods.	No new affordable units were created during the prior planning period.	Same as above.

TABLE 12 Status of Implementation Measures Contained in Prior Element			
Measure	**Expectation**	**Accomplishment**	**Recommended Changes**
3. Ensure that affordable units do not differ in appearance from market rate units in the same development.	Assurance that affordable units, created by density bonuses, are indistinguishable from market rate units in the same development.	No new affordable units were created during the prior planning period.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period.
4. Continue to conduct monthly code enforcement inspections, and monitor and respond to service requests received from residents.	Correction of unhealthy and hazardous conditions in residential areas. Based on historical data, it was anticipated that substandard conditions could be corrected on 8 residential properties per year, or a total of 68 residential properties between 2006 and 2014, through code enforcement activities.	City Planning Department pursued correction of all known Municipal Code violations.	Ongoing function of City Planning Department to be continued during current planning period.
5. Continue to offer a citywide housing rehabilitation assistance program using CDBG funds.	Initiate a CDBG funded housing rehabilitation program as a means for preventing the deterioration of housing units owned and/or occupied by low/very low income households. Based on available CDBG funding, it is anticipated that 5 units could be rehabilitated per year, or a total of 25 units between 2009 and 2014.	Implemented CDGB funded housing rehabilitation program on an as needed basis during the prior planning period. A total of 19 units were rehabilitated during the prior planning period.	Continue to implement CDGB funded housing rehabilitation program on an as needed basis in the current planning period, but lower anticipated annual accomplishments due to reduced CDBG funding.
C. Preserving Affordability			
1. Pursue set aside of countywide rental assistance funds for eligible local households.	Provision of rental assistance for up to 10 very low-income households.	City unable to implement program due to staffing limitations and funding constraints.	Local housing costs and reductions in already limited and over-subscribed funding render this program locally infeasible. Measure should be discontinued.
2. Coordinate with County's Community Development Commission (CDC) to oversee and administer Section 8 Rental Assistance Voucher Program for Westlake Village residents.	Assurance of management capacity for operation of local rental assistance program.	CDC continued to administer countywide Section 8 Rental Assistance Voucher Program, which included Westlake Village.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period. Refer any very-low income residents seeking rental assistance to the CDC.

TABLE 12 Status of Implementation Measures Contained in Prior Element			
Measure	**Expectation**	**Accomplishment**	**Recommended Changes**
3. Consider adopting a resolution establishing a Public Housing Agency for Westlake Village.	Enable City to pursue Federal housing funds, particularly Section 8 Rental Assistance.	City unable to implement program due to staffing limitations and funding constraints.	Local housing costs and reductions in already limited and over-subscribed funding render this program locally infeasible. Measure should be discontinued.
4. Consider applying directly to HUD for Section 8 Rental Assistance funds for Westlake Village residents.	Provision of rental assistance to an undetermined number of extremely/very low-income households.	City unable to implement program due to staffing limitations and funding constraints.	Local housing costs and reductions in already limited and over-subscribed funding render this program locally infeasible. Measure should be discontinued and City staff should refer any very-low income residents seeking rental assistance to the CDC.
5. Enforce the residential energy conservation requirements set forth in Title 24 of the California Administrative Code.	Lower long-term maintenance costs and enhance housing affordability through energy conservation.	City Building & Safety Department enforced compliance with Title 24 for all new residential development during the prior planning period.	Enforcement of Title 24 is a routine function of City Building & Safety Department that will be continued during the current planning period.
6. Make residents aware of the energy audits, appliance replacement rebates, and other types of energy conservation assistance available from SCE and SCG. through the City's monthly newsletter, press releases to local newspapers, postings on the City's website, and brochures placed the public information counter at City Hall and distributed at community events.	Reduce long-term housing costs and enhance affordability through energy conservation.	City, /SCE and SCG provided information to residents.	Ongoing practice of City, SCE and SCG that will be continued during the current planning period.

TABLE 12 Status of Implementation Measures Contained in Prior Element			
Measure	**Expectation**	**Accomplishment**	**Recommended Changes**
7. Encourage use of energy conserving techniques in siting and design of new housing through development review process. During the processing of plans for proposed development projects, the City's Planning and Building and Safety Departments will encourage applicants to maximize the use of natural lighting and active and passive solar energy systems in the design and siting of their projects. As an incentive to encourage energy efficient design, the City will consider reducing application/permit fees for projects that exceed the energy conservation requirements of Title 24 of the California Administrative Code. Implementation Measure D-2 will also address energy conservation in new development through the formulation of strategic plans for the redevelopment, revitalization and/or adaptive reuse of functionally obsolete business parks in the City for sustainable, mixed use residential and employment centers.	Incorporate measures in new residential developments to reduce energy consumption and long-term housing costs.	No new residential development occurred within the City during the prior planning period. City did proceed with the formulation of the Westlake Village Business Park Specific Plan, which provides for the redevelopment, revitalization and/or adaptive reuse of a functionally obsolete business park in the City as a sustainable, mixed use residential and employment center.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period. Focus of Implementation Measure D-2 should shift from formulation to adoption of specific plan.
8. Allow weatherization and other energy conservation improvements under City's residential rehabilitation assistance program.	Reduce long-term housing costs and enhance affordability through energy conservation.	City funded weatherization and other energy conservation improvements in 12 of the 19 homes that were rehabilitated during the prior planning period.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period.

TABLE 12 Status of Implementation Measures Contained in Prior Element			
Measure	**Expectation**	**Accomplishment**	**Recommended Changes**
D. Standards and Plans for Adequate Sites			
1. Continue to use the General Plan and Zoning Ordinance to provide adequate, suitable sites for new housing construction.	Provision of adequate sites for production of at least 89 new housing units between 2006 and 2014, per SCAG need estimates.	No new residential units were constructed on potential housing sites during the prior planning period.	Measure should be carried forward into current planning period, with expectation for new construction based upon 2012 SCAG RHNA estimates.
2. Retain a multi-disciplined consulting firm to develop strategic plans for the redevelopment, revitalization and/or adaptive reuse of functionally obsolete business parks for sustainable, mixed use residential and employment centers. Said plans to include implementation alternatives and incentives.	Formulation of strategic plans for sustainable reuse of aging business parks that could include housing in mixed use configuration with offices and commercial uses.	City did proceed with a multi-year planning effort that culminated in the formulation of the Westlake Village Business Park Specific Plan, which provides for the redevelopment, revitalization and/or adaptive reuse of a functionally obsolete business park in the City as a sustainable, mixed use residential and employment center.	New measure should be established focusing on the adoption of the Westlake Village Business Park Specific Plan, which is the culmination a several-year planning effort.
3. Direct affordable housing construction to sites that conform to established siting criteria.	Development of affordable housing on sites considered appropriate for this use.	No new residential units were constructed in the City during the prior planning period.	Given location and nature of available sites for affordable housing, measure is irrelevant and should be discontinued.
E. Adequate Provision of Housing for All Economic Segments of the Community			
1. Periodically evaluate impact of development processing system on housing costs in conjunction with periodic updating of the Housing Element.	Minimize impact of City's development processing system on housing costs.	Upon survey of other comparable cities, Westlake Village development review process was determined to be timely, efficient and reasonable.	Evaluation of development review process is a basic requirement of all future Housing Element updates, per State law. Measure should be discontinued.
2. Prepare and implement expedited processing schedule as plans are submitted for projects containing five or more units.	Facilitate development of affordable housing.	No affordable housing projects were proposed during the prior planning period.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period.

TABLE 12 Status of Implementation Measures Contained in Prior Element			
Measure	**Expectation**	**Accomplishment**	**Recommended Changes**
3. Permit development of congregate housing.	Facilitate development of affordable housing for senior citizens.	No new housing was constructed in the City during the prior planning period.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period.
4. Allow use of construction and siting techniques that reduce housing costs. Such techniques shall be further explored in the course of carrying out Implementation Measure D-2.	Facilitate development of affordable housing.	No new housing was constructed in the City during the prior planning period. Construction and siting techniques that reduce housing costs were explored and incorporated into the Westlake Village Business Park Specific Plan.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period, but without reference to Implementation Measure D- 2 since this has been accomplished.
5. Support non-profit housing sponsors with the preparation of applications for Federal/State funding for the construction of housing affordable to lower-income households. Apprise potential non-profit sponsors of the release of Notices of Funding Availability (NOFAs) for Federal/State funds for affordable housing development and offer assistance, to the extent possible, with the preparation and submittal of grant applications in response to the NOFAs. This program is related to and would be coordinated with City activities under Implementation Measures E-16 and E-17.	Utilization of non-profit organizations as sponsors for development and management of affordable housing.	As proposed, measure proved to be unrealistic based on limited staff availability and lack of expertise/knowledge with regard to housing programs.	Measure continues to be relevant, but should be modified to shift focus to support of non-profit housing sponsors with the preparation of applications for Federal/State funding for the construction of housing affordable to lower-income households.
6. Apply development controls to provide for a range of residential styles at various locations and densities.	Provision of housing to meet the varying needs/lifestyles of the City's residents.	Except for 8 single-family lots, there are no vacant sites remaining within the City that are physically suitable for residential development. However, the City did proceed with the formulation of the Westlake Village Business Park Specific Plan, which will facilitate future residential development as an older non-residential area is revitalized and redeveloped.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period.

TABLE 12 Status of Implementation Measures Contained in Prior Element			
Measure	**Expectation**	**Accomplishment**	**Recommended Changes**
7. Continue to provide density bonuses or other incentives for developments incorporating affordable units.	Facilitate and encourage development of 75 units of low/moderate income housing between 2006 and 2014.	No new affordable housing units were proposed in the City during the prior planning period.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period.
8. Permit density bonuses to be transferred to other sites when appropriate.	Development of affordable housing on sites most capable of accommodating density bonus units.	Except for 8 single-family lots, there are no vacant sites remaining within the City that are physically suitable for residential development. However, the City did proceed with the formulation of the Westlake Village Business Park Specific Plan, which will facilitate future residential development as an older non-residential area is revitalized and redeveloped.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period.

TABLE 12 Status of Implementation Measures Contained in Prior Element			
Measure	**Expectation**	**Accomplishment**	**Recommended Changes**
9. Continue to permit second units to be constructed on lots developed with single-family homes in accordance with applicable standards, and initiate Code amendment to modify or eliminate size restrictions for second units.	Provision of an undetermined number of low income housing units in the form of second units.	No second units were proposed within the City during the prior planning period.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period.
10. Initiate a Zoning Ordinance amendment to permit emergency shelters in the Public/Institutional (P/I) zone without a conditional use permit or other discretionary action and subject only to the development standards that apply to the other permitted uses in the P/I zone, except that written objective standards unique to emergency shelters may be applied as set forth in Section 65583(a)(4) of the California Government Code.	Facilitate establishment of an additional emergency shelter(s) within the community, if needed.	Zoning Ordinance was amended in November 2013 to allow emergency shelters by right in the Business Park (BP) zone, which poses more appropriate opportunities for the establishment of an additional shelter(s), subject only to the development standards that apply to the other permitted uses in the BP zone and written objective standards unique to emergency shelters as set forth in Section 65583(a)(4) of the California Government Code.	Measure was implemented and should be deleted.
11. Support and financially contribute to the efforts of local organizations to provide temporary assistance, as well as emergency shelter and transitional and supportive housing for the homeless in the Conejo Valley area. The City annually supports such efforts by awarding Community Services Grants, which are funded by the City's General Fund.	Provision of transitional housing and emergency shelter for homeless persons in sub-region.	Local religious institutions provided temporary assistance and shelter for occasional homeless individuals.	Should nonprofit, non-religious organizations provide temporary services and shelter in future, measure would become relevant and appropriate and therefore should be carried forward into current planning period.
12. Waive payment of application/development impact fees (i.e., Traffic Signalization and Capital Improvement Fee) and reduce building permit and plan check fees by 50% for lower – income housing developments.	Facilitate development of affordable housing.	No affordable housing proposed within City during prior planning period.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period.
13. Consider subsidizing the cost of land and off-site improvements for affordable housing projects.	Facilitate and encourage the production of affordable housing.	Same as above.	Same as above.

TABLE 12 Status of Implementation Measures Contained in Prior Element			
Measure	**Expectation**	**Accomplishment**	**Recommended Changes**
14. Continue to provide for the reduction or modification of residential development standards for projects incorporating affordable units.	Facilitate and encourage the development of affordable housing through relaxation of set back and related landscaping, lot coverage, building height and parking requirements.	No affordable housing proposed within City during prior planning period.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period.
15. Examine the feasibility of establishing an affordable housing fee to be levied on non-residential development.	Generate local source of funding for provision of affordable housing.	Measure was considered during formulation of Westlake Village Business Park Specific Plan and deemed unnecessary due to other provisions of specific plan.	Measure is not needed and represents a development disincentive and should be discontinued.
16. Schedule liaison meetings between the City and local non-profit housing organizations. The City Manager's Office and Planning Department would facilitate and participate in these meetings and a public/private strategy to support the development of housing affordable to lower-income households would evolve through these meetings. The strategy could consist of a number of actions including those described in Implementation Measure E-17. Other roles that the City might play in a public/private partnership are shown in Tables 13 and 14 of this element.	Foster working relationship between City and non-profit organizations in development and management of affordable housing.	Measure was not implemented due to limited staff availability and lack of expertise/knowledge with regard to housing programs.	Measure proved to be unrealistic and should be discontinued.
17. The City shall seek to identify opportunities and pursue State and Federal funding sources for the development of affordable housing in coordination with local non-profit housing organizations. State/Federal grants could be jointly pursued to pay for the cost of land, construction and off-site improvements.	Utilization of non-profit organizations as sponsors for development and management of affordable housing.	City staff was unsuccessful in attempting to generate interest in one available housing site. Formulation of Westlake Village Business Park Specific Plan poses new and expanded opportunities for affordable housing development.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period.
18. Continue to allow accessibility improvements in homes occupied by disabled persons under the City's housing rehabilitation assistance program.	Elimination of architectural barriers in homes occupied by disabled persons.	Eliminated architectural barriers in homes that were rehabilitated during the prior planning period.	Same as above.

TABLE 12 Status of Implementation Measures Contained in Prior Element			
Measure	**Expectation**	**Accomplishment**	**Recommended Changes**
19. Continue to allow transitional and supportive housing as principally permitted uses in all residential zones subject only to the same permitting processes and regulatory requirements as other residential uses in the same zone.	Facilitate the provision of transitional and supportive housing to meet the needs of the recently homeless.	Continued to implement measure as Zoning Ordinance provision.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period, but should be expanded to allow transitional and supportive housing as principally permitted uses in all zones that permit residential uses.
20. Initiate a Zoning Ordinance amendment to conditionally permit single-room occupancy units in the Commercial Planned Development (CPD) zone.	Facilitate the provision of single-room occupancy units as an alternative means of meeting the housing needs of lower income persons.	Zoning Ordinance amendment was not initiated due to staffing limitations and competing priorities.	Carry measure forward, but modify measure to more appropriately allow single-room occupancy units as a conditionally permitted use within the Westlake Village Business Park Specific Plan area. Also, implement measure on an accelerated basis in conjunction with the adoption of the specific plan.
21. Initiate a Zoning Ordinance amendment to expand the definition of "Special Needs Housing" contained in the Zoning Ordinance to specifically include extremely low-income households.	Clearly demonstrate that the implementation measures contained in the Housing Element address and promote the development of permanent rental housing for lower-income households and are inclusive of extremely low-income households.	Zoning Ordinance amendment was not initiated and, instead, it was felt that the objective of the measure could be more effectively addressed through the formulation of the Westlake Village Business Park Specific Plan.	Measure is no longer needed and should be discontinued.
22. Adopt a reasonable accommodation ordinance, which will provide persons with disabilities a procedure to request reasonable accommodation to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of the City's zoning requirements and other land use regulations, policies and procedures.	Ensure full compliance with applicable Federal and State laws regarding reasonable accommodation to housing for persons with disabilities.	Zoning Ordinance was amended in November 2013 to establish a reasonable accommodation procedure for disabled persons pursuant to the Fair Housing Act , the Americans with Disabilities Act , and the California Fair Employment and Housing Act.	Measure was implemented and should be deleted.

TABLE 12 Status of Implementation Measures Contained in Prior Element			
Measure	**Expectation**	**Accomplishment**	**Recommended Changes**
23. Amend the City's density bonus ordinance to make it fully compliant with the current requirements of Sections 65915-65918 of the California Government Code.	Continue to offer density bonuses and other incentives to facilitate the development of affordable housing in full compliance with the current requirements of the California Government Code.	Zoning Ordinance was amended in November 2013 to make density bonus provisions fully compliant with current State law.	Measure was implemented and should be deleted.
F. Jobs/Housing Balance			
1. Comply with the conformity review requirements set forth in the Regional AQMP.	Achieve improved regional mobility and air quality through adherence to SCAG's jobs/housing balance policies.	City is, and will continue to be major employment center for the subregion represented by the Las Virgenes/Malibu/Conejo Council of Governments	Continued compliance with the Regional AQMP conformity review requirement must be carried forward into the current planning period.
2. Use the development review process to ensure that new non-residential development is compatible with established community character and consistent with City design review and development standards.	Attract non-residential development that is consistent with the characteristics of the work force in the Las Virgenes/Malibu/Conejo Council of Governments Subregion.	Major office, hospitality, and institutional employment growth has occurred within the City during the prior planning period.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period.
3. Use General Plan and Zoning Ordinance to ensure that future non-residential development will create employment opportunities consistent with the characteristics of the resident work force.	Same as above.	Same as above.	Same as above.

The prior element identified sites capable of accommodating the development of up to 84 additional housing units over the prior planning period (2006-2014). The 2007 Regional Housing Needs Assessment conducted by the Southern California Association of Governments estimated that 52 additional housing units needed to be constructed in Westlake Village during the prior 8½ year planning period. The distribution of these housing units by income category included 14 very low income, 9 low income, 9 moderate income, and 20 above moderate income. In reality, no new residential units have been constructed within the City since January 2006. The absence of any new construction has largely due to the unavailability of readily developable sites as the City increasingly approached the build out of its residentially zoned land and the downturn in the housing market that prevailed over much of the prior planning period.

A total of 19 housing units were rehabilitated during the prior planning period with financial assistance provided through the City's CDBG-funded housing rehabilitation program. In addition, 150 affordable housing units were preserved through the retention of the Mobile Home Park (MHP) zoning designation on the Oak Forest Estates Mobile Home Park.

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HOUSING PROGRAM

The City's housing goals and policies are implemented through its housing program, which sets forth actions the City intends to take through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate Federal and State financing and subsidy programs when available.

As discussed in previous sections, it is apparent that essentially all of the City's residents are presently sheltered in relatively recently constructed and sound housing, located in attractive surroundings. Therefore, the greatest concerns regarding existing housing conditions are related to preserving the present environment.

Recognizing the potential and actual constraints on the City's ability to provide affordable housing, the City's housing program is primarily oriented towards those measures which can be accomplished at the local level.

HOUSING POLICIES AND IMPLEMENTATION MEASURES

Accessibility to Housing

Policy *It shall be the policy of the City of Westlake Village to:*

1.1 Promote accessibility to housing opportunities by all households, regardless of race, color, religion, sex, marital status, income, age, household size, or physical or developmental disability.

Implementation Measures

1-1 Continue to utilize the services of the Fair Housing Congress of Southern California to resolve any fair housing complaints filed with the City. As a means for documenting the receipt and referral of such complaints the City maintains a Government Outreach software program to log in and track complaints received at City Hall via telephone, fax, e-mail or personal contact. When a complaint regarding non-compliance with fair housing laws or tenant-landlord disputes is received, the complaint will logged on to the Government Outreach program and assigned to the planning department for an appropriate response. A specific date for resolution will also be established. The planning department will investigate the specifics of the complaint and refer the matter to the Fair Housing Council of the San Fernando Valley. Once the complaint has been registered with the Fair Housing Council, planning staff will, if possible, contact the plaintiff and report the actions undertaken by the City. Finally, the response will be recorded on the Government Outreach program and a permanent record will be created. The City Manager's office oversees the process to assure that all complaints logged on to the Government Outreach program are addressed in a timely fashion.

1-2 Continue to utilize the housing information and referral services offered by the Los Angeles County Community Development Commission for persons seeking affordable rental and purchase housing.

1-3 Prepare a brochure for public distribution, identifying referral and other services provided by County and local housing agencies. The brochure shall be made available at City Hall and the Westlake Village Library, shall be published on the City's website, and shall be periodically summarized in monthly newsletters published by the City.

Preserving Housing and Neighborhoods

Policies *It shall be the policy of the City of Westlake Village to:*

2.1 Encourage the continued high maintenance levels currently in practice.

2.2 Ensure that new residential development is consistent with the plans and policies of the General Plan.

2.3 Ensure the compatibility of new development with existing residential uses.

Implementation Measures

2-1 Support the enforcement of neighborhood covenants, codes, and restrictions which maintain the community's appearance.

2-2 Require the design of affordable housing projects to complement the character of the surrounding area and to not be artificially separated from the community.

2-3 Ensure that affordable units required for a project receiving a density bonus do not differ in appearance from market rate units of the same model.

2-4 Continue to conduct monthly code enforcement inspections, and monitor and respond to service requests received from community residents.

2-5 Continue to offer a citywide housing rehabilitation assistance program for low and very low income households, as well as disabled households, using available CDBG funds, as demand dictates.

Preserving Affordability

Policy *It shall be the policy of the City of Westlake Village to:*

3.1 Investigate and pursue programs and funding sources designated to maintain and/or improve the affordability of existing housing units to low and moderate income households.

Implementation Measures

3-1 Under the City's existing service contract with Los Angeles County, coordinate with the County's Community Development Commission to continue to oversee and administer a Section 8 Rental Assistance Voucher Program for Westlake Village. Inform local households of program availability and refer interested income eligible households to CDC (see related Measures 1-2 & 1-3).

3-2 Enforce the residential energy conservation requirements set forth in Title 24 of the California Administrative Code as a means to lower long-term housing costs and enhance affordability.

3-3 Make local residents aware of the energy audits, appliance replacement rebates, and other types of assistance available from the Southern California Edison Company (SCE) and the Southern California Gas Company (SCG) as a means to reduce energy consumption and, in turn, overall long-term housing costs. In coordination with SCE and SCG, disseminate information to local residents regarding the types of assistance available through the City's monthly newsletter (City News), press releases to local newspapers, postings on the City's website, and brochures placed at the public information counter at City Hall and distributed at community events.

3-4 Encourage the use of energy conserving techniques in the siting and design of new housing through the development review process. During the processing of plans for proposed development projects, the City's Planning and Building and Safety Departments will encourage applicants to maximize the use of natural lighting and active and passive solar energy systems in the design and siting of their projects. As an incentive to encourage energy efficient design, the City will consider reducing application/permit fees for projects that exceed the energy conservation requirements of Title 24 of the California Administrative Code.

3-5 Allow for weatherization and other energy savings improvements to be undertaken as eligible activities under the City's CDBG funded housing rehabilitation assistance program (see Implementation Measure 2-5).

Standards and Plans for Adequate Sites

Policies *It shall be the policy of the City of Westlake Village to:*

4.1 Ensure the availability of adequate sites for a variety of housing types.

4.2 Encourage the infilling of vacant residential land.

d.

Implementation Measures

4-1 Continue to utilize the City's General Plan and Zoning Ordinance to provide adequate, suitable sites for new housing construction.

4-2 Initiate the rezoning of property to accommodate the development of at least 97 housing units. At least 42 of these units shall be permitted by right on sites that are zoned to allow owner-occupied and rental multifamily uses housing and capable of accommodating at least 16 units per site at a minimum density of at least 20 units per acre. Additionally, at least 50 percent of the units, or 21 units, shall be planned on sites that exclusively allow residential uses.

Adequate Provision of Housing for All Economic Segments of the Community

Policies *It shall be the policy of the City of Westlake Village to:*

5.1 Provide a range of residential styles, locations, and densities.

5.2 Minimize the impact of the City's development processing on housing costs.

5.3 Encourage the use of innovative land use techniques and construction methods to lower housing costs without compromising basic health, safety, and aesthetic considerations.

5.4 Strive to provide incentives for and otherwise encourage the private development of new affordable housing for low- and moderate-income households.

5.5 Investigate and pursue programs and funding sources designed to expand housing opportunities for low- and moderate-income households, including first time home buyers, the elderly and handicapped.

5.6 Periodically reexamine local building and zoning codes for possible amendments to reduce construction costs without sacrificing basic health and safety considerations.

Implementation Measures

5-1 At the time an application for a residential development project consisting of five or more dwelling units is determined to be complete, prepare and

implement an expedited processing schedule consistent with the requirements of the California Environmental Quality Act and other applicable State planning and zoning laws.

5-2 Permit the development of congregate housing (units with common cooking and dining facilities, and separate living quarters) in order to provide affordable housing opportunities for senior citizens.

5-3 Allow the use of construction and siting techniques which would result in lower housing costs but would preserve the City's overall residential character.

5-4 Support non-profit housing sponsors with the preparation of applications for Federal/State funding for the construction of housing affordable to lower-income households This program is related to and would be coordinated with other City activities under Implementation Measure 5-13.

5-5 Apply City development controls in a manner that provides for a range of residential styles at various locations and densities within the City.

5-6 Continue to provide density bonuses and other incentives in accordance with Government Code Sections 65915-65918 (mandatory density bonus), subject to the following conditions:

a. That prior to issuance of any zone clearance related to the project, the developer shall enter into an Affordable Agreement, the contents of which shall include but not be limited to unit price, phasing, outreach methods, deed restrictions, and sale of units to non-target income households.

b. That the developer shall undertake an outreach program for the purpose of notifying potential target income households of the availability of affordable units. Said program shall be in a form and of duration acceptable to the City.

5-7 Permit density bonus units to be transferred to another location when appropriate.

5-8 Continue to permit second units to be constructed on parcels with an existing single-family residence, in accordance with the provisions of the Westlake Municipal Code, Sections 9.5.030 and 9.6.030.

5-9 Support and financially contribute, through the City's Community Services Grant funds, to the efforts of local organizations, in conjunction with neighboring cities, to provide temporary assistance, as well as a permanent shelter and transitional and supportive housing for the

homeless in the Conejo Valley area. The City annually awards these grants which are funded by the City's General Fund.

5-10 Waive payment of application/development impact fees (i.e., Traffic Signalization and Capital Improvement Fee) and reduce building permit and plan check fees by 50% for lower income housing developments.

5-11 Consider subsidizing the cost of land and off-site improvements for projects proposing the construction of lower-income housing.

5-12 Continue to provide for the reduction or modification of residential development standards for projects in which the total number of units affordable to low/moderate income households meet the thresholds set forth in Government Code Section 65915.

5-13 The City, in coordination with non-profit housing organizations, shall seek to identify opportunities for development of housing affordable to low and very low income households, and shall jointly pursue State and Federal funding resources to pay for the cost of land, construction and off-site improvements.

5-14 Continue to allow accessibility improvements in homes occupied by physically and developmentally disabled persons as eligible activities under the City's CDBG funded housing rehabilitation assistance program (see Implementation Measure 2.5).

5-15 Initiate a Zoning Ordinance amendment to allow transitional and supportive housing in all zones permitting residential uses ones subject only to the same permitting processes and regulatory requirements that apply to other residential uses in the same zone.

5-16 Initiate a zone text amendment, as part of the Westlake Village Business Park Specific Plan, that would establish a district use standard conditionally permitting single-room occupancy units in the Flex Office district (see Figure 3 and Table 4). This measure is related to and would be implemented in conjunction with Measure 4-2.

5-17

Jobs/Housing Balance

Policies *It shall be the policy of the City of Westlake Village to:*

6.1 Support the jobs/housing balance policies set forth in the Southern California Association of Governments' Sustainable Communities Strategy in order to achieve improved regional mobility and air quality.

6.2 Support an improved jobs/housing balance within the Las Virgenes-Malibu-Conejo subregion, consistent with the characteristics of the resident work force.

6.3 Ensure that job growth within the City of Westlake Village is compatible with the character of the community, and is consistent with high-quality standards of development.

Implementation Measures

6-1 Comply with the conformity review requirements set forth in the Regional Air Quality Management Plan related to achieving an improved jobs/housing balance within the Las Virgenes-Malibu-Conejo subregion.

6-2 Through the development review and approval process, ensure that new commercial, office, and business park uses are compatible with established community character, and are consistent with City design and development standards.

6-3 Use the General Plan and Zoning Ordinance to ensure that future nonresidential development will primarily consist of uses (e.g., business parks, corporate headquarters, research and development facilities, and mixed housing/employment development) that can take advantage of the skilled, professional work force residing in the Las Virgenes-Malibu-Conejo subregion, thereby minimizing lengthy commuting to jobs outside the City.

The City's current (2013-2021) housing action plan is summarized in Table 13. The policies and supporting actions have been organized around six major issue areas identified by the State Department of Housing and Community Development. The actions to be undertaken by the City have been programmed to facilitate implementation and evaluate progress. The anticipated impact, responsible agency, potential funding, and schedule for each action is discussed. The anticipated accomplishments have been quantified where possible.

The implementation measures that comprise the City’s 8-year action plan can be deployed in various fashions to help facilitate the construction of affordable housing. Prototypical development analyses have been prepared that illustrate how the City can assist in the production of affordable housing using the measures contained in the action plan. Tables 14 and 15 illustrate potential City roles in the development of affordable senior/disabled citizen and non-age restricted housing, respectively.

TABLE 13 Housing Action Plan 2013 - 2021				
Measure	**Expectation**	**Responsible Agency**	**Funding**	**Schedule**
A. Accessibility				
1. Continue to utilize the services of the Fair Housing Congress of Southern California.	Investigation of all complaints of housing discrimination in the City and the provision of counseling in landlord/tenant disputes, special assistance for Latino and female-headed households, and other housing services.	San Fernando Valley Fair Housing Council, City Manager's Office	CDBG	2013-2021
2. Continue to utilize the housing referral and other services offered by the Los Angeles County Community Development Commission (CDC).	Provision of assistance to low/moderate income households seeking affordable rental and purchase housing.	LA County CDC, City Manager's Office	General Fund	2013-2021
3. Prepare brochure for public distribution identifying referral and other services provided by County and local housing agencies.	Assist low/moderate income households in locating resources to meet housing needs	City Planning Department	General Fund	By December 31, 2014
B. Preserving Housing and Neighborhoods				
1. Support enforcement of neighborhood CC&R's.	Prevention of property deterioration and other unsightly conditions in well-maintained neighborhoods by assisting with the correction of 1 estimated residential CC&R violations over the 8-year planning period, based on past experience.	City Planning Department, City Attorney's Office	General Fund	2013-2021
2. Require design of affordable housing to complement neighborhood character and to be physically integrated therein.	Integration of 59 new affordable (i.e., low/moderate income) housing units into fabric of surrounding development.	City Planning Department	Development Requirement	Beginning in January 2015 and continuing over the course of the planning period

TABLE 13 Housing Action Plan 2013 - 2021				
Measure	**Expectation**	**Responsible Agency**	**Funding**	**Schedule**
3. Ensure that affordable units do not differ in appearance from market rate units in the same development.	Assurance that affordable units, created by density bonuses, are indistinguishable from market rate units in the same development.	City Planning Department	Development Requirement	Beginning in January 2015 and continuing over the course of the planning period
4. Continue to conduct monthly code enforcement inspections, and monitor and respond to service requests received from residents.	Prevention and correction of unhealthy and hazardous conditions in residential areas. Based on historical data, it is anticipated that substandard conditions could be corrected on 8 residential properties per year, or a total of 64 residential properties between 2013 and 2021, through code enforcement activities.	City Planning Department	General Fund	2013-2021
5. Continue to offer a citywide housing rehabilitation assistance program using CDBG funds.	Continue to operate a CDBG-funded housing rehabilitation program as a means for preventing the deterioration of housing units owned and/or occupied by low/very low income households. Based on available CDBG funding, it is anticipated that 4 units could be rehabilitated per year, or a total of 32 units between 2013 and 2021.	City Manager's Office	CDBG	2013-2021
C. Preserving Affordability				
1. Coordinate with County's Community Development Commission (CDC) to oversee and administer a Section 8 Rental Assistance Voucher Program for Westlake Village residents. Inform local households of program availability and refer interested income eligible households to CDC (see related Measures A-2 & 3).	Assurance of management capacity for operation of local rental assistance program and participation of very low income Westlake Village households in program to the maximum extent possible.	City Manager's Office	Section 8 Housing Assistance Program	2013-2021

TABLE 13 Housing Action Plan 2013 - 2021				
Measure	**Expectation**	**Responsible Agency**	**Funding**	**Schedule**
2. Enforce the residential energy conservation requirements set forth in Title 24 of the California Administrative Code.	Lower long-term operating costs and enhance housing affordability through energy conservation.	City Building and Safety Department	Development Requirement	2013-2021
3. Make residents aware of the energy audits, appliance replacement rebates, and other types of energy conservation assistance available from SCE and SCG through the City's monthly newsletter, press releases to local newspapers, postings on the City's website, and brochures placed the public information counter at City hall and distributed at community events.	Reduce long-term housing costs and enhance affordability through energy conservation.	City Manager's Office, Southern California Edison Company and Southern California Gas Company	No cost to City, materials and services provided by SCE and SCG.	2013-2021

TABLE 13 Housing Action Plan 2013 - 2021				
Measure	**Expectation**	**Responsible Agency**	**Funding**	**Schedule**
4. Encourage use of energy conserving techniques in the siting and design of new housing through development review process. During the processing of plans for proposed development projects, the City's Planning and Building and Safety Departments will encourage applicants to maximize the use of natural lighting and active and passive solar energy systems in the design and siting of their projects. As an incentive to encourage energy efficient design, the City will consider reducing application/permit fees for projects that exceed the energy conservation requirements of Title 24 of the California Administrative Code. Implementation Measure D-2 will also address energy conservation through the implementation of a specific plan for the redevelopment, revitalization and/or adaptive reuse of a functionally obsolete business park in the City for a sustainable, mixed use residential and employment center.	Incorporate measures in new residential developments to reduce energy consumption and long-term housing costs.	City Building & Safety and Planning Departments	Development Requirement	2013-2021
5. Allow weatherization and other energy conservation improvements under City's residential rehabilitation assistance program.	Reduce long-term housing costs and enhance affordability through energy conservation. Based on experience during the prior planning period, weatherization and other energy conservation improvements could be undertaken in 20 of the homes that are expected to be rehabilitated between 2013 and 2021.	City Manager's Office	CDBG	2013-2021

TABLE 13 Housing Action Plan 2013 - 2021				
Measure	**Expectation**	**Responsible Agency**	**Funding**	**Schedule**
D. Standards and Plans for Adequate Sites				
1. Continue to use the General Plan and Zoning Ordinance to provide adequate, suitable sites for new housing construction.	Provision of adequate sites for production of at least 97 new housing units between 2013 and 2021, per SCAG need estimates.	City Planning Department	General Fund	2014-2021
2. Initiate the rezoning of property to accommodate the development of at least 97 housing units. At least 42 of these units shall be permitted by right on sites that are zoned to allow owner-occupied and rental multifamily uses housing and capable of accommodating at least 16 units per site at a minimum density of at least 20 units per acre. Additionally, at least 50 percent of the units, or 21 units, shall be planned on sites that exclusively allow residential uses.	Provision of adequate, appropriately zoned sites to accommodate projected housing need, as well as un-accommodated housing need from prior planning period (2006-14) and comply with requirements of Government Code Section 65584.09 (AB 1233),	City Planning Department	General Fund	By July 1, 2014
E. Adequate Provision of Housing for All Economic Segments of the Community				
1. Prepare and implement expedited processing schedule as plans are submitted for projects containing five or more units.	Facilitate development of 59 affordable (i.e., low/moderate income) housing units.	City Planning, Building & Safety and Engineering Departments	General Fund	Beginning in January 2015 and continuing over the course of the planning period

TABLE 13 Housing Action Plan 2013 - 2021				
Measure	**Expectation**	**Responsible Agency**	**Funding**	**Schedule**
2. Continue to permit development of congregate housing.	Facilitate development of at least 50 units of affordable housing for senior citizens.	City Planning Department	No cost development incentive.	2013-2021
3. Continue to allow use of construction and siting techniques that reduce housing costs.	Facilitate development of 59 affordable (i.e., low/moderate income) housing units.	City Planning and Building & Safety Departments	No cost development incentive.	2013-2021
4. Support non-profit housing sponsors with the preparation of applications for Federal/State funding for the construction of housing affordable to lower-income households. This program is related to and would be coordinated with other City activities under Implementation Measures E-13.	Utilization of non-profit organizations as sponsors for development and management of affordable housing for at least 42 lower-income households.	City Manager's Office and City Planning Department	General Fund, CDBG, HOME, Section 202, Section 811, Tax Credits	Beginning in January 2015 and continuing over the course of the planning period
5. Apply development controls (i.e., General Plan, zoning, and development standards) to provide for a range of residential styles (i.e., single-family detached and attached homes, manufactured homes, condominiums, multi-family rental housing, and mixed-use housing) at various locations and densities (i.e., from 5 to 25 units per acre, and up to 35 units per acre with a density bonus) .	Provision of housing to meet the varying needs/lifestyles of the City's residents.	City Planning Department	General Fund	2013-2021
6. Continue to provide density bonuses and other incentives for developments incorporating affordable units.	Facilitate and encourage development of 59 units of low/moderate income housing between 2014 and 2021.	City Planning Department	No cost development incentive.	2014-2021

TABLE 13 Housing Action Plan 2013 - 2021				
Measure	**Expectation**	**Responsible Agency**	**Funding**	**Schedule**
7. Continue to permit density bonuses to be transferred to other sites when appropriate.	Development of low/moderate income housing on sites most capable of accommodating density bonus units, which would have applicability to potential future residential development in the Westlake Village Business Park Specific Plan area.	City Planning Department	No cost development incentive.	Beginning in January 2015 and continuing over the course of the planning period
8. Continue to permit second units to be constructed on lots developed with single-family homes in accordance with applicable standards.	Provision of an undetermined number of low income housing units in the form of second units.	City Planning Department	No cost development incentive.	2013-2021
9. Support and financially contribute to the efforts of local organizations to provide temporary assistance, as well as emergency shelter and transitional and supportive housing for the homeless in the Conejo Valley area. The City annually supports such efforts by awarding Community Services Grants, which are funded by the City's General Fund.	Provision of transitional and supportive housing and emergency shelter for homeless persons in subregion.	City Manager's Office	General Fund	2013-2021
10. Waive payment of application/development impact fees (i.e., Traffic Signalization and Capital Improvement Fee) and reduce building permit and plan check fees by 50% for lower – income housing developments.	Facilitate development of at least 42 units oflower-income housing.	City Planning, Building & Safety and Engineering Departments	General Fund	Beginning in January 2015 and continuing over the course of the planning period

TABLE 13 Housing Action Plan 2013 - 2021				
Measure	**Expectation**	**Responsible Agency**	**Funding**	**Schedule**
11. Consider subsidizing the cost of land and off-site improvements for affordable housing projects.	Facilitate and encourage the production of 59 affordable (i.e., low/moderate income) housing units.	City Manager's Office, City Planning Department	CDBG, HOME	2014-2021 (project-by-project basis, depending on developer interest/ requests)
12. Continue to provide for the reduction or modification of residential development standards for projects incorporating affordable units. This measure is related to Implementation Measure D-6.	Facilitate and encourage the development of 59 affordable housing units through relaxation of set back and related landscaping, lot coverage, building height and parking requirements.	City Planning Department	No cost development incentive.	Beginning in January 2015 and continuing over the course of the planning period
13. The City shall seek to identify opportunities and pursue State and Federal funding sources for the development of affordable housing in coordination with local non-profit housing organizations. State/Federal grants could be jointly pursued to pay for the cost of land, construction and off-site improvements.	Utilization of non-profit organizations as sponsors for development and management of 59 affordable (i.e., low/moderate income) housing units.	City Manager's Office and Planning Department	General Fund	Same as above
14. Continue to allow accessibility improvements in homes occupied by disabled persons under the City's housing rehabilitation assistance program. This measure is related to Implementation Measure B-5.	Elimination of architectural barriers in homes occupied by disabled persons.	City Manager's Office	CDBG	2013 -2021
15. Initiate a Zoning Ordinance amendment to allow transitional and supportive housing in all zones permitting residential uses subject only to the same permitting processes and regulatory requirements that apply to other residential uses in the same zone.	Facilitate the provision of transitional and supportive housing to meet the needs of the recently homeless.	City Planning Department	General Fund	By July 1, 2014

TABLE 13 Housing Action Plan 2013 - 2021				
Measure	**Expectation**	**Responsible Agency**	**Funding**	**Schedule**
16. Initiate a zone text amendment , as part of the Westlake Village Business Park Specific Plan, that would establish a district use standard conditionally permitting single-room occupancy units in the Flex Office district of the specific plan. This measure is related to and would be implemented in conjunction with Implementation Measure D-2.	Facilitate the provision of single-room occupancy units as an alternative means of meeting the housing needs of lower income persons.	City Planning Department	General Fund	By July 1,-2014

TABLE 13 Housing Action Plan 2013 - 2021				
Measure	**Expectation**	**Responsible Agency**	**Funding**	**Schedule**
F. Jobs/Housing Balance				
1. Comply with the conformity review requirements set forth in the Regional AQMP.	Achieve improved regional mobility and air quality through adherence to SCAG's jobs/housing balance policies.	City Planning Department	Development Requirement	2013-2021
2. Use the development review process to ensure that new non-residential development is compatible with established community character and consistent with City design review and development standards.	Attract non-residential development that is consistent with the characteristics of the work force in the Las Virgenes-Malibu-Conejo Subregion.	City Planning Department	Development Requirement	2013-2021
3. Use the General Plan and Zoning Ordinance to ensure that future non-residential development will create employment opportunities consistent with the characteristics of the resident work force.	Same as above.	City Planning Department	General Fund	2013-2021

TABLE 14
PROTOTYPICAL DEVELOPMENT ANALYSIS
AFFORDABLE SENIOR/DISABLED CITZEN HOUSING

Project Component	Potential Funding Sources	Potential City Role
Conduct site analysis, market study, and financial analysis	Predevelopment Loan Section 106(b) Loan Developer Contribution	City could use CDBG funds, in form of loan or grant, to partially or totally defray costs.
Prepare preliminary plans	Predevelopment Loan Section 106(b) Loan Developer Contribution	City could use CDBG funds, in form of loan or grant, to partially or totally defray costs.
Secure site (acquire or obtain option to purchase)	Predevelopment Loan Section 106(b) Loan Developer Contribution	City could use CDBG funds to write-down land costs.
Obtain necessary entitlements, including environmental clearance	Predevelopment Loan Section 106(b) Loan Developer Contribution	City could expedite processing of entitlement applications. City could waive or defer payment of application/development impact fees. City could grant density bonus to enhance project feasibility. City could reduce parking and other development standards for project.
Prepare site for development (including both on and off-site improvements)	Predevelopment Loan Section 202 Section 811	City could use CDBG funds to help defray cost for on- and off-site improvements. City could support non-profit sponsor's applications for Section 202 and 811 financing.
Construct housing units	Section 202 Section 811 Section 8 (project based) Tax Credits	City could support non-profit sponsor's applications for HOME/Section 202 and 811 financing.

TABLE 15
PROTOTYPICAL DEVELOPMENT ANALYSIS
AFFORDABLE NON-AGE RESTRICTED HOUSING

Project Component	Potential Funding Sources	Potential City Role
Conduct site analysis, market study, and financial analysis	Predevelopment Loan Developer Contribution	City could use CDBG funds, in form of loan or grant, to partially or totally defray costs.
Prepare preliminary plans	Predevelopment Loan Developer Contribution	City could use CDBG funds, in form of loan or grant, to partially or totally defray costs.
Secure site (acquire or obtain option to purchase)	Predevelopment Loan Developer Contribution	City could use CDBG funds to write-down land costs.
Obtain necessary entitlements, including environmental clearance	Predevelopment Loan Developer Contribution	City could expedite processing of entitlement applications. City could waive or defer payment of application/ development impact fees. City could grant density bonus to enhance project feasibility.
Prepare site for development (including both on and off-site improvements)	Predevelopment Loan HOME Program	City could use CDBG funds to help defray cost for on- and off-site improvements. City could support non-profit sponsor's applications for HOME funds.
Construct housing units	HOME Program Section 8 (project based) Tax Credits	City could support non-profit sponsor's applications for HOME funds.

QUANTIFIED OBJECTIVES

As shown in Table 16, at least 409 new dwelling units could be constructed in Westlake Village during the current (2013-2021) planning period. Of these units, 48 units could be for lower income households and 32 units could be for moderate income households. The balance of the new units (329) would be for the above moderate incomes households.

Based on the community response to the City's housing rehabilitation program and the CDBG funding available for operation of the program, it is anticipated that 32 units owned and occupied by lower-income households could be rehabilitated between 2013 and 2021. Although there are no at-risk units in the City, it is further anticipated that 150 affordable housing units will be preserved through the retention of the Mobile Home Park zoning designation on Oak Forest Estates – a manufactured housing subdivision located along Triunfo Creek at the southerly terminus of Lindero Canyon Road.

TABLE 16 Housing Needs and Quantified Objectives by Income Category				
Income Category	**Additional Units Needed by 2021 (1)**	**Units that could be Constructed by 2021**	**Units that could be Rehabilitated**	**Units that could be Conserved/ Preserved(2)**
Extremely Low	13	13	0	15
Very Low	13	13	6	35
Low	16	22	26	50
Moderate	17	32	0	50
Above Moderate	38	329	0	0
Total	97	409	32	150

(1) Southern California Association of Governments' Regional Housing Needs Assessment, 2012, adjusted to include un-accommodated need for 52 units from prior (2006-2014) planning period.

(2) Number of affordable housing units that could be preserved through retention of Mobile Home Park (MHP) zoning designation for Oak Forest Estates.

When compared to SCAG's estimated needs, new housing could be constructed to meet and exceed the projected needs in all income categories by 2021. The actual construction of these units is dependent on a variety of factors including developer interest or response, site and other land use planning considerations, and the ability to procure funding from Federal and/or State sources. However, through the action plan contained in this element, the City has committed to making the maximum feasible effort to facilitate the development of these units.

PRIORITIES

As previously indicated, the ability of the City of Westlake Village to affect local housing needs is limited by the resources available for this purpose. These resources include land, enabling legislation, political leverage or housing expertise, and funding. Local governments in particular are constrained by the availability of funding for housing-related activities.

In order that available resources are used most effectively, thereby maximizing the benefits derived there from, a prioritization of local housing needs is essential as a guide in distributing those resources. Therefore, where conflict may arise in the implementation of the housing program set forth herein, the City shall allocate its limited resources on the basis of the following priorities:

Priority 1- Expansion of the local housing supply in terms of both market-rate and affordable housing.

Priority 2 - Preservation of existing affordable housing opportunities.

Priority 3 - Maintenance and improvement of the existing housing stock.

OPPORTUNITIES FOR ENERGY CONSERVATION

As non-renewable energy resources have been progressively depleted and energy costs continue to rise, homeowners have become increasingly aware of energy conserving measures primarily as a means to offset and control the rising costs of fuel. While the use of alternative energy sources is most advantageous in developing new housing, there are numerous energy conserving measures which can be retrofitted onto existing and older housing which conserve the use of nonrenewable fuels and save money. Some of the most readily available and feasible measures are briefly described below. In addition, energy conserving fixtures for new and existing units and energy conservation measures for residents are presented in Tables 17 and 18, at the end of this section. Southern California Gas Company (SCG) and Southern California Edison (SCE) offer rebate programs for residents and businesses who implement energy conservation recommendations. Details pertaining to SCG and SCE energy conservation rebates are provided by the individual purveyors.

TABLE 17
Energy Conservation Features Suggested for New Construction and Existing Units

A. Energy-Efficient Equipment

1. Energy-efficient gas ranges with pilotless ignitions.
2. Energy-efficient gas built-in surface units with pilotless ignitions.
3. Energy-efficient gas built-in oven units with pilotless ignitions.
4. Energy-efficient gas water heaters.
5. Energy-efficient gas forced air furnaces with pilotless ignitions.
6. Energy-efficient gas wall furnaces with automatic thermostats.
7. Energy-efficient gas clothes dryers with pilotless ignitions (per dwelling unit).
8. Gas outlets for energy-efficient gas clothes dryers (single-family and condominiums).

B. Energy-Efficient Support Measures

1. Gas heating thermostats with setback capability.
2. Clogged-filter indicators for gas heating systems.
3. Fireplace dampers with exposed handles.
4. Heat exchangers in fireplace or freestanding solid fuel units.
5. Humidifiers added to gas heating system.
6. Flue dampers as integral part of forced air unit heating systems.

C. Energy-Efficient Construction

1. Double-glazed windows and doors.
2. Glass area less than 12 percent of heated space.
3. Foam-filled (or equivalent) insulated exterior doors (per door).
4. Insulation in attic increased to R-22 or R-30.
5. Insulation in walls increased to R-19.
6. Slab perimeter insulation R-7 or greater.
7. Hot water pipe insulation of R-7 or more in unheated areas.
8. R-7 or greater insulation installed under wood floors.

D. Energy-Efficient Solar/Gas Installations

1. Energy-efficient solar/gas water heating.
2. Energy-efficient solar/gas space heating.
3. Energy-efficient solar/gas pool heating (all dwelling units).

E. Energy-Efficient Electrical Equipment

1. Air economizers in conjunction with cooling system.
2. Dishwashers with power saving drying cycles.
3. Air conditioning (central) or room units with Energy Efficiency Rating of 9 or more.
4. Energy-efficient lighting fixtures (i.e.,fluorescent, compact fluorescent, or light emitting diodes) throughout house.

TABLE 18
Energy Conservation Measures Suggested for Residents

A. Heating 1. Keep room temperature at 65 degrees or lower. Turn heating control down at night or when away from home. Install a thermostat with a night setback feature which does this automatically. 2. Draw draperies at night to limit heat loss, open them on sunny days to let the heat in. 3. Close damper when fireplace is not in use, but not on natural gas equipped fireplaces. 4. Check the furnace filter monthly, and replace it when dirty. To check filter, hold it to the light; if light does not pass through readily, replace filter. Cleaning is not recommended (unless equipped with a permanent filter). 5. Turn off furnace pilot at end of heating season. 6. Weatherstrip windows and doors. 7. Caulk cracks around windows and doors.	B. Laundry 1. Wash and dry full loads of clothes, or adjust water level for the size of the load. 2. Wash clothes in warm or cold water. 3. Do not over-dry clothes; follow manufacturer's instructions for drying time.
C. Water Heating 1. Take fast showers. 2. Repair leaky faucets. 3. Install water-saving showerheads, which restrict water flow. 4. Operate dishwashers only for full loads. 5. Set water heater thermostat below "normal". Turn to "pilot" position when away for extended periods of time (one week or longer). 6. Use cold water for operating food waste disposer and for pre-rinsing dishes. 7. When hand washing dishes, avoid rinsing under continuous hot running water. 8. Insulate water heater with an insulation blanket.	D. Cooking 1. Reduce burner flame to simmer after cooking starts. 2. Cook by time and temperature; avoid opening oven door while food is cooking. 3. Use one-place cooking when possible to prepare meals using only the oven, broiler, or top burner. 4. Check to make sure all burners are off when not in use.
Source: Southern California Gas Company.	

INSULATION AND WEATHERPROOFING

Most homes in Westlake Village were built since 1970, so there are few homes within the City that were constructed during times when there was little concern for the use of electricity, oil and natural gas for heating purposes. However, to conserve the heat generated by older heating units and minimize the heat loss ratio, the earlier-built homes in Westlake Village can be insulated in the attic space and exterior walls. Windows and exterior doors, in these less recent homes, can be fitted with air-tight devices or caulking, or can be replaced with the more energy efficient (dual pane) windows and doors that now available.

NATURAL LIGHTING

Daytime interior lighting costs can be significantly reduced or eliminated with the use of properly designed and located skylights. Skylights/solar tubes can be easily installed at reasonable expense in existing houses, thereby substantially reducing electricity costs and energy consumption.

SOLAR ENERGY

Solar energy is a practical, cost effective, and environmentally sound way to heat and cool a home. In California, with its plentiful year-round sunshine, the potential uses of solar energy are numerous. With proper building designs, this resource provides for cooling in the summer and heating in the winter; it can also heat water for domestic use and swimming pools and generate electricity.

Unlike oil or natural gas, solar energy is an unlimited resource which will always be available. Once a solar system is installed, the only additional costs are for the maintenance or replacement of the system itself. The user is not subject to unpredictable fuel price increases. Moreover, solar energy can be utilized without any serious safety or environmental concerns.

Solar heating and cooling systems are of three general types: passive, active, or a combination thereof. In passive solar systems, the building structure itself is designed to collect the sun's energy, then store and circulate the resulting heat similar to a green house. Passive buildings are typically designed with a southerly orientation to maximize solar exposure, and constructed with dense materials such as concrete or adobe to better absorb the heat. Properly placed windows and overhanging eaves also contribute to keeping a house cool.

Active systems collect and store solar energy in panels attached to the exterior of a house. This type of system utilizes mechanical fans or pumps to circulate the warm/cool air, while heated water can flow directly into a home's hot water system.

Although passive systems generally maximize use of the sun's energy and are less costly to install, active systems have greater potential application to both cool and heat the house and provide hot water. This may mean lower energy costs for Westlake Village residents presently dependent on conventional fuels. The City should also encourage the use of passive solar systems in new residential construction to improve energy efficiency for its citizens.

WATER CONSERVATION

Simple water conservation techniques can save a family thousands of gallons of water per year, plus many dollars in water and associated energy consumption costs. Many plumbing products are now available which eliminate unnecessary water waste by restricting the volume of water flow from faucets, showerheads, and toilets. In this regard, the City will continue to require the incorporation of low flow plumbing fixtures into the design of all new residential units.

The use of plant materials in residential landscaping that are well adapted to the climate in the Westlake Village area, and the use of ample mulch to retain soil moisture, can measurably contribute to water conservation by reducing the need for irrigation, much of which is often lost through evaporation. A family can also save water by simply fixing dripping faucets and using water more conservatively. In addition, such conservation practices save on gas and electricity needed to heat water and the sewage system facilities needed to treat it. By encouraging residents to conserve water and retrofit existing plumbing fixtures with water saving devices, the City can greatly reduce its water consumption needs and expenses.

ENERGY AUDITS

The Southern California Edison Company provides energy audits to local residents on request. Many citizens are not aware of this program. The City can aid in expanding this program by supplying the public with pertinent information regarding the process including the appropriate contacts. Energy audits are extremely valuable in pinpointing specific areas in residences, which are responsible for energy losses. The inspections also result in specific recommendations to remedy energy inefficiency.

NEW CONSTRUCTION

The City of Westlake Village will continue to require the incorporation of energy conserving (i.e., Energy Star) appliances, fixtures, and other devices into the design of new residential units. The City will also continue to review new subdivisions to ensure that each lot optimizes proper solar access and orientation to the extent possible. In addition, the City will continue to require the incorporation of low flow plumbing fixtures into the design of all new residential units.

Appendix A Detail of Potential Residential Development Sites[1]				
APN/Site Number	**Lot Size in Acres or SF**	**Location/Existing Use**	**Zoning**	**General Plan**
Potential Development Sites				
2054031081 / Site No. 1	17.09 ac	Existing Business Park	Business Park (to be Multiple Use)	Business Park (to be)
2054029040 / Site No. 2	43,996	Existing Business Park	Business Park (to be Multiple Use)	Business Park (to be)
2054029041 / Site No. 2	55,757	Existing Business Park	Business Park (to be Multiple Use)	Business Park (to be)
2054029042 / Site No. 2	56,628	Existing Business Park	Business Park (to be Multiple Use)	Business Park (to be)
2054029043 / Site No. 2	50,965	Existing Business Park	Business Park (to be Multiple Use)	Business Park (to be)
2054029044 / Site No. 2	45,738	Existing Business Park	Business Park (to be Multiple Use)	Business Park (to be)
2054029045 / Site No. 2	55,321	Existing Business Park	Business Park (to be Multiple Use)	Business Park (to be)
2054029055 / Site No. 2	67,518	Existing Business Park	Business Park (to be Multiple Use)	Business Park (to be)
2054029056 / Site No. 2	52,272	Existing Business Park	Business Park (to be Multiple Use)	Business Park (to be)
2054028081 / Site No. 3	48,730	Existing Business Park	Business Park (to be Multiple Use)	Business Park (to be)
2054028082 / Site No. 3	33,760	Existing Business Park	Business Park (to be Multiple Use)	Business Park (to be)
2054028083 / Site No. 3	32,330	Existing Business Park	Business Park (to be Multiple Use)	Business Park (to be)
2054028084 / Site No. 3	36,150	Existing Business Park	Business Park (to be Multiple Use)	Business Park (to be)
2054028085 / Site No. 3	40,510	Existing Business Park	Business Park (to be Multiple Use)	Business Park (to be)
2054028086 / Site No. 3	4.51 ac	Existing Business Park	Business Park (to be Multiple Use)	Business Park (to be)
Scattered Individual Lots				
2057006003	29,910	Vacant	Residential Planned Development	Low Density Residential

Appendix A Detail of Potential Residential Development Sites[1]				
APN/Site Number	**Lot Size in Acres or SF**	**Location/Existing Use**	**Zoning**	**General Plan**
2057007023	38,019	Vacant	Residential Planned Development	Low Density Residential
2057007024	30,666	Vacant	Residential Planned Development	Low Density Residential
2057007002	30,884	Vacant	Residential Planned Development	Low Density Residential
2057019019	35,218	Vacant	Residential Planned Development	Low Density Residential
2057019020	24,028	Vacant	Residential Planned Development	Low Density Residential
2057027008	33.02 ac	Vacant	Residential Planned Development	Low Density Residential
2059021003	6,382	Vacant	Residential Planned Development	Low Density Residential

[1] See Figure 3 for locations.

Appendix B
SUMMARY OF DEVELOPMENT STANDARDS

DEFAULT DEVELOPMENT STANDARDS		RESIDENTIAL ZONED DISTRICTS			SPECIFIC PLAN DISTRICTS	
		Single Family Residential	Residential Planned Development	Mobile Home Park	Mixed Use – Corsa	Mixed Use – Via Colinas
		R-1[1]	RPD[2]	MHP	MU	MU
Residential Setbacks	Front	20'	20'	N/A	10-30’	10-30’
	Rear	25'	25'	5'[3]	0-30’	0-30’
	Side	Up to a 10' Maximum	Up to a 10' Maximum	5'[3]	10-30’	10-30’
Maximum Building Height	Main Building	2 Stories up to 35'	2 Stories up to 35'	N/A	5 Stories up to 70’	2 stories up to 35’
	Accessory Structure	20'	20'	N/A	N/A	N/A
	Guest House	One Story and 18'	One Story and 18'	N/A	N/A	N/A
Minimum Distance Between Buildings		10'	10'	10'	10’	10’
Maximum Lot Coverage	Main Building	See Setbacks	See Setbacks	75% of Lot	60%	40%
	Accessory Building	50% of Lot	50% of Lot	N/A	N/A	N/A
Minimum Lot Width		65'	65'	N/A	May Vary	May Vary
Minimum Lot Area		8,000 Sq. Ft.	N/A	2,000 Sq. Ft	May Vary	May Vary
Second Dwelling Unit Permitted		Yes	Yes	No	No	No

1. The Planning Development Permit Process (i.e. Site Plan Review) allows deviation from standards described for this zone
2. The RPD Zone is intended to provide for a broad spectrum of neighborhoods in the City in terms of residential density ranging from detached single-family estates to stacked flat apartments
3. May be modified by the City Council to no less than 3 feet

Summary of Residential Parking Standards		
DEFAULT DEVELOPMENT STANDARDS	**SINGLE FAMILY RESIDENTIAL STANDARDS**	**MUTILFAMILY RESIDENTIAL STANDARDS**
Enclosed Covered Parking Spaces	2-Spaces per unit	Condominium or Townhome: Studio and 1 Bedroom:
		1-Space per unit
		Condominium or Townhome: 2, 3 or more bedrooms:
Covered Parking Spaces	Not applicable	2-Spaces per unit
		Apartment: Studio and 1 Bedroom:
		1-Space per unit
		Apartment: 2, 3 or more bedrooms:
		2-Spaces per unit
Uncovered Guest Parking Spaces	Not applicable	Condominium or Townhome: Any size
		1-Space per each 5-units
		Apartment: Any size:
		1-Space per each 5-units

Appendix C

POTENTIAL FUNDING SOURCES FOR HOUSING IMPLEMENTATION MEASURES

1. Section 8 Existing

Under this program the Federal government assists lower-income households so that they expend no more than 30 percent of their monthly income on decent, sanitary housing. Rental assistance payments that constitute the difference between 30 percent of the household's monthly income and the fair market rent for the unit under contract are made monthly to the property owner by local housing agencies. In order to be eligible for such assistance, a household's annual income must not exceed 80 percent of the median family income for the Standard Metropolitan Statistical Area (SMSA) in which it resides. In order for a rental unit to qualify, it must rent within fair market rents (FMRS) established by the Federal Department of Housing and Urban Development (HUD).

2. Section 8 Moderate Rehabilitation

Under this program, housing assistance payment (HAP) contracts can be executed between local governments and participating property owners for units that have undergone moderate rehabilitation. Contracts can be executed for a 5-year term, renewable for up to 15 years. Landlords are required to make an investment of $2,000 per unit for upgrading in structures containing 12 or fewer units, or $1,000 per unit in structures having more than 12 units. Contract rents may be approved up to 120 percent of the fair market rents for the Section 8 Existing Program.

The Moderate Rehabilitation Program, like other Section 8 programs, has no pre-designed financing mechanism for owners. The local government would be expected to market the program to private lenders, as well as to owners. However, a city could provide financing through its Community Development Block Grant (CDBG) funds, if it so desired. In this manner, a city could 'piggyback' long-term Section 8 Moderate Rehabilitation HAP contracts with CDBG-funded rehabilitation loans.

3. Section 8 New Construction

This program is designed to develop new, affordable housing for the elderly, the handicapped, or lower-income families. Sponsors of assisted housing under this program may be individuals, profit or nonprofit organizations, or public housing agencies. Proposals are submitted directly to HUD by interested sponsors. When a proposal is accepted by HUD, a rental assistance contract is executed between HUD and the owner under which HUD agrees to make payments equivalent to the difference between 30 percent of an eligible household's monthly income and the fair market rent for the unit under contract. Such payments can be made for a specified term of up

to 20 years, or up to 40 years for projects assisted by a loan or loan guarantee from a State or local agency. The Section 8 New Construction program does not provide construction financing, but the rental assistance can be pledged as security for financing.

4. Section 202

Capital advances from this program shall be used to finance the construction or rehabilitation of a structure or portion thereof, or the acquisition of a structure from the Federal Deposit Insurance Corporation (formerly held by the Resolution Trust Corporation) to provide supportive housing for the elderly, which may include the cost of real property acquisition, site improvement, conversion, demolition, relocation, and other supportive housing expenses. Project rental assistance is used to cover the difference between the HUD-approved operating costs and the amount the tenants pay.

Private nonprofit corporations and consumer cooperatives are permitted to apply for funding.

Beneficiaries of housing developed under this program must be elderly (62 years of age or older) and have very low incomes. Potential funding source for construction of senior housing units on Site 1, depending upon developer.

5. Section 106(b) - Seed Money Loans

Section 106(b) provides for interest-free seed money loans to non-profit sponsors to cover 80 percent of the preconstruction expenses in planning low- and moderate-income housing projects. At present, the loans are being made only in connection with Section 202 loans for housing for the elderly and handicapped. The seed money is repaid from the permanent mortgage loan proceeds. Eligible expenses include organization costs, legal consultant, architectural preliminary site engineering, application and construction loan fees, and site options.

6. Community Development Block Grant

Through the CDBG program, HUD provides grants and loans to local governments for funding a wide range of community development activities. No local match is required.

A City can help to facilitate the construction of low- and moderate-income housing through the use of its CDBG funds. For example, CDBG funds can be used to upgrade public works, such as sewers needed to serve new residential construction. These funds could also be used for: 1) acquisition and disposition of real property; 2) public facilities and improvements; 3) slum clearance activities; 4)

public services; 5) interim assistance; 6) payment of non-Federal share of a grant-in-aid program; 7) relocation; 8) removal of architectural barriers to the physically handicapped; and 9) privately-owned utilities.

CDBG assistance may also be used for the following rehabilitation and preservation activities: 1) rehabilitation of public residential structures; 2) modernization of public housing; 3) rehabilitation of private properties; 4) temporary relocation assistance; 5) code enforcement; and 6) historic preservation.

Except in limited circumstances, CDBG funds may not be used for new construction of housing. However, they may be used to assist with land acquisition (i.e., site assembly), the construction of essential off-site improvements (e.g., extension or upgrading of water or sewer lines needed to serve a housing development) or on-site improvements (i.e., housing site preparation work short of the actual construction of units).

7. California Housing Financing Agency - Direct Lending

Under this program, California Housing Financing Agency (CHFA) provides mortgage loans to profit-oriented developers nonprofit sponsors, and local housing agencies for the construction or rehabilitation of housing developments containing five or more units. The agency lends directly to the sponsor through its loan underwriting process. A project usually receives a loan from the agency accompanied by a commitment of rental assistance for all or a portion of the units. The rental assistance allocations are made by HUD under the Section 8 program, but are administered by CHFA. The agency sells long-term tax exempt bonds to provide up to 40-year mortgage financing.

8. California Housing Finance Agency - Home Ownership and Home Improvement Loan (HOHI) Program

Under this program, local governments designate areas that are in need of rehabilitation and request CHFA financing for the purchase and/or rehabilitation of housing by low and moderate-income persons therein. Local lenders, in turn, purchase commitments from CHFA to originate and service loans in the designated areas. Loans are made by private lenders to owner occupants and, in some circumstances, to non-occupant investors. These below market rate loans are insured and may be used for 1) rehabilitation only; 2) purchase only; 3) purchase with rehabilitation; and 4) refinancing with rehabilitation. In order to qualify for a loan under this program a household's annual income must not exceed 120 percent of the County income.

9. California Self-Help Housing Program

The California Self-Help Housing Program (CSHBP), formerly the California Housing Advisory Service, provides grants and loans to local government agencies and nonprofit corporations that assist low and moderate-income families to build or rehabilitate their homes with their own labor. Mortgage and technical assistance funds are available. CSHBP technical assistance grants are used to cover the various administrative and training costs associated with the provision of technical assistance to self-help households. These services include training and supervision of self-help builders' project planning, loan packaging and counseling services, and workshops. Mortgage assistance funds are used to reduce the cost of the self-help units.

10. Mobilehome Park Assistance Program

The Mobilehome Park Assistance Program (MPAP) provides financial and technical assistance to low-income mobilehome park residents or to organizations formed by park residents who wish to own and/or operate their mobilehome parks. The technical assistance component of the program was established in 1983 by AB 1008 (McClintock). In 1984, SB 2240 (Seymour) established a revolving loan fund which added the financial assistance component to the program. UPAP loans bear a 7 percent interest rate per annual conversion loans and must be repaid within 3 years. The repayment of blanket and individual loans may be scheduled for up to 30 years.

11. Emergency Shelter Program

The Emergency Shelter Program (ESP) provides direct grants to local government agencies and nonprofit corporations that shelter the homeless on an emergency basis. Eligible grant activities include rehabilitation, expansion of existing facilities, site acquisition (lease/purchase of site and/or facility), equipment purchase, one-time rent to prevent eviction, vouchers, and administration costs (no more than 5 percent of any single grantee award). New construction is not an eligible program activity.

12. Special User Housing Rehabilitation Program

The Special User Housing Rehabilitation Program (SUHRP) was enacted in 1983 by SB 26 (Petris) as an outgrowth of the Demonstration Housing Rehabilitation Program for the Elderly and Handicapped, which was established in 1979. The program utilizes a 3 percent, 30-year deferred payment loan, which provides up-front subsidies for the rehabilitation and/or acquisition of substandard housing. SUHRP funds may be used for acquisition and/or rehabilitation of substandard apartments which will be occupied by the elderly, group residences, and apartments which will be occupied by the physically, developmentally or mentally disabled, and residential hotels which will be occupied by low- or very low-income.

13. Predevelopment Loan Program

The Predevelopment Loan Program (PLP) provides 7 percent loans to local government agencies and nonprofit corporations. Most loans can be used for a variety of predevelopment expenses incurred in securing the long-term financing for the production or rehabilitation of subsidized low-income housing in both rural and urban areas. Loan terms range from 1 to 3 years. Loan funds may be used to purchase land or land options; pay advance fees for architectural engineering, consultant, and legal services or permits; pay bonding and applications fees; cover site preparation expenses (including water and sewer development) and other related costs. Loans are also made to eligible borrowers for land purchase to land bank sites for future development of low-income housing.

14. Senior Citizens Shared Housing Program

The Senior Citizens Shared Housing Program (SCSH) provides grants to local government agencies and nonprofit corporations to assist seniors in finding others with whom they can share housing. Services funded by the grants include: outreach, information and referral, client counseling, placement and follow-up. The program results in reduced housing costs, prevention of premature institutionalization, efficient use of existing housing stock, and increased security and companionship for seniors.

15. Section 811

Provides grants to nonprofit organizations to develop and construct or rehabilitate rental housing with supportive services for very low-income persons with disabilities.

The purpose of the program is to allow persons with disabilities to live independently by increasing the supply of rental housing with supportive services and related facilities. This program also allows the sponsor to get project rental assistance that can cover any part of the HUD-approved operating costs of the facility not met from project income.

The program offers interest-free capital advances for nonprofit sponsors to help them finance the development of rental housing with supportive services for people with disabilities. The money is interest free and does not have to be repaid as long as the housing remains available for very low-income persons with disabilities for at least 40 years.

Requires non-profit housing sponsor. Potential funding source for disabled housing on Site 1, depending on developer.

16. Rental Housing Construction Program

A Rental Housing Construction Incentive Fund was established via the passage of AB 333 in October 1979. Under this program the State Department of Housing and Community Development may make cash grants to CHFA or local governments to pay for all or a portion of the development costs associated with the construction of rental housing. In exchange for such assistance, a regulatory agreement would be executed with the property owner restricting a portion of the units for occupancy by lower-income persons. The agreement would be in effect for 40 years.

As defined in the State Health and Safety Code, 'development costs' means the aggregate of all costs incurred in connection with the construction of a rental housing development including: 1) the cost of land acquisition, whether by purchase or lease; 2) the cost of construction; 3) the cost of associated architectural, legal and accounting fees; and 4) the cost of related off-site improvements, such as sewers, utilities, and streets. These costs may be defrayed as they are incurred or an annuity-trust fund may be established to reduce monthly debit service payments over the life of the regulatory agreement. In this respect, the program could operate similarly to the Federal Section 8 program. In order to be eligible for assistance, a rental housing development must contain at least five units and not less than 30 percent of the units shall be reserved for lower-income households.

17. Deferred Payment Rehabilitation Loans

Established by the passage of SB 966 (Marks), Chapter 884 of 1978, and authorized in Health and Safety Code Section 50660, the Deferred-Payment Housing Rehabilitation Loan Program was designed to assist cities and counties with the rehabilitation of housing for low and moderate-income households. With the passage of AB 333 (Hughes), Chapter 1043 of 1979, and SB 229 (Roberti), Chapter 1042 of 1979 (in September 1979), the program was expanded to include local public entities other than cities and counties and nonprofit corporations that operate housing rehabilitation programs with Federal rehabilitation funds. Loans are made to public entities and nonprofit corporations that will, in turn, lend the funds to eligible property owners in the form of 3-percent interest, deferred payment loans.

In order for a local public entity or nonprofit corporation to be eligible for loan funds from this program, it must have an operating rehabilitation program. Acceptable rehabilitation programs are outlined in the program regulations.

Generally, eligible borrowers are low- or moderate-income owner/occupants of 1 to 4-unit properties and non-owner-occupants of rental properties. Loans are made to borrowers at 3 percent interest and must be repaid at the end of 5 years or upon the sale or transfer of

the property, whichever comes first. Loans may be extended for additional 5-year period if owner/occupants are unable to repay the loans or, in the case of rental properties, if low-income tenants continue to benefit. There is no 5-year repayment requirement on loans made to elderly owner-occupants. Local public entities/nonprofits repay the State at 3 percent interest upon collection from property owners.

18. Marks-Foran Residential Rehabilitation Act

The Marks-Foran Act authorizes cities, counties, housing authorities, and redevelopment agencies to issue tax-exempt revenue bonds to finance residential rehabilitation. Under Marks-Foran, loans are made in areas designated for residential rehabilitation through a formal public hearing process. The community must make a commitment to enforce rehabilitation standards on 95 percent of the structures in the rehabilitation area and to provide the public improvements necessary to support rehabilitation.

Marks-Foran rehabilitation loans can be made for terms much longer than conventional loans (up to 40 years), bringing the cost within the reach of low- and moderate-income residents. The loans may be made in any amount up to a maximum of $35,000 per unit, or 95 percent of the anticipated value of the property after rehabilitation.

Marks-Foran loans are made through qualified lenders and must be insured. Loans and insurance may be by private mortgage insurers, as well as FHA, the California Housing Finance Agency, or a local agency using CDBG funds.

SB 170 (Marks), 1979, expanded the activities eligible for financing under the Marks-Foran Residential Rehabilitation Act to include the construction of new in-fill housing for low and moderate-income persons where it has been included in the adopted rehabilitation program and acquisition of real property for rehabilitation, or property which has recently been rehabilitated. No more than 35 percent of the aggregate principle amount of all loans made in a rehabilitation area can be used for these purposes.

19. AB 2280 - Density Bonuses and Other Incentives

This legislation, which was enacted in September 2008, amended Chapter 4.3 of the California Government Code that requires local governments to offer density bonuses and other incentives to developers, who agree to construct either: 1) 10 percent of the total units in a common interest development for moderate-income persons and families; 2) 10 percent of the total units of a housing development for lower-income households; 3) a senior housing development or mobile home park that limits residency based on age requirements for older persons; or 4) 5 percent of the total units of a housing development for very low income households. These density bonuses shall apply to housing developments consisting of five or more dwelling units. The density bonus to be granted for a senior housing development shall be 20 percent of the number of senior housing units while the density bonuses for all other developments shall be

provided on a graduated scale based on the percentage of very low, low or moderate income units included within the developments. Depending upon the percentage of affordable units included, the mandatory density bonuses can range from 5 to 35 percent. In addition to the required density bonuses, 1 to 3 concessions or incentives shall also be provided depending upon the percentage of affordable units included in the developments, unless specific findings can be made by the local government. An incentive or concession, as defined in the legislation, means any of the following: 1) a reduction in site development standards or a ,modification of zoning code requirements or architectural design requirements such as a reduction in setback, square footage or parking requirements; 2) approval of mixed use zoning in conjunction with the housing project; and 3) other regulatory incentives or concessions proposed by the developer or the local government that result in identifiable, financially sufficient, and actual cost reductions.

If the housing development is financed through a construction or mortgage financing assistance program, mortgage insurance program or rental subsidy program, then the continued affordability of all low and very low income units that qualified the housing development for the density bonus must be ensured for 30 years, or longer if required by the financing program(s) involved. These units must be available to lower income renters or buyers at affordable costs as defined in the Health and Safety Code. In addition, the local government shall enforce an equity-sharing agreement for the proportionate recapture, upon the resale of units, of any initial subsidy it provided for moderate income units that qualified a common interest development for a density bonus. The failure of a local government to adopt an ordinance enacting these provisions of State law does not relieve the local government from complying with these requirements.

20. AB 655 - Multi-Family Bond Program

The County of Los Angeles Community Development Commission has implemented a tax-exempt revenue bond program for new multi-family rental housing. The purpose of the program is to increase the supply of rental housing in the County and provide at least 20 percent of the units as affordable housing for low- to-moderate-income residents.

The program utilizes tax-exempt revenue bonds issued by the County under AB 665. The bonds do not involve any pledge of County revenues, taxes, or assets.

Bonds are issued for projects which: 1) meet program requirements; 2) are located in the unincorporated areas of the County or in the incorporated areas with a by both the City and the County and the execution of a “Cooperative Agreement”; 3) have the commitment fee paid by the developer; and 4) have necessary credit support from a private lender.

Permanent financing is currently being provided by the Federal National Mortgage Association (FNMA). Loans are amortized for 30 years and are due 12 years after the sale of bonds. Effective loan rates are anticipated to be between 10.5 and 11 percent. However, actual loan rates will depend upon market conditions at the time of bond sale.

Construction financing may be either conventional or funded with bond proceeds if FNMA is provided with an unconditional irrevocable Letter of Credit which meets its requirements. Permanent loans must be originated and serviced by a FNMA approved multi-family lender.

21. Mortgage Revenue Bonds

Mortgage revenue bonds (MRBs) are issued by cities and counties, housing authorities, redevelopment agencies, and State agencies, such as the California Housing Finance Agency, to support the development of multi-family or single-family housing for low- and moderate-income households. MRBs enable the issuer (localities, housing authorities, etc.) to offer low-interest mortgage loans increasing ownership opportunities for households who have difficulty obtaining conventional financing.

MRBs for single-family housing are issued to finance the purchase or rehabilitation of owner occupied homes. Proceeds from the bond sales are used to make mortgage or rehabilitation loans to qualified low or moderate-income homebuyers. The bonds are serviced and repaid from the mortgage payments made by the property owners.

Multi-family MRBs are used to finance construction and mortgage loans as well as capital improvements for multi-family housing. Federal law requires that 20 percent of the total units in an assisted project be reserved for lower-income households (80 percent of median income).

22. Home Investment Partnerships (HOME)

HOME provides formula grants to States and localities that communities use-often in partnership with local nonprofit groups to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households.

HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows States and local governments to use HOME funds for grants, direct loans, loan guarantees, or other forms of credit enhancement, or rental assistance or security deposits.

Funds may be used for construction, acquisition/rehabilitation, and tenant based rental assistance. Local population and housing characteristics hamper the City's ability to compete for these funds. However, City could support a non-profit developer's application for such funds. Potential funding source for housing development on Site 1.

23. FHLB Affordable Housing Program

Developers must apply to the Bank of America Community Development Bank for assistance.

24. Tax Exempt Affordable Mortgage Program

The California Housing Finance Agency (CHFA) offers permanent financing for newly constructed projects. Maximum loan amounts are negotiable; however, they must be the lesser of 80 percent of economic value or 90 percent of development costs. Borrowers can be either for-profit, nonprofit entities, or public agencies. Interest rates vary according to length of the term. Subordinate loans or grants may be utilized to achieve project feasibility, subject to Agency approval.

Occupancy restrictions require that 20 percent or more of the units be occupied by households having an income of 50 percent or less of county median income (as adjusted for family size). Occupancy requirements are in effect for the full term of the Agency's loan. Projects with development costs of $10 million or more must provide affordability above CHFA minimum.

25. Low-Income Housing Tax Credit Program

This program replaced traditional housing tax incentives, such as accelerated depreciation, with a tax credit that enables low-income housing sponsors and developers to raise project equity through the sale of tax benefits to investors.

Each state is allowed an annual housing credit ceiling of $1.25 per capita, and may qualify for a prorated share of credits available annually in a national pool comprised of states' unused credits. Also, any credits returned to a state from a credit recipient can be allocated to new projects. From the total ceiling amount available to California, the Committee allocates credit amounts based upon assessments of eligible project costs, as defined by IRC Section 42. The housing sponsor uses or sells ten times the allocation

amount, since investors can take the annual credit each year for a 10-year period. Although the credit is taken over a 10-year period, the Internal Revenue Code requires that the project remain in compliance for at least 15 years.

Only rental housing projects are eligible for tax credits in both the federal and state programs. Credits can be allocated to new construction projects or projects undergoing rehabilitation. Credits are allocated on a competitive basis so that those meeting the highest housing priorities, as determined by the Committee, have first access to credits. Those utilizing tax credits must own the project for which the credits are awarded. Tax credits are allocated based on the cost basis of the project, including hard and soft development costs associated with building the project, but not including land costs and other non-depreciable items.

This program provides lower rents by offering a federal and state income tax credit based on the cost of acquiring, rehabilitating, or constructing low-income housing to encourage low-income housing production. This program has a priority for large families with 3 to 4 units and for SROs.

26. Section 203(k) Rehabilitation Mortgage Insurance

HUD-FHA insures rehabilitation loans for owner-occupants, municipalities and non-profit housing providers to (1) finance rehabilitation of an existing property; (2) finance rehabilitation and refinancing of the outstanding indebtedness of a property; and (3) finance purchase and rehabilitation of a property.

203(k) can be used with 1 to 4 family dwellings, condominiums and HUD Homes that require a minimum of $5,000 in repairs. CO-OPS ARE NOT ELIGIBLE. Garden apartment style row housing can be converted with 203(k) to fee simple or condominium with the addition of the fire walls every four units. 203(k) can be used to bring illegal dwellings into code compliance. Mixed-use residential/commercial properties are eligible. A burnt out shell, incomplete shell or empty foundation is eligible for 203(k) financing provided it is over 1 year old. 203(k) can be used by nonprofit and local government community development corporations to rehabilitate and sell or rent foreclosed 1 to 4 family properties and condominiums.