



2021-2029 Housing Element
City of Westlake Village General Plan
Public Review Draft, May 2021



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A. INTRODUCTION

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.” Housing element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community.

1. PURPOSE AND CONTENT

The Housing Element of the Westlake Village General Plan provides information to understand the housing needs of the community and is an official policy statement of the City regarding the types 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.

The housing element differs from other general plan elements in that it must meet specific state law requirements and be certified by the California Department of Housing and Community Development (HCD). State law also requires updates to the housing element every 8 years to ensure relevancy and accuracy. The time from one update to the next is called a Housing Element cycle.

The housing element is intended to serve as a guide for the Westlake Village City Council when dealing with housing-related issues, and to serve as a resource for stakeholders as well as the general public. The policies contained in this element will be implemented through a variety of programs and ordinances, including the Zoning Ordinance, and through the review of specific projects.

The housing element is divided into seven major sections:

1. Introduction
2. Community Profile
3. Needs Assessment
4. Potential Housing Sites
5. Constraints on Housing Development
6. Housing Program
7. Appendices

The appendices provide additional detail on public outreach activities, development standards, and past accomplishments.

2. RELATIONSHIP TO OTHER ELEMENTS AND PLANS

The California Government Code requires internal consistency among the various elements of a general plan.

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 that will provide adequate access to work centers, schools, shopping areas, and other destinations for existing and future residents. Due to recently enacted state law (Senate Bill 1035, 2018), cities and counties must update the safety element at the time of the housing element update. Other elements of the General Plan relate to environmental quality, the preservation and conservation of natural resources, and public health and safety, including protection from flood hazards that have been mapped and addressed by specific policies in the hazards section of the General Plan. As such, the various policies and programs recommended throughout the General Plan were taken into account during the preparation of this housing element.

3. 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. A primary source for local housing data used in preparing the Housing Element update was the "Pre-Certified Local Housing Data" prepared for the City of Westlake Village by the Southern California Association of Governments (SCAG), 2020, which references: American Community Survey 2014-2018 5-year estimates (from the U.S. Census Bureau); the California Department of Finance (DOF) Population and Housing Unit Estimates; the U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2012-2016; California Department of Developmental Services; and SCAG Local Profiles including Construction Industry Research Board (CIRB) and Core Logic/DataQuick.

The Housing Element also references data drawn directly from the 2014-2018 American Community Survey prepared by the U.S. Census Bureau and CHAS 2013-2017 published by HUD. Text that compares the City to the region refers to the six-county SCAG region (Imperial, Los Angeles, Orange, Riverside, San Bernarado, and Ventura) and 191 cities in an area covering more than 38,000 square miles. Labor market data was drawn from the State of California Employment Development Department.¹

1 California Employment Development Department, Labor Force and Unemployment Rate for Cities and Census Designated Places; <https://www.labormarketinfo.edd.ca.gov/data/labor-force-and-unemployment-for-cities-and-census-areas.html>

The 2020 Regional Housing Needs Assessment (RHNA) allocation formulated by SCAG was utilized at the stipulation of HCD (see Section D, Housing Opportunities and Resources). Finally, the data collected by various sources and utilized in the preparation of this document may reflect totals that 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. In addition, totals are rounded to the nearest tenth.

4. PUBLIC PARTICIPATION

In preparing the 6th Cycle Housing Element, involvement with the community was prioritized to fully understand their values and ideas for the future. There were several opportunities for community members and housing interest groups to express their input and weigh in on housing issues. Although in-person outreach was extremely limited due to COVID-19 constraints, the community adapted and found meaningful ways to get involved in the Housing Element update process through digital engagement platforms and virtual meetings. City staff used all of the outreach methods available to them to be as inclusive as possible in the engagement events and activities. A summary of outreach activities conducted during the planning effort is provided below.

a. Website and Community Housing Survey

In winter 2020-21, the City launched the Housing Element Update webpage and online Community Housing Survey. The website contained educational information about the purpose and process for the Housing Element, project updates, and notices of upcoming opportunities to participate. In an effort to connect with as many residents of Westlake Village as possible, the survey was promoted through the City's video newsletter, the City's mailout newsletter, on Facebook, and on the City's website. There were over 250 views from the social media posts.

To date, the Community Housing Survey has resulted in 21 responses. The responses from the majority of the survey takers showed that the demographics in the greatest need for housing in Westlake Village are seniors, young adults, and homeless persons. The respondents also expressed that it is difficult to find available and affordable rental and ownership housing and would like to see more diversity in housing types for people with different income levels and lifestyles. Respondents feel that there is adequate supply of single-family homes, but not an adequate supply of affordable housing options. This Housing Element intends to address these concerns with mixed-use and multi-family housing sites in the North Business Park Specific Plan area (Mixed-Use Corsa and Mixed-Use Lindero Zoning Districts), which allows for a diversity of housing types and allow for higher densities more likely to accommodate moderate- and lower-income housing units. In addition, the City recently approved a senior living facility. These housing sites are identified and discussed in more detail in Section D, Housing Resources and Opportunities.

To date, the survey has been pushed out twice through the video newsletter and printed newsletter. It was also pushed out four times on social media and pinned to the top of the Facebook page. To continue to solicit as much input as possible, the survey will be live through the public review period and will consider the input received and update the Housing Element if or as needed before public hearings in the fall. To date, no other public comments were received outside of the survey responses.

b. City Council Workshop: Housing Element Overview, Sites Inventory and New Housing Laws

Public input was received by means of public workshops conducted with the City Council Land Use Committee and the full City Council. On February 24, 2021, the City held a workshop with the City Council that provided an overview of Housing Element requirements and housing law and a discussion of the City's RHNA and potential housing sites to meet the RHNA. Approximately 15 people attended the virtual study sessions, and there were no comments or questions from members of the public. The meeting was noticed as follows and open for public participation and comment.

- Notice was mailed to representatives of interested public agencies. Notice was posted at City Hall, Berniece Bennett Park, and Russell Ranch Park.
- Notice was mailed to interested parties, stakeholder groups and service providers, including affordable housing developers and non-profits, senior care providers, and property management companies. The service providers, developers and organizations included: Goebel Adult Community Center, National CORE, Jamboree Housing, Many Mansions, Habitat for Humanity, Alliance Residential, The Emmons Company, Ross Morgan & Co., SF Valley Management, Tandem Property Management, GM Management, Community Property Management Company, Lordon Management, and Dynamic Management Services.
- Notice was mailed to representatives of all homeowner's associations in the City.
- Notice was mailed to the Chamber of Commerce.
- Notice was posted on the City's website.

c. Announcements of the Notice of Public Hearing were sent to subscribers of the City's email service and the City's RSS feed. Public Review Draft Housing Element

The Draft Housing Element was available for public review at City Hall and on the City's website beginning May 7, 2021. Notices to inform the public and stakeholders about the availability of the Draft Housing Element were mailed and emailed to the same housing interest groups identified previously, including all homeowner's associations in the City, and announcements of the Draft Housing Element were sent to subscribers of the City's email service and RSS feed.

d. Land Use Committee Meeting: Draft Housing Element

On April 7, 2021, a meeting was conducted with the Land Use Committee of the City Council on the Draft Housing Element. The Land Use Committee meeting was noticed and open for public participation and comment. This workshop provided an overview of the Draft Housing Element, sites inventory, and proposed programs. The Land Use Committee was supportive of the Draft Housing Element and bringing the Draft Housing Element before the full City Council in a workshop. The Land Use Committee also expressed a commitment to furthering the goals of the Housing Element and discussed the importance of implementing the North Business Park Specific Plan to help achieve these goals.

e. City Council Workshop: Draft Housing Element

On May 12, 2021, a workshop was conducted with the City Council on the Draft Housing Element. This workshop provided an overview of the Draft Housing Element. The meeting was noticed and open for public participation and comment. In addition, the City directly invited housing interest groups, including affordable housing developers and non-profits, senior care providers, property management companies, and the Chamber of Commerce. A notice was also mailed to representatives of all homeowner's associations in the City.

Appendix A contains community engagement materials used to inform and solicit input from the public during the process, including notices and the Community Housing Survey.

f. Community Advisory Committee: Potential Housing Sites

This Housing Element Update builds upon the public outreach that took place through the City Council's Community Advisory Committee as a part of the completed 5th Cycle Housing Element, which was adopted and certified in the summer of 2020. This extensive community engagement process informed the sites analysis process and helped identify potential housing sites with surplus capacity to meet the City's 2021-2029 RHNA.

The Community Advisory Committee was a City Council-appointed ten-member committee representing a cross-section of the City's population. The purpose of the Committee was to engage the community in public dialogue about the relationships between land use and density, economic feasibility, traffic impacts, and design for potential residential options within the North Business Park Specific Plan planning area. The Committee conducted a series of five public meetings between August 2019 and January 2020.

In addition, two public open houses were conducted in which approximately 10-15 residents and property owners participated. To publicize the open houses, the City posted information on the City's homepage, flyers in the physical kiosk outside City Hall, as well as at the three notice posting locations. Notice was also posted on the City's Facebook page and sent out to all of the homeowners' associations in the community, as well as anyone that is signed up to receive the City's RSS feed.

The Housing Element is inextricably linked to the Specific Plan in that the most viable near-term opportunities for expanding the supply of housing in Westlake Village exist within the Specific Plan area. Given this nexus, housing was a topic on the agenda for all the public meetings, which served the dual purpose of community outreach for both the Specific Plan and the Housing Element. Moreover, the public input received at the Community Advisory Committee meetings has influenced and been a key determinant in the allocation of land for residential development in the Specific Plan area. The North Business Park Specific Plan was adopted by the City Council on June 24, 2020.

B. COMMUNITY PROFILE

This section examines general population and housing characteristics and trends, such as population age, race and ethnicity, and employment; and household composition, size and income. Characteristics of the existing housing stock, including number of units and type, age, conditions, and costs, have also been evaluated to better understand the nature and extent of unmet housing needs in the community. Housing assistance need is generated when housing costs exceed a household's ability to pay.

1. POPULATION AND HOUSEHOLD CHARACTERISTICS

Through the analysis of certain demographic characteristics, population traits can be identified that affect the types 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 (2013-2019)

	City	County	State
Total Population 2013	8,320	9,893,481	37,659,181
Total Population 2019	8,358	10,081,570	39,283,497
Percent Change from 2013 to 2019	0.5%	1.9%	4.3%
Age Composition – 2018			
Under 18 years	19.8%	22.2%	23.2%
18-54 years	36.2%	53.2%	51.3%
55 years+	44.0%	24.6%	25.5%
Median Age – 2018	52	36.2	36.3
Racial Composition – 2018			
White	84.6%	51.4%	60.1%
Black or African American	1.6%	8.2%	5.8%
American Indian and Alaska Native	0.5%	0.7%	0.8%
Asian	7.6%	14.6%	14.3%
Native Hawaiian and Pacific Islander	0.0%	0.3%	0.4%
Some other race	0.5%	21.0%	13.8%
Two or more races	5.2%	3.9	4.8%
Latino – 2018 (% of total population)	7.6%	48.5%	38.9%
Median household income – 2018	\$141,979	\$64,251	\$71,228
Average household size – 2018	2.48	3.00	2.96

Source: 2013 and 2019 American Community Survey 5 Year Estimate Data Profiles

a. Population and Growth Trends

The population of Westlake Village is 46.4 percent male and 53.6 percent female. The share of the population of Westlake Village that is under 18 years of age is 19.8 percent, which is lower than the regional share of 23.4 percent. Westlake Village's seniors (65 and above) make up 25.6 percent of the population, which is higher than the regional share of 13 percent.

The City has experienced a very slight increase in population over the last 7 years, with a 0.5 percent increase in population between 2013 and 2019. The county and state also experienced population growth during the same period of time, with the County growing by 1.9 percent and the state having a 4.3 percent increase. The City's estimated 2019 population of 8,358 represents a fraction of the county's population as a whole.

b. Age Composition

Based on American Community Survey Data, the City's age composition is somewhat different than the county 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.



c. Racial and Ethnic Composition

The racial and ethnic composition of the City, as documented by the 2014-2018 American Community Survey, differs from that of the county and state. More than 84 percent of City residents are white (84.6 percent), contrasted with 51.4 percent and 60.1 percent for the county and state, respectively. The City's proportion of minority racial population (15.4 percent) is much lower than that of both the county (48.6 percent) and the state (39.9 percent), as is the percentage of Latinos.

d. Household Income

Household income data assists the City in determining its affordable housing needs, based on the income of the existing population. Table 2 depicts recent Census Bureau estimates for household incomes. Approximately 6.7 percent of households had annual incomes below \$25,000, while 68 percent had incomes of \$100,000 or more. The City's median household income was \$141,979 in 2018. The median household income for the City was over twice that of the countywide figure of \$64,254.

Table 2. Westlake Village Household Income

Income and Benefits (in 2018 Inflation-Adjusted Dollars)	Households	% of Total
Total households	3,370	—
Less than \$10,000	56	1.7%
\$10,000 to \$14,999	43	1.3%
\$15,000 to \$24,999	124	3.7%
\$25,000 to \$34,999	132	3.9%
\$35,000 to \$49,999	220	6.5%
\$50,000 to \$74,999	299	8.9%
\$75,000 to \$99,999	201	6.0%
\$100,000 to \$149,999	726	21.5%
\$150,000 to \$199,999	460	13.6%
\$200,000 or more	1,109	32.9%
Median household income	\$141,979	
Mean household income	\$197,082	

Source: 2018, ACS 5-Year Estimates Data Profiles

The 2013-2017 HUD CHAS data indicated that 265 households residing in Westlake Village are extremely low income, which represents 7.7 percent of all City households (see Table 3). Extremely-low-income households represent the highest need group in terms of affordable housing, as the greatest subsidies are needed to make housing affordable for this group. However, 215 of the households in this group are owner-occupied, and 130 of these households are elderly households who likely purchased their homes some years ago when prices were lower. The policies and implementation measures directed towards the needs of elderly households in the Housing Program section of this Housing Element will also address the needs of extremely-low-income households.

More information on income levels is found in the SCAG report, which states that 2.8 percent of Westlake Village's households are experiencing poverty, compared to 7.9 percent of households in the SCAG region. Poverty thresholds, as defined by the ACS, vary by household type. In 2018, a single individual under 65 was considered in poverty with an income below \$13,064 per year while the threshold for a family consisting of 2 adults and 2 children was \$25,465 per year.

Table 3. Westlake Village Household Income Distribution

Income Category (% of County HAMFI)	Households	Percent
Extremely Low (<30% HAMFI)	265	7.9%
Very Low (31-50% HAMFI)	170	5.1%
Low (51-80% HAMFI)	340	10.1%
Moderate/Above Moderate (>80% HAMFI)	2,585	76.9%
Total	3,360	100.0%

Source: HUD CHAS 2013-2017.

HAMFI refers to Housing Urban Development Area Median Family Income

HUD references and estimates the median family income in calculating the income limits. California law and state income limits reference Area Median Income (AMI) that, pursuant to Health & Safety Code 50093(c), means the median family income of a geographic area, estimated by HUD for its Housing Choice Voucher Program.

e. Household Size

The City's average household size of 2.48 persons in 2018 is smaller than both the county (3.0 persons) or state (2.9 persons) averages. The percentage of five-person, six-person, and seven-person households is lower than the state's percentage in each category, accounting for the lower average household size, based on the 2014-2018 American Community Survey.

f. Tenure

Housing security can depend heavily on housing tenure, i.e., whether homes are owned or rented. Westlake Village's housing stock consists of 3,370 total units, 2,927 (86.9 percent) of which are owner occupied and 443 (13.1 percent) of which are renter occupied. The share of renters in Westlake Village is lower than in the SCAG region overall, where 52.5 percent of total households are owner occupied and 47.5 percent are renter occupied.

In many places, housing tenure varies substantially based on the age of the householder. In Westlake Village, homeowners age 65 and above make up nearly 44 percent of all owner-households.

2. EMPLOYMENT TRENDS

Westlake Village has 3,772 workers living within its borders who work across 13 major industrial sectors. The most prevalent industry is Professional Services with 932 employees (24.7 percent of total), and the second most prevalent industry is Education & Social Services with 690 employees (18.3 percent of total). In addition to understanding the industries in which the residents of Westlake Village work, it is also possible to analyze the types of jobs they hold. The most prevalent occupational category in Westlake Village is Management, in which 2,417 (64.1 percent of total) employees work. The second most prevalent type of work is Sales, which employs 756 (20 percent of total) in Westlake Village.

The seasonally adjusted unemployment rate in Los Angeles County increased to 11.0 percent in December 2020, from a rate of 4.3 percent 1 year ago, according to the State of California Employment Development Department. The increased unemployment is attributed to COVID-19, with accommodation and food services comprising the bulk of the decline in jobs. However, during 2020 there were gains in professional and business service jobs, which likely helped mitigate pandemic-related employment impacts in Westlake Village.

3. 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 4.

Table 4. Selected Housing Characteristics (2013 and 2018)

	City	County	State
Total Housing Units – 2013	3,384	3,463,382	13,785,797
Total Housing Units – 2018	3,371	3,524,321	14,084,824
Type of Structures – 2018			
Single-Family	88.9%	55.4%	64.9%
Multi-Family	7.9%	43.0%	31.4%
Mobile Home	3.3%	1.6%	3.7%
Age of Housing			
Built 2010 or later	0.6%	1.8%	2.7%
Built 2000-2009	3.0%	5.6%	11.4%
Built 1990-1999	14.3%	6.3%	10.9%
Built 1989 or earlier	82.1%	86.3%	75.0%
Percentage of Units Owner Occupied – 2018	86.9%	45.8%	54.6%
Vacancy Rate – 2018	4.3%	6.2%	7.9%
Housing Values and Costs – 2018			
Median Housing Value	\$913,400	\$543,400	\$475,900
Median Gross Rent	\$2,500+	\$1,390	\$1,429

Sources: SCAG Report, 5th Cycle Housing Element; 2014-2018 American Community Survey

a. Type and Supply

The California Department of Finance's Population and Housing Unit Estimates indicate that 3,371 dwelling units existed in the City in 2018. Single-family units accounted for 88.9 percent of all units, and multi-family units represented 7.9 percent of the total. The City contains a single mobile home park, which represented 3.3 percent of the total housing stock in 2018. The percentage of single-family units was higher than that for either the state or the county in 2018. Of significant note, 16 housing units were destroyed during the 2018 Woolsey Fire which burned over 96,000 acres in and around Westlake Village.

b. 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 2014-2018 American Community Survey (ACS) reported that the City had an overall vacancy rate of 4.2 percent, which includes seasonally occupied homes and other factors. This is lower than the countywide rate of 6.2 percent and even lower than the statewide vacancy rate of 7.9 percent. The ACS further reports that both the homeowner vacancy rate and the rental vacancy rate were low at 0.3 and 2.0 percent, respectively, which is below the industry standards of optimum rates (2 to 3 percent for ownership housing and 5 to 6 percent for rental housing).

c. Housing Values and Costs

According to the ACS, the median home value in Westlake Village was \$913,400 in 2018, which was 59.5 percent greater than the median home value for the County of Los Angeles and 52.1 percent greater than the state median value. Similarly, the median gross rent of \$2,500+ for rental units in the City in 2018 was almost double the median gross rents of \$1,390 and \$1,429 for the County and the State, respectively. Since 2018, home values have increased, with single-family detached housing sales averaging approximately \$1.32 million in 2020 according to Zillow.com.

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 1960s, and well maintained. Despite the relatively high cost of housing, some less expensive housing opportunities do exist within the City. Home prices in the 197-unit Oak Forest Estates Mobile Home Park have ranged from \$255,000 to \$675,000, based on sales activity since January 2018. Additionally, sales in the Westpark condominium development have ranged from \$382,000 to \$469,000 during the same time period. The sales information for these developments was obtained from a survey of recent sales information as shown on Zillow.com.

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 current homeowners could not now afford to purchase their own homes.



C. HOUSING NEEDS

This section provides an overview of existing housing needs in Westlake Village. While Westlake Village residents are generally adequately housed and the local housing stock is in good condition, the City must consider existing and projected needs in its housing plans. These needs include:

1. Housing need resulting from **housing cost burden**;
2. Housing needs of **special needs groups** such as elderly persons, large households, persons with disabilities, female-headed households, homeless persons, farmworkers, and college students; and
3. Affordable **housing at risk** of converting to market-rate housing.

Each of these subjects is discussed below.

1. HOUSING COST BURDEN

Housing is generally the largest single expense item for most households. Housing is considered affordable whenever a household spends 30 percent or less of its household income for shelter. Gross rent or gross monthly owner costs determine a household's monthly payment for shelter. Gross rent includes the contract rent, plus utilities. In most cases, the contract rent includes payment for water, sewer, and trash collection. Gross monthly owner costs include mortgage payments, taxes, insurance, utilities, condominium fees, and site rent for mobile homes.

According to the CHAS 2012-2016 data, an estimated 1,170 households within the City are cost burdened. Of these households, 225 are renters and 945 are homeowners. Additional HUD CHAS data indicates that 795 of these cost-burdened households are lower-income households whose incomes are less than 80 percent of the countywide median income adjusted for household size. This leaves a disproportionate share of their monthly income available for other necessities such as food, medicine, and transportation. Moderate- and upper-income households may, and often do, expend more than 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.

As defined by the California Department of Housing and Community Development (HCD), 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 (2020) upper limits for low- and moderate-income households are shown in Table 5, based on the Los Angeles County area median annual income of \$77,300 for a family of four. For a point of reference, nearby Ventura County has a median income of \$97,800 for a family of four.

Table 5. Income Limits for Low- and Moderate-Income Households

Income Group	Income Range	Maximum Annual Household Income
Extremely Low	30% or less of median	\$33,800
Very Low	50% or less of median	\$56,300
Low	50-80% of median	\$90,100
Moderate	80-120% of median	\$92,750

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

*Based on a four-person household; limit varies with household size, for Los Angeles County, 2020

As stated above, 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 that is affordable to these income groups (assuming a 2.7 percent interest rate loan for a fixed term of 30 years with a 10 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 6.

Table 6. Affordable Housing Limits for Low- and Moderate-Income Households

Income Group	Maximum Affordable Unit Price	Maximum Affordable Monthly Mortgage or Rent
Extremely Low	\$160,000	\$856
Very Low	\$285,000	\$1,411
Low	\$465,000	\$2,243
Moderate	\$480,000	\$2,312

Based on these housing cost limits and the housing prices presented in Section B.3, some housing units in Westlake Village, such as those within the Oak Forest Estates mobile home park and Westpark Condos, are available for purchase at prices that are affordable to at least moderate-income households.

2. 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.

a. Elderly Households

Federal housing data define a household type as "elderly family" if it consists of two persons with either or both age 62 or over. Of Westlake Village's 1,465 such households, 11.3 percent earn less than 30 percent of the surrounding area income (compared to 24.2 percent in the SCAG

region), 19.8 percent earn less than 50 percent of the surrounding area income (compared to 30.9 percent in the SCAG region). The total number of elderly households represents 43.5 percent of all households in the City and is an indication of an increasingly aging population. The fixed or limited nature of their income poses a special problem with regard to housing affordability for the elderly. 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 Section F.2 of this Housing Element. In addition, in Spring 2021 the City Council approved plans for the development of a 128-unit senior housing complex on Cedarvalley Drive (Figure 3). It should be noted that 102 of the 128 units qualify as housing units, as defined by HCD, while the remaining 26 units are dedicated to memory care units. Although the memory care units will not be deed restricted for any particular income level, nine of these new senior housing units will be deed restricted in perpetuity for occupancy by moderate-income households, and six will be deed restricted in perpetuity for occupancy by low-income households.

b. Disabled Persons

The SCAG Local Housing Data report provides information on the number of people with disabilities by disability type in Westlake Village as follows: independent living, 273; self-care, 102; ambulatory, 253; cognitive, 280; vision, 52; and hearing, 225. Some individuals may experience more than one disability, and some disability types are not recorded for children below a certain age, so citywide totals are not provided.

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. State law defines “developmental disability” as a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

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 California 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, 4 developmental centers, and 2 community-based facilities. The regional center system was created by the Lanterman Development Disabilities Service Act (Sections 5115 and 5116) of the California Welfare and Institutions Code, which declares that mentally and physically disabled persons are entitled to live in normal residential surroundings.

The North Los Angeles County Regional Center (NLCRC) is the regional center providing services to Westlake Village residents. 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. NLCRC currently serves more than 28,000 individuals in its service area.

The DDS provides a closer look at the disabled population within the ZIP code areas that encompass the City of Westlake Village.

Table 7. Developmentally Disabled Persons by Age

ZIP Code Area	0-17 Years	18+ Years	Total
91361	56	51	107
91362	127	161	288
Total	183	212	395

Source: California Department of Developmental Services, October 2019

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, Housing Choice vouchers, special programs for home purchase, HUD housing, and specialized homes (originally piloted under SB 962 [2005]). 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 multi-family 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, enforced the provisions of the Americans with Disabilities Act, and amended its Zoning Ordinance to adopt a reasonable accommodation procedure. Additional programs are provided in Section F.2 to meet state law regarding housing for persons with disabilities.

c. Large Households

Large households are defined as those with five or more persons. According to the 2014-2018 ACS, of the 3,370 households residing in Westlake Village in 2018, 143 (4.2 percent) included five or more persons. There generally appears to be a sufficient supply of housing units suitable for large households, as the ACS reports that only 24 housing units with more than one occupant per room existed for the same time period.

d. Female-Headed Households

Housing element law requires analysis of specialized housing needs, including female-headed households, in an effort to ensure adequate childcare or job training services. Of Westlake Village's 3,370 total households, 7.7 percent are female headed (compared to 14.3 percent in the SCAG region), 1.7 percent are female headed with children (compared to 6.6 percent in the SCAG region), and 0.4 percent are female headed with children under 6 (compared to 1.0 percent in the SCAG region).

Female-headed households with limited incomes experience difficulty in finding adequate, affordable housing. It is estimated that 58 female-headed households in the City have incomes below the federally recognized poverty level. Of the 58 female-headed households in poverty, 21 are estimated to have children at home.

e. Farmworkers

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. SCAG reports that there are 10 residents (0.3 percent of total Westlake Village workers) employed in the Agriculture, Forestry, Fishing and Hunting industry. Recognizing that the City is located in an urbanized area in which farming operations no longer exist, the few employed residents in this industry sector as well as a portion of the potential housing needs for farmworkers in nearby communities can be accommodated under housing for the general population.

f. Homeless

State law requires that the City address the emergency housing needs of persons experiencing homelessness within the framework of this element. In attempting to document or identify the needs of persons experiencing homelessness, the "point in time" count was used.

g. Emergency Shelters

The 2020 homelessness point-in-time count, implemented by the Los Angeles Homeless Services Authority (LAHSA) indicated that one person was experiencing homelessness 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, to facilitate the establishment of an additional, year-round emergency shelter(s) in the City, if the need arises, the City amended its Zoning Ordinance in December 2013 to permit emergency shelters in the Business Park (BP) zone without a conditional use permit or other discretionary action. Additionally, emergency shelters are 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 §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 Section F, Housing Program). In addition, due to new state law (AB 139, 2019), parking standards for shelters must be based on staffing, not the number of beds in the shelter. The City's Zoning Ordinance will be updated to address these new requirements, as described in Section F.2, Housing Implementation Program.



h. Low Barrier Navigation Centers

State law also includes provisions for low barrier navigation centers (LBNCs) to assist persons experiencing homelessness. An LBNC is defined as a “Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” LBNCs must be allowed by right in mixed-use and nonresidential zones where multi-family uses are permitted. The City's Zoning Ordinance will be updated to address these new requirements, as described in Section F.2, Housing Implementation Program.

i. Transitional Housing and Supportive Housing

Transitional housing is a type of supportive housing used to facilitate the movement of individuals and families experiencing homelessness to permanent housing. Transitional housing offers case management and support services with the goal to return people to independent living; usually persons return to independent living between 6 and 24 months. Generally, transitional housing has a tenancy term of up to 2 years, preparing an individual or family for permanent housing. Supportive housing, in its broadest definition, is housing linked with social services tailored to the needs of the population being housed. Supportive services can be provided either on-site or off-site.

Typically, supportive housing is permanent housing. Recent state law (AB 2162, 2018) requires that supportive housing, meeting certain criteria, be allowed by right in zones where multi-family and mixed uses are permitted. State law also stipulates that minimum parking standards for units occupied by supportive housing residents are prohibited if the development is within one-half mile of a public transit stop. Currently, transitional and supportive housing are permitted in all residential zones, but not in the Multiple Use (MU) zone, which also permits housing. The City's Zoning Ordinance will be updated to address these new requirements, as described in Section F.2, Housing Implementation Program.

j. High School Student and Employee Housing

Oaks Christian High School has acquired business park properties located at the west end of Cedarvalley Drive in the North Business Park Specific Plan area. Oaks Christian re-purposed the existing business park structures for use as academic/administrative facilities, and student and employee housing. The re-purposed buildings are providing housing for 148 students and 8 employees (and their families) of the high school. To facilitate the project, the Westlake Village City Council amended the Zoning Ordinance to allow residential uses appurtenant to schools in the Business Park zone (this site has since been rezoned Mixed-Use Cedarvalley pursuant to the adoption of the North Business Park Specific Plan and allows for such uses in the Specific Plan).

3. AT-RISK HOUSING

a. Assisted Housing Units

As required by Government Code §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 2021-2031. 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. As such, there are no units at-risk of conversion from affordable to market-rate rents during the coming 10-year period.

b. Housing Conditions

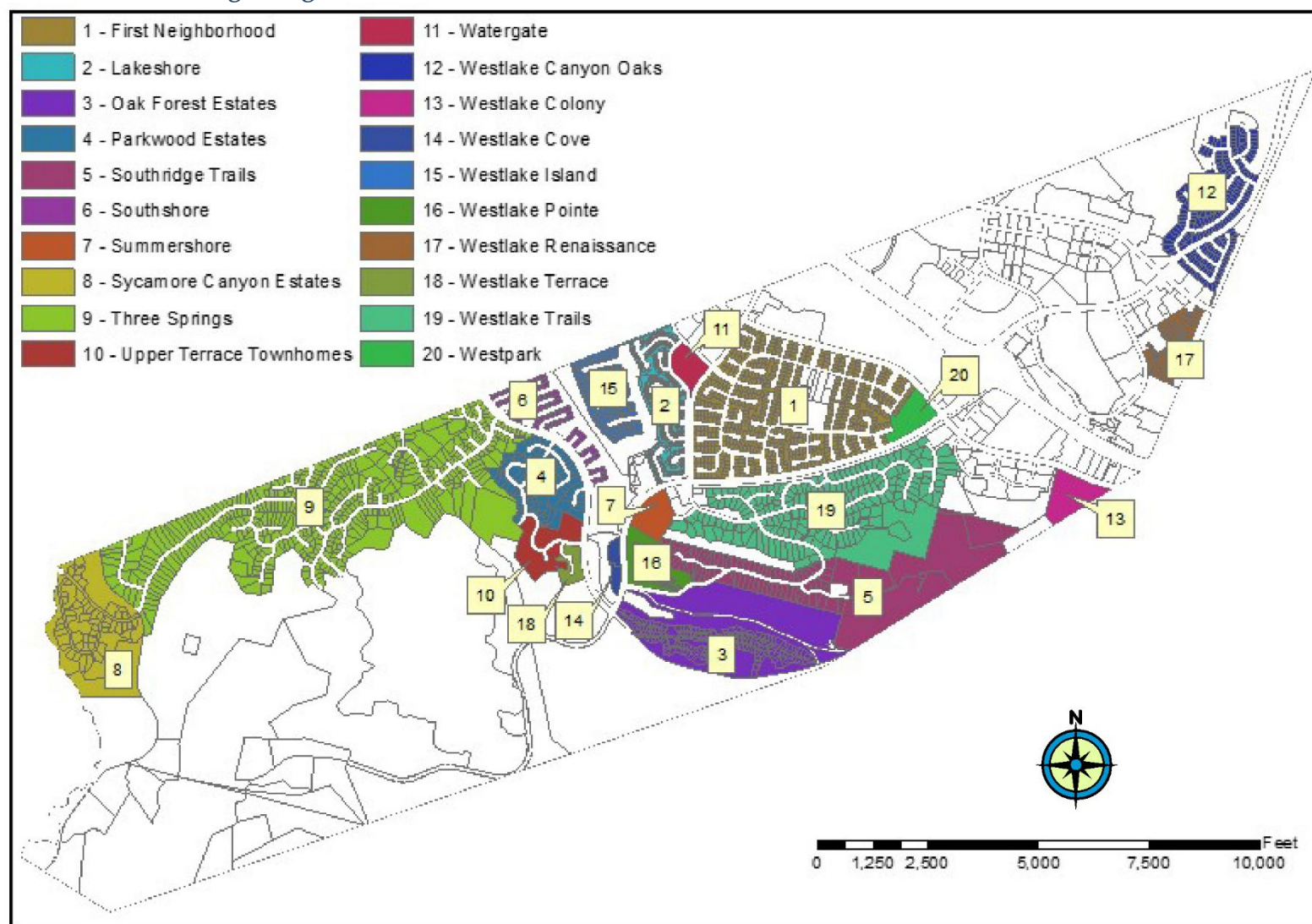
The California Department of Finance indicated that there were 3,371 housing units in the City of Westlake Village in 2018, which represents a 0.4 percent decrease in housing since 2013. As previously stated, 16 housing units were destroyed during the 2018 Woolsey Fire which burned over 96,000 acres in and around Westlake Village. The City comprises 20 recognized neighborhoods, as identified in Figure 1, that represent a broad mix of residential densities, ranging from lot sizes of about 1 unit per acre to developments of more than 23 dwelling units per acre.

Expansive growth occurred in the City in the 1960s and 1970s with approximately 63 percent of the total stock having been constructed during that period. Residential growth continued through the 1980s when about 20 percent of the housing was constructed. Residential construction slowed considerably during the 1990s and 2000s due to economic factors and as the City approached residential build-out.

All housing units are well maintained, with virtually no exceptions. All but one of the City's neighborhoods are governed by Codes, Covenants and Restrictions (CC&Rs) that regulate their appearance and activities. 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 a limited demand for housing rehabilitation assistance.



Figure 1. Westlake Village Neighborhoods



Source: Westlake Village Neighborhoods, City of Westlake Village General Plan, Figure 6

c. Overcrowding

The California Department of Housing and Community Development defines overcrowding as housing units occupied by more than one person per room in a dwelling unit, excluding kitchen and bathrooms. Overcrowded households represented just 0.7 percent of all households and 5.4 percent of renter households (or 24 households in total) in Westlake Village in 2018, compared with 15.6 percent of renter households in the SCAG region. All of the overcrowded housing units within the City are renter-occupied.

4. FAIR HOUSING

a. Affirmatively Furthering Fair Housing (AFFH) Assessment

Because the guidance for the AFFH analysis has only been released recently by HCD, this section will be updated and provided during the HCD review period.

In January 2019, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The bill added a requirement for an assessment of fair housing to be included in the housing element, which includes the following components: a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity; analysis of segregation patterns and disparities in access to opportunities, and disproportionate housing needs within the jurisdiction, including displacement risk; an assessment of contributing factors; and an identification of fair housing goals and actions.

Analysis of the fair housing issues in this section draws from the 2018 Analysis of Impediments of Fair Housing Choice for the Community Development Commission and Housing Authority of the Los Angeles County (AI). As one of 47 smaller cities participating in the Los Angeles Urban County designation for its CDBG program, the City of Westlake Village is within the geographic area covered by this AI. The AI identifies impediments to fair housing choice, and presents the fair housing goals, issues, and proposed achievements for the Urban County. The impediments/contributing factors identified in the AI are in relation to the following fair housing issues: segregation, racially or ethnically concentrated areas of poverty (R/ECAPs), Disparities in Access to Opportunity, Disproportionate Housing Needs, and discrimination or violations of civil rights laws or regulations related to housing. To address the identified impediments/contributing factors, the AI identified numerous goals and actions, with associated timeframes for achievement.

The AI developed an index representing a rating of Census tracts, which factors in variables concerning education, job and labor markets, housing, transportation, and environmental health. Those areas scoring a high index represent the areas with the greatest opportunity. These are

physical places having desirable attributes, such as high-performing schools, availability of well-paying jobs, and clean air quality, among others. The City of Westlake Village is among the highest opportunity areas in the county.

However, the City does lack access to transportation options and faces a high housing cost burden. As a part of its RHNA calculations methodology, SCAG reports that the City has a zero percent share of the region's High Quality Transit Areas based on Regional Transportation Plan/Sustainable Communities Strategy data. SCAG also reports that the City has zero percent share of the region's population in low/very-low-resource tracts and a 100 percent share of population in very-high-resource tracts. As a result, SCAG assigned the City a social equity adjustment of 180 percent; based on household income and access to resources. The City's high social equity score resulted in its being assigned a higher number of units in lower income categories as a part of its RHNA allocation.

Given the City's high degree of resources, the AI-identified goals and actions most applicable to the City relate to increasing opportunities for protected classes to access the opportunities enjoyed by the City's residents and addressing the severe housing cost burden faced by lower-income households. The following is a summary of the AI's goals and actions that are most relevant to the City of Westlake Village (WLV).

Goal: Enhance accessible facilities and infrastructure for persons with disabilities

Impediments/Contributing Factors	Barriers to mobility
Fair Housing Issue	Disparities in access to opportunity
Westlake Village Relevance	The City seeks to improve accessibility for persons that are disabled as sidewalk and other public facility projects are designed and implemented.

Goal: Enhance accessible housing and supportive services to persons with disabilities

Impediments/Contributing Factors	Land use and planning decisions restrict fair housing choice for persons with disabilities and affordable housing in general
Fair Housing Issue	Segregation Disparities in Access to Opportunity, Disproportionate Housing Need
Westlake Village Relevance	The City has programs in place to support the provision of accessible and affordable housing and continues to work toward expanding housing options. The housing element planning cycles provide opportunities to evaluate and update land use and planning decisions and practices.

Goal: Promote understanding and knowledge of fair housing and ADA laws

Impediments/Contributing Factors	Lack of on-line fair housing material to distribute information
Fair Housing Issue	Disparities in Access to Opportunity
Westlake Village Relevance	The City has created a program to meet this goal, as provided in Section F.

Goal: Promote more affordable and accessible housing

Impediments/Contributing Factors	Lack of affordable housing in a range of sizes;
Fair Housing Issue	Disparities in Access to Opportunity
Westlake Village Relevance	The AI reports that new construction should be directed to higher opportunity areas. However, this guidance was directed to HACoLA rather than individual cities. The Housing Program outlined in Section F works to help achieve this goal.

b. Housing Inventory and Program Development

AB 686 also requires that preparation of the housing element land inventory and identification of sites occur through the lens of AFFH, and that the housing element include a program that promotes and affirmatively furthers fair housing opportunities throughout the community. The program should address the issues identified through the assessment. The program must include: 1) meaningful actions that address disparities in housing needs and in access to opportunity; 2) a timeline of concrete actions and a timeline for implementation; and 3) no actions inconsistent with AFFH. Section F includes the required AFFH program.

While the City of Westlake Village already enjoys safe and healthy communities, it does face challenges in providing a range of housing types and prices suitable for lower-income households. Reducing housing cost burden can also help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes. As described in Section B.1, Population and Household Characteristics, 84.6 percent of City residents are white, single-family homes make up nearly 89 percent of the housing stock, and the City's median household income of \$141,979 is over twice the countywide figure of \$64,254. As such, the AB 686-required AFFH program, along with the other programs identified in Section F, will help to cumulatively contribute to AFFH goals.

D. HOUSING OPPORTUNITIES AND RESOURCES

Housing resources refer to the land, financial, and administrative resources that are available to meet Westlake Village’s housing needs to mitigate the housing constraints identified in earlier sections of this Housing Element. This section provides an inventory, analysis, and assessment of the City’s resources to address its housing needs, including the City’s share of the Regional Housing Needs Assessment (RHNA).

1. POTENTIAL FOR FUTURE HOUSING

State law requires that jurisdictions provide an adequate number of properly zoned sites to facilitate the production of their regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify “adequate sites.” Under state law (California Government Code §65583[c][1]), adequate sites are those with appropriate zoning designations and development regulations – with services and facilities – needed to facilitate and encourage the development of a variety of housing for all income levels. The land resources available for the development of housing in Westlake Village are addressed in this section.

2. RHNA

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. The California Department of Housing and Community Development (HCD) allocates a numeric regional housing goal to the Southern California Association of Governments (SCAG). SCAG is then mandated to distribute the housing goal among the cities and counties in the region. This share for the SCAG region is known as the Regional Housing Needs Assessment, or RHNA. The SCAG region encompasses six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura) and 191 cities in an area covering more than 38,000 square miles. The major goal of the RHNA is to assure an equitable distribution of housing among cities and counties within the SCAG region so that every community provides for a mix of housing for all economic segments. The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period.

The current RHNA for the SCAG region covers an 8-year planning period (June 30, 2021 to October 15, 2029)² and is divided into four income categories: very-low-, low-, moderate-, and

2 The Housing Element planning period differs from the RHNA planning period. The Housing Element covers the planning period of October 15, 2021 through October 15, 2029.

above-moderate. As determined by SCAG, the City of Westlake Village's allocation is 142 units divided among the four income categories shown in Table 8.

Table 8. Housing Needs for 2021-2029

Income Category (% of County Area Median Income)	Number of Units	Percent of Total
Extremely-low/very-low (50% or less)*	58	40.8%
Low (51% to 80%)	29	20.4%
Moderate (81% to 120%)	32	22.5%
Above-moderate (over 120%)	23	16.2%
Total	142	100.0%

Source: Final Regional Housing Needs Allocation, SCAG, 2020

*The City has a RHNA allocation of 58 very-low-income units (inclusive of extremely-low-income units). Pursuant to state law (AB 2634), the City must project the number of extremely-low-income housing needs based on Census income distribution or assume 50% of the very-low-income units as extremely-low-income. However, for purposes of identifying adequate sites for the RHNA, state law does not mandate the separate accounting for the extremely-low-income category.

b. Credits Towards the RHNA

State law allows local governments to receive credits towards its RHNA housing goals with housing units constructed, building permits issued, and projects approved in the time from the start of the RHNA planning period. For the 6th Cycle RHNA, the planning period begins on June 30, 2021. Table 9 summarizes Westlake Village's RHNA credits and the remaining housing need through October 15, 2029. The City would be able to meet all of its above-moderate-income RHNA with the entitled project. The City must accommodate the remaining RHNA of 104 lower- and moderate-income units with sites with development potential.

Table 9. RHNA Credits and Remaining Need

	Extremely/Very-Low (below 80% AMI)	Low (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate (over 120% AMI)	Total
RHNA	58	29	32	23	142
Entitlements: Cedarvalley Senior Housing	0	6	9	87	102
Remaining need	58	23	23	0	104

AMI = Area Median Income

c. Entitled Projects

One recently entitled project currently exists in the City with remaining capacity that can be credited towards the low-, moderate- and above-moderate-income RHNA:

Cedarvalley Senior Housing.. In spring of 2021, the City amended the North Business Park Specific Plan to create an overlay for residential care facilities, and the City Council approved plans for a new senior housing complex within that overlay. The project will redevelop property currently being used for industrial/manufacturing purposes at the southwest corner of Cedarvalley Drive and Via Rocas in the Mixed Use Cedarvalley District of the North Business Park Specific Plan (Figure 2, Sites Inventory). The approved project

consists of 128 total units on an approximately 1.3-acre site. The unit mix includes 102 assisted living units and 26 memory care units. The 102 assisted living units are designed as independent living units and qualify as housing units based on the California Building Code. Among the 102 housing units, 87 will not be subject to any deed restrictions, which means they will be counted towards the City's above-moderate income need, nine will be deed restricted for moderate-income households, and six will be deed restricted for low-income households.

d. Remaining RHNA

Accounting for current entitlements, the City has a remaining RHNA of 104 units. Specifically, 58 extremely-low-/very-low-income units, 23 low-income units, and 23 moderate-income units.

e. Residential Sites Inventory

Government Code §65583(a)(3) and §65583.2 require "an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services for these sites." The availability of vacant residential land is the primary resource needed to meet the City's affordable housing needs.

State law requires that jurisdictions demonstrate that the land inventory is sufficient and adequate to accommodate their share of the regional housing need. The housing element must identify those sites within the City that can accommodate the RHNA. Potential development sites at adequate densities and appropriate development standards must be made available to accommodate these remaining units. This section evaluates potential sites for the construction of additional housing units that could occur as a result of minimal infill development on the four remaining vacant, residentially zoned parcels in the City, as well as the redevelopment of three sites within the City's aging and functionally obsolete business park that have been rezoned mixed-use to allow multi-family residential and commercial development. Accessory dwelling units are another mechanism the City is exploring to weave lower income units throughout the community. The City has not identified specific sites within the R1 zone as part of the sites inventory, but the City's Accessory Dwelling Unit Ordinance complies with State law and informational materials are posted on the City's website, therefore, there is the likelihood of accessory dwelling units being developed outside of the identified sites.

f. Vacant Sites

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 are large hillside tracts dedicated as permanent open space with the exception of four scattered single-family residential lots, which are identified in Table 10 and Figure 2. However, adoption of the North Business Park Specific Plan, further described below, provides housing capacity beyond what is required by RHNA.

g. North Business Park Specific Plan

The North Business Park Specific Plan was adopted in July 2020. It encompasses an aging business park 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 includes approximately 100 acres, with parcels ranging in size from 0.5 acres to over 7.0 acres.

This Specific Plan established new development regulations to guide the future redevelopment of the area and ensure that applicable regulations and building entitlements are clear to all stakeholders. The Specific Plan provides incentives for property owners to improve their properties by adding greater flexibility to the requirements for siting and design and rezoning these properties to allow for a wider range of commercial uses, and in the mixed-use planning districts, to allow for the development of multi-family residential uses. The development program in the Specific Plan allows for up to 607 residential units on Sites 2 and 3 (Figure 3) of the Specific Plan area.

- **Site 2 – Mixed-Use Corsa District.** This site consists of a portion of the Mixed-Use Corsa District of the Specific Plan (Figure 3). This Specific Plan district provides opportunities for residential, office, and restaurant uses in a pedestrian-oriented environment. Ancillary personal and convenience services and business support services are also permitted. Such development is intended to facilitate the grouping of attached housing options with employment uses, public gathering spaces, and community amenities. The Mixed-Use Corsa District fosters pedestrian-oriented activity by providing a mix of uses in a compact and walkable area and encouraging large areas of open space in a plaza or village green setting. Attached residential uses are permitted within a horizontal or vertical mixed-use setting, as well as live-work units. The maximum residential density permitted by the Specific Plan for the Mixed-Use Corsa District is 20 dwelling units per acre, exclusive of density bonuses, with a maximum building height of 55 feet and 3 stories. The Specific Plan allocates 145 dwelling units to this zoning district. These conservative numbers are based on the assumptions that approximately 78 percent of the site would be developed to account for setbacks and open space requirements. This does not take into account any density bonuses under state law.

The site contains no environmental constraints, and all required infrastructure is available at site and will be upgraded, as necessary, in conjunction with implementation of the Specific Plan.

- **Site 3 – Mixed-Use Lindero District.** This site lies immediately south of the Mixed-Use Corsa District (Figure 3) and is intended to provide for corporate office and attached residential uses. This zoning district allows for office uses to maintain this area as a major employment center. In addition, market forces and surrounding use are already suggesting that residential uses would be well suited for the area along Lindero Canyon Road. The visibility and accessibility of residential uses along Lindero Canyon Road is beneficial with adjacent office uses to maintain a job-housing balance. The maximum residential density permitted by the Specific Plan for the Mixed-Use Lindero District is 32 dwelling units per acre, exclusive of density bonuses, with a maximum building height of 55 feet or 3 stories. The Specific Plan allocates 462 dwelling units to this zoning district. These conservative numbers are based on the assumptions that approximately 72 percent of the site would be developed to account for internal circulation, setbacks, and open space requirements.

Site 3 currently contains several office uses with small-scale industrial tenants. One parcel is largely vacant demonstrated by its parking lot being used for storage of cars for a nearby car dealership. Each of the three APNs have separate owners. All owners have contacted the City to explore redevelopment options. Property owners have attended Specific Plan outreach meetings and expressed interest in redevelopment. One site owner previously submitted conceptual drawings for redevelopment, which included residential units. With the lack of tenants, current uses of the buildings, property owner's interest, and adoption of the Specific Plan, Site 3 is well positioned for redevelopment.

The site contains no environmental constraints and all required infrastructure is available at site and will be upgraded, as necessary, in conjunction with implementation of the Specific Plan.

Figure 2. Sites Inventory

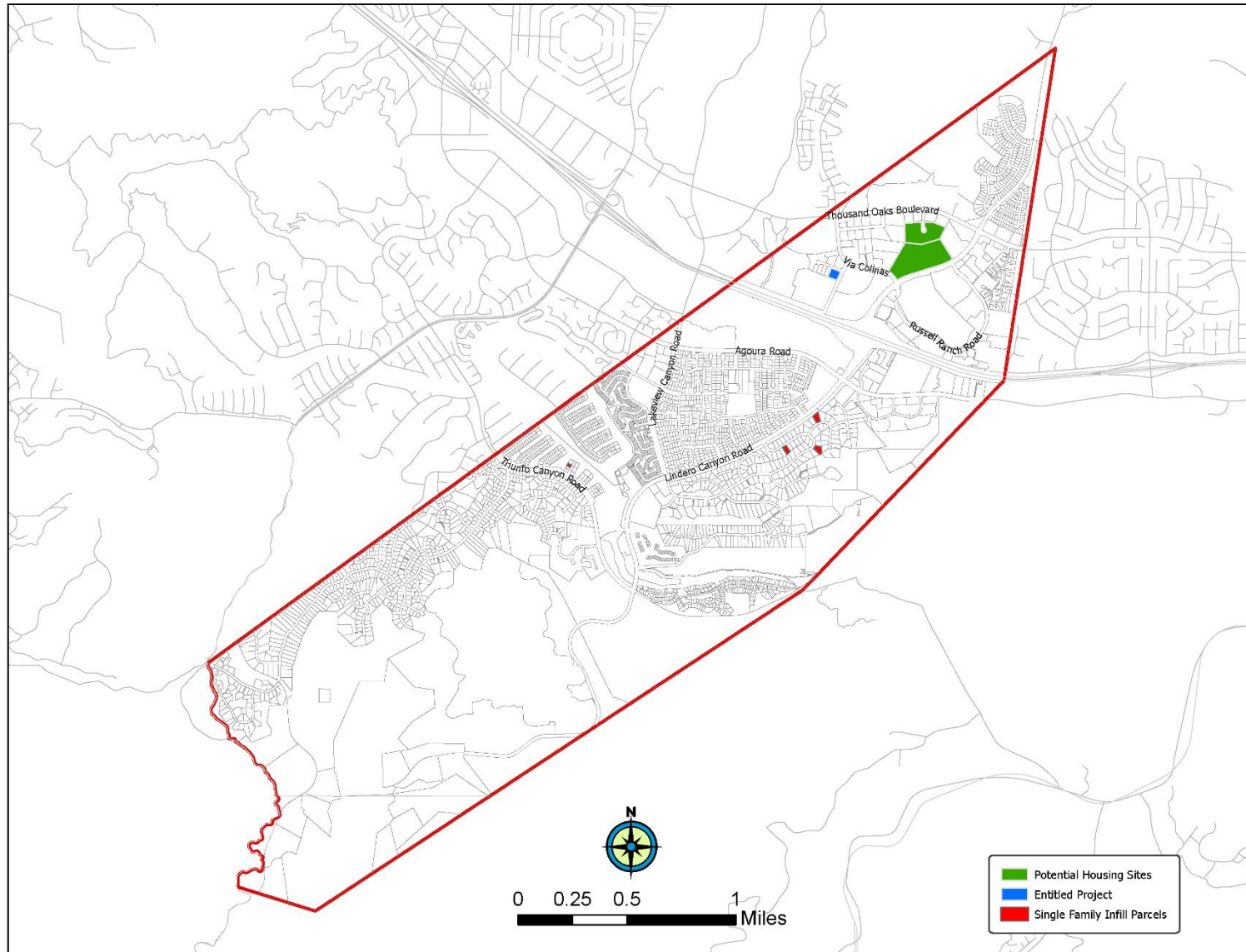
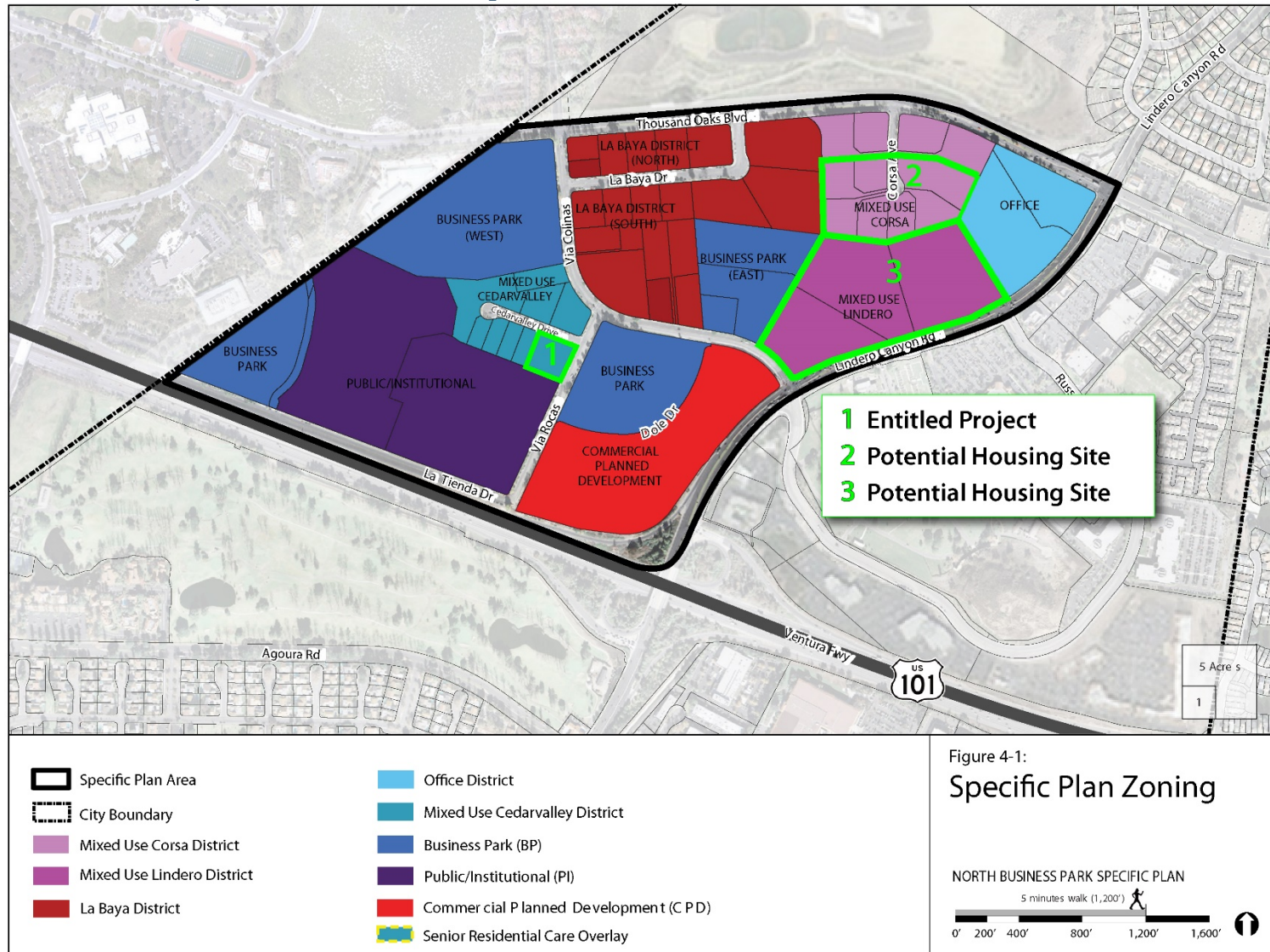


Figure 3. Sites Inventory – North Business Park Specific Plan



Source: North Business Park Specific Plan, Figure 4-1 [green borders, numbers, and numbered legend added]

Table 10. Sites Inventory

Site No.	APN	Lot Size (Acres)	General Plan	Zoning	Housing Type	Maximum Density	Realistic Density	Number of Units	Affordability
Entitled									
1	2054-031-030	1.30	North Business Park Specific Plan	Mixed Use Cedarvalley	Senior	98 du/acre	98 du/acre	102	6 Low 9 Moderate 87 Above Mod
Potential Housing Sites¹									
2	2054-029-040	1.02	North Business Park Specific Plan	Mixed Use Corsa	Multi-Family Live/Work	20 du/acre	15.5 du/ac	15	Moderate
2	2054-029-041	1.29	North Business Park Specific Plan	Mixed Use Corsa	Multi-Family Live/Work	20 du/acre		20	Moderate
2	2054-029-042	1.29	North Business Park Specific Plan	Mixed Use Corsa	Multi-Family Live/Work	20 du/acre		20	Moderate
2	2054-029-043	1.18	North Business Park Specific Plan	Mixed Use Corsa	Multi-Family Live/Work	20 du/acre		18	Moderate
2	2054-029-044	1.07	North Business Park Specific Plan	Mixed Use Corsa	Multi-Family Live/Work	20 du/acre		16	Moderate
2	2054-029-045	1.26	North Business Park Specific Plan	Mixed Use Corsa	Multi-Family Live/Work	20 du/acre		19	Moderate
2	2054-029-058	2.39	North Business Park Specific Plan	Mixed Use Corsa	Multi-Family Live/Work	20 du/acre		37	Moderate
Site 2 Total		9.34						145	
3	2054-029-035	7.59	North Business Park Specific Plan	Mixed Use Lindero	Multi-Family Live/Work	32 du/acre	23.1 du/ac	175	53 Low ² 122 Above Mod
3	2054-029-050	6.99	North Business Park Specific Plan	Mixed Use Lindero	Multi-Family Live/Work	32 du/acre		162	49 Low ² 113 Above Mod
3	2054-029-051	5.40	North Business Park Specific Plan	Mixed Use Lindero	Multi-Family Live/Work	32 du/acre		125	37 Low ² 88 Above Mod
Site 3 Total		19.98						462	
Vacant Single Family Residential Infill Lots									
	2057-006-003	0.47	Low Density Residential	Residential Planned Develop.	Single-Family	4 du/acre	4 du/acre	1	Above Mod
	2057-007-024	0.60	Low Density Residential	Residential Planned Develop.	Single-Family	4 du/acre	4 du/acre	1	Above Mod
	2057-007-002	0.62	Low Density Residential	Residential Planned Develop.	Single-Family	4 du/acre	4 du/acre	1	Above Mod
	2059-021-003	0.14	Medium Density Residential	Residential Planned Develop.	Single-Family	7 du/acre	7 du/acre	1	Above Mod
Total	713							713	
¹ Descriptions of the existing use, environmental constraints and infrastructure available for each site are included in the text descriptions for the potential housing sites. ² For site 2, the City took a conservative approach and assumed that only 30% of the units (139 units -- broken out by APN as estimate could be 53 units on APN 2054-029-035, 49 units on APN 2054-029-050 and 37 units on APN 2054-029-051) would be affordable to lower income households. The individual site unit capacity is not a requirement, only an estimation.									

h. Development Review of By Right Housing

For development review within the North Business Park Specific Plan Mixed-Use Corsa and Lindero Districts, the Specific Plan includes the provision that any residential project proposed within these districts that provides 20 percent of the dwelling units at a rate affordable to lower-income households shall be permitted “by right.” These projects will not be subject to the approval of Planned Development Permits, Conditional Use Permits, or any other discretionary action. Because no discretionary actions are involved, these projects would not be subject to environmental review pursuant to the California Environmental Quality Act. Instead, qualifying projects will undergo a ministerial design review and the objective criteria to be applied in conducting such review, as contained in the North Business Park Specific Plan. The objective design criteria address building siting and orientation, building form and facades, open space in multi-family developments, architectural style, materials, finishes and colors, exterior lighting, and service areas and mechanical equipment.

i. Ability to Meet the City’s RHNA

Table 11 summarizes the City’s accommodation of the RHNA for all income groups during the 2021-2029 planning period. After accounting for development credits and realistic capacity of vacant and underutilized sites, the City has identified surplus capacity of 513 units, including 238 units in the low- and moderate-income categories.

Table 11. Potential Housing Sites, 6th Cycle RHNA Accommodation

Income	RHNA	Entitled	Residential Sites	Mixed-Use Sites	Deficit/Surplus
Extremely Low/Very Low (<50% AMI)	58	–	–	–	-58
Low (51-80% AMI)	29	6	–	139	116
Moderate (81-120% AMI)	32	9	–	145	122
Above-Moderate (>120% AMI)	23	87	4	323	391
Total	142	102	4	607	571

AMI = Area Median Income

All sites identified in the inventory are located within urbanized areas where infrastructure and public services are readily available. None of the housing sites are subject to significant environmental constraints that would prevent development of these sites into housing.

The redevelopment of this business park area with residential uses is realistic and feasible as demonstrated by actual development activity that is occurring in the area. As one example, existing office uses in the Mixed-Use Cedarvalley District have recently been re-purposed and converted for use as student and employee (including their families) housing for Oaks Christian High School. Additionally, another property in the Mixed-Use Cedarvalley District that is currently being used for industrial/manufacturing purposes has been entitled for redevelopment with a 102-unit senior housing units, as described previously. Finally, several of the property

owners in Sites 2 and 3 have contacted the City to explore redevelopment options for residential uses.

Under current zoning, 713 units, exclusive of potential density bonuses, could be added to the City's housing stock through redevelopment of Sites 1, 2 and 3 in the North Business Park Specific Plan and the development of four vacant single-family residential infill sites in established neighborhoods. This represents an approximately 21 percent increase of the City's housing stock. These sites can accommodate well in excess of SCAG's RHNA for Westlake Village for the current planning period (2021-2029).

3. FINANCIAL RESOURCES

Financial resources are needed to support the initiation, operation, or expansion of housing programs. For example, to fund façade improvement programs, or the waiving or deferring payment of permit and development impact fees. The following describes potential financial resources that may be utilized to support housing programs and provide affordable housing in the community.

- **Housing and Community Development Grants** – Financial assistance programs administered by the California Department of Housing and Community Development change periodically according to funding availability and should be monitored on a regular basis. Current program information is posted on HCD's website at: <https://www.hcd.ca.gov/grants-funding/index.shtml>. However, the City's ability to competitively secure grants is limited, as the City has a small lower-income population compared to the region as a whole, and its housing stock is relatively new and well maintained.
- **Community Development Block Grant (CDBG) Funds** – The CDBG program provides annual grants on a formula basis to states, cities, and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The City of Westlake Village participates in the Los Angeles County CDBG Program administered by the Los Angeles County Development Authority (LACDA). The City receives \$33,000 a year, which the City uses to offer a citywide housing rehabilitation assistance program.
- **SB2/LEAP Grants** – In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the state's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds were available as planning grants to local jurisdictions. Another source of funding to help local jurisdictions to update their planning documents and implement process improvements to facilitate housing construction is the Local Early Action Planning (LEAP) grants. In 2020, the City was awarded the full amount of SB 2 grant funds requested (\$160,000) and the LEAP grant funds requested (\$65,000) for a total of \$225,000 in state funds. The SB 2 grant funds were requested to cover \$150,000 of the cost of preparation of the North Business Park Specific Plan and \$10,000 of the cost of the 6th Cycle Housing Element update and associated Safety Element update. The LEAP grant funds were requested to cover \$65,000 of the cost of amending the Zoning Ordinance to meet requirements set by HCD for the 5th and 6th Cycles of the Housing Element update. LEAP is a one-time-only program. For the second year and onward of SB 2 implementation, 70 percent of the funding will be allocated to local governments for affordable housing purposes. HCD is in the process of closing out the SB 2 Year One planning grant allocations and has not begun the process of allocating the Year Two affordable housing funds. However, as a non-entitlement jurisdiction participating in the CDBG program under the Urban County program, the City of Westlake Village would not be directly eligible to apply for funding under the Permanent Local Housing Allocation (PLHA) component of SB 2. Instead, the City would receive funding through the County of Los Angeles, similar to the CDBG program. SB2 PLHA funds can be used to:

- Increase the supply of housing for households at or below 60 percent of AMI;
 - Increase assistance to affordable owner-occupied workforce housing;
 - Assist persons experiencing or at risk of homelessness;
 - Facilitate housing affordability, particularly for lower and moderate income households; and
 - Promote projects and programs to meet the local government's unmet share of regional housing needs allocation.
- **Home Investment Partnership (HOME)** - HOME provides formula grants to states and localities that communities use – often in partnership with local non-profit 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.

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, the City could support a non-profit developer's application for such funds.

- **Low-Income Housing Tax Credit (LIHTC)** – The LIHTC is the most important resource for creating affordable housing in the United States today. It is a tax incentive intended to increase the availability of low-income rental housing by providing a credit against regular tax liability for investments in affordable housing properties. A fixed amount of tax credits is allocated by the IRS to each state based on population. Tax credits are awarded to developers, who sell the credits to investors. The developers build or renovate the housing and agree to rent the housing at an affordable rent that is usually below market.
- **L.A. County Housing Innovation Fund II (LACHIF II)** – LACHIF II is a revolving loan fund of approximately \$70 million administered by the Los Angeles County Development Authority (LACDA) in partnership with participating community lenders. Loans are made to finance acquisition and predevelopment costs for affordable housing developments in the County of Los Angeles. Both Non-Profit and For-Profit Borrowers are eligible for LACHIF II Loans. Since the program’s inception in 2013, LACHIF II has loaned approximately \$70 million to affordable housing developers resulting in close to 2100 units of affordable housing developed or in the pipeline.

While there are other state and federal assistance programs, the City’s ability to use some of them is limited by the absence of those population and housing characteristics that 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 California Department of Housing and Community Development in evaluating and rating applications for assistance through their housing and community development programs. The City has a small lower-income population compared to the region, and its housing stock is relatively new and well maintained.

Additionally, the City’s high housing values result in rents that generally exceed the maximum levels for participation in the Housing Choice Voucher 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.

4. ORGANIZATION RESOURCES

The City continues to support efforts of the neighboring City of Thousand Oaks and local organizations, including local churches, to provide temporary assistance, emergency shelter, and transitional and supportive housing for the homeless in the Conejo Valley area. The City annually financially supports such efforts by awarding Community Services Grants, which are funded by the City’s General Fund. The Los Angeles Homeless Services Authority offers additional services to persons in need of assistance.

For Fair Housing services, the City relies on the County's contract with the Housing Rights Center. In addition, the City continues to participate in fair housing assessments and programs conducted by the Los Angeles County Community Development Authority (LACDA), as a participating city in the Los Angeles Urban County. For developmental disabilities services, City residents may utilize the North Los Angeles County Regional Center. Additional information on organization resources serving households with special needs are found in Section C.3, At-Risk Housing.

To help meet housing construction goals, private sector partners include the Alliance Residential Company, who recently secured approval for a senior housing development in the City. Potential future partners include affordable housing developers such as National CORE, the largest affordable housing developer in Southern California and Many Mansions Ventura County. In addition, nearby facilities including the Goebel Adult Community Center in Thousand Oaks offer services available to Westlake Village residents.

E. 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.

1. 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.

a. Financing Costs

In January 2021 home mortgages for borrowers with good credit were available at historically low rates (less than 3 percent). This comparatively low rate does not represent a constraint to the purchase of housing. However, the high cost of housing in the City in itself may reduce access to mortgages as potential homebuyers lack the necessary down payment and the percent of income required to cover mortgage payments that lenders generally require. These conditions make a home purchase particularly difficult for first-time homebuyers and lower- and moderate-income households.

b. Construction Costs

Hard construction costs including the cost of materials (wood, cement, asphalt, roofing, pipe, glass, and other interior materials) and labor comprise more than 60 percent of total development costs. Materials costs vary depending on the type of housing being constructed and amenities provided. Labor costs are influenced by the availability of workers and prevailing wages.

According to the Turner Center for Housing Innovation at UC Berkeley,³ affordable and market-rate developers have seen increasing construction costs throughout the state. For example, the cost of building a 100-unit affordable project in California increased from \$265,000 per unit in 2000 to almost \$425,000 in 2016. On a square foot basis, the Turner Center reports that the cost of constructing multi-family housing increased by 25 percent between 2009 and 2018, reaching an average of \$222 per square foot by 2018. In the Los Angeles region the costs increased even more, with the average hard costs exceeding the statewide average by \$35 per square foot. Although construction costs are a significant factor in the overall cost of development, the City of Westlake Village has no direct influence over materials and labor costs.

c. Land Costs

According to Zillow.com, from 2018-2020, a total of eight sales were conducted for vacant lots zoned Single Family Residential (R-1). All of these lots were less than 1 acre in size; however, if

3 See <https://turnercenter.berkeley.edu/research-and-policy/the-cost-of-building-housing-series/> and https://turnercenter.berkeley.edu/wp-content/uploads/pdfs/Hard_Construction_Costs_March_2020.pdf

adjusted, the average price per acre for these sales was \$1.87 million. 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 average home value in Westlake Village was \$1.2 million in 2020, according to Realtor.com, the 33 percent figure identified above would translate into a median raw land price of at least \$396,000 per single-family home. Additionally, at present, there is only one residentially zoned vacant lot for sale at a cost of \$1.24 million per acre.

As indicated above and in the vacant sites inventory, vacant residentially zoned land in the City is scarce and expensive. 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 that have been rezoned, pursuant to the adoption of the North Business Park Specific Plan, to facilitate their redevelopment, in whole or in part, with multi-family residential housing. The North Business Park Specific Plan also aims to promote housing opportunities to accommodate all segments of the community including young adults, families, and seniors.

The North Business Park Specific Plan focuses on approximately 100 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 planning areas designated for residential development, shown as the Mixed-Use Corsa and Lindero Districts on Figure 3, range from approximately \$9,400,000 to \$35,000,000. However, to mitigate this constraint, the City has incorporated various incentives in the Specific Plan including encouraging mixed-use development and allowing for multi-family residential development at densities of 20 to 32 dwelling units per acre, before the application of any density bonuses. Additionally, ongoing residential development activity occurring within the Specific Plan area is an indication that land costs are not a deterrent to redeveloping these business park properties with residential uses.

d. Land Availability/Environmental Constraints

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 four 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 2029, 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 in Section D.1, Potential for Future Housing.

e. Other Non-Governmental Constraints

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, that are owned and maintained by homeowner's associations. Therefore, it is unlikely that additional land within residential neighborhoods will be made available for development, or that existing neighborhoods will be rezoned to increase density. For potential housing sites in the sites inventory, there have not been any requests to develop at densities lower than allowed by the land use regulations, or any issues that would cause significant delays between the approval of entitlements and the building permit application process.

2. GOVERNMENTAL CONSTRAINTS

Potential constraints on the provision of housing that 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 is discussed below. The City does not have an inclusionary housing ordinance, short-term rental ordinance, or any other locally-adopted ordinances that directly impact the cost and supply of housing.

a. Building Codes

The City's building codes are based upon the 2019 California Building Standards Code, which are based on the 2019 International Building Code (IBC) and associated 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 that 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.

b. 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 because the City does not have a Planning Commission, a 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, except for certain affordable housing projects within the Mixed-Use Lindero District of the North Business Park Specific Plan, as described in Section D.2.g, North Business Park Specific Plan. For planned development permits, depending upon the type of environmental documentation required, a development application can be processed for City Council review and final action within 2 to 3 months. The plan check period for a building permit is 4 to 6 weeks. The Planning Department consists of the Planning Director, a professional Planner, and contract planning staff, 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 a vote on the permit request typically takes place on the same evening.

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 ensure 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.

The purpose of the planned development permit process, as stated in the Municipal Code, is to protect the integrity and character of the residential, commercial, and industrial areas of the City, consistent with the objectives, policies, general land uses, and programs of the Westlake Village General Plan. At the time of application for a planned development permit, a review of the location, design, configuration, and impact of the proposed use shall be conducted by comparing such use to established standards. This review shall determine whether the permit should be approved by weighing the public need for and the benefit to be derived from the use against the impacts it may cause.

While the purpose and intent of the planned development permit process is to objectively determine that a proposed project complies with established development controls and will not adversely affect surrounding uses, the mandatory findings cited above are somewhat subjective and repeatedly refer to the application of appropriate conditions. Given the nature of the required findings, there appears to be little differentiation between the planned development permit and the conditional use permit processes. Therefore, the City intends to re-examine and revise, as necessary, the mandatory findings for planned development permit approval to have them better align with the purpose and intent of this permit process. The City ensures there is minimal lag time between project approval and building permit issuance because there is a one-year expiration on planned development permit entitlements. Applicants have one year after entitlement to get County permits to start construction.

In the Mixed Use Lindero District of the North Business Park Specific Plan, multi-family projects that provide 20 percent or more affordable housing will be allowed by right, and the Specific Plan provides objective design standards for such projects. By allowing for streamlined processing for affordable projects in the Mixed-Use Lindero District of the North Business Park Specific Plan, the City's regulatory process, including standards, timeframes, and mandatory findings, does not and will not significantly affect 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.

c. 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 noted 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 setback, 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 setbacks, lot coverage, and FARs can be established on a case-by-case basis. The MHP zone, as the name implies, provides for mobile/manufactured home parks and subdivisions. In addition, there are some areas of the City identified as MU (Multiple Use) zone that require a Specific Plan and for those areas, the zoning restrictions and development standards are spelled out in the Specific Plan.

The Westlake Village Zoning Ordinance and the various development standards set forth therein are entirely 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 accessory dwelling units, as well as density bonuses, consistent with the requirements of AB2299, SB1069, AB68, AB881, SB13, and State density bonus law (AB1763). 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 does not constitute a constraint on the provision of affordable housing.

d. Employee Housing Program

The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. It further requires housing for agricultural workers to be treated as an agricultural use and permitted where agricultural uses are permitted. The City does not permit

agricultural uses in any of its zones and is, therefore, not required to specifically zone for farmworker housing.

e. 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.

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.

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 fewer than five homes are exempt from the fee. In the case of the North 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 analysis and processing of proposed development, including but not limited to, the review of 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 12.

Table 12. 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
Plan 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. If the deposit is exceeded, payment of new charges is due within 30 days. The City reserves the right to stop work on a project if payment is 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.

The City has recently approved an application for a proposed senior living facility, as discussed in Section C.2, Households with Special Needs. The per unit fee is projected to be \$17,420, which includes building and impact fees. The overall cost of the development is assumed to be \$24,671,384, and therefore, the total fees constitute only 0.07 percent of the overall cost of the development. This percentage is consistent with neighboring communities and is not considered to be a constraint on new development.

The most recent development of a single-family residence on vacant land within the City occurred in 2018, and the total cost of building and impact fees for the new 3,879 square foot residence amounted to \$27,667.70. The overall cost of the development is assumed to be \$708,100, and therefore the total fees constitute only 3.9 percent of the overall cost of the development. It should also be noted that the City's permit fees have not increased since 1983 and are significantly lower than the permit fees charged by surrounding cities (see Table 12 for a comparison).

In conclusion, neither the development fees nor the permit fees charged by the City constitute a constraint on the provision of affordable housing. However, to avoid any financial impact on the

construction of new affordable housing, the City will waive or reduce payment of permit and development impact fees for projects proposing the construction of affordable housing, as indicated in Section F.2, Housing Implementation Program of this element.

f. On-Site and Off-Site 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, and 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 Sites 1, 2, and 3 (Figure 3) within the North Business Park Specific Plan area, the Final Programmatic Environmental Impact Report prepared for the Specific Plan indicates that no major backbone infrastructure (i.e., water, sewer, or drainage system) upgrades are 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. However, a reconfiguration of the infrastructure on the potential housing sites in the Specific Plan area would likely be necessary in conjunction with their redevelopment, and such a reconfiguration of existing 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 that will help to mitigate this potential constraint for the development of affordable housing.

g. Energy Conservation

Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design, reduced dependence on vehicles, and reduced greenhouse gas emissions.

The County of Los Angeles's Green Building Standards, which have been incorporated by reference into the City's Municipal Code, and California's Green Building Standards Code (CALGreen), which mandates green building requirements throughout the state of California, are in effect. Green building standards applies to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structures, and also applies to most additions and alterations to existing buildings, including residential structures.

Through the implementation of Green Building Standards Code, the City achieves incremental improvements in energy conservation. Green building requirements include the incorporation of energy conserving (i.e., Energy Star) appliances, fixtures, and other devices into the design of new residential units, and incorporation of low flow plumbing fixtures into the design of all 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.

While the use of alternative energy sources is most advantageous in developing new housing, homeowners can take advantage of numerous energy conserving measures which can be retrofitted onto existing and older housing which conserve the use of nonrenewable fuels and save money. Southern California Gas Company (SCG) and Southern California Edison (SCE) periodically offer rebate programs or workshops for residents and businesses who implement energy conservation recommendations. Details pertaining to SCG and SCE programs are provided by the individual purveyors.

h. 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 permit and development impact fees, completing code amendments, expanding education and outreach programs, and seeking funding when available.

F. 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.

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 are provided in Section F.1, and implementation programs are presented in Section F.2. Quantified objectives to meet RHNA targets are summarized in Section F.3, Quantified Objectives.

1. HOUSING POLICIES

a. Accessibility to Housing

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

- 1.1 Promote accessibility to housing opportunities by all households, regardless of any special characteristics protected under federal, state, and local fair housing law.

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

c. Preserving Affordability

Policies 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.

d. 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.

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

f. 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 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.

2. HOUSING IMPLEMENTATION PROGRAM

Program 1 – Adequate Sites and Monitoring for No Net Loss

For the 6th Cycle, SCAG has allocated 142 additional housing units that will need to be planned for within the City by 2029 to accommodate anticipated population growth. The City has identified an inventory of potential housing sites that could accommodate the construction of at least 716 additional housing units. These sites have been rezoned to allow for, and facilitate development of, multi-family residential development, including the provision of lower-, moderate-, and above-moderate income units.

Action	Timeframe and Objectives
Continue to utilize the City's General Plan and Zoning Ordinance to provide adequate, suitable sites for new housing construction	Ongoing
Provide by-right permit processing when 20 percent or more of the units are affordable to lower income households on sites in the Mixed-Use Lindero District in the North Business Park Specific Plan and identified in Table 10 to accommodate the lower income RHNA that was previously identified in past housing elements.	Ongoing To incentivize development of housing for lower income households.
Explore additional sites on which streamlined permit processing may be appropriate in the future.	By the end of 2022 To incentivize development of housing for lower income households.
Facilitate the development of diverse housing types for lower-, moderate-, and above-moderate-income levels in the North Business Park Specific Plan area by continuing to process housing development applications in the NBPSP.	Ongoing Anticipated development of 102 units with the Cedarvalley Senior Housing project (87 above moderate, 9 moderate, and 6 low income units).
Monitor and update the sites inventory for no net loss to maintain its adequacy for meeting the RHNA.	Annually, as a part of Housing Element Annual Progress Reports
Make the inventory of sites available to developers, by posting on the City's website.	Annually update and post the inventory

Financing: General Fund

Responsible Agencies: City Planning Department, Building & Safety Department

Program 2 – Permit Processing Practices

Continue to streamline permit processing and offer incentives to increase the economic feasibility of projects proposing the construction of lower-income housing.

Action	Timeframe and Objectives
Provide expedited permit processing for projects providing lower income housing.	Ongoing
Waive payment of permit and development impact fees (i.e., Traffic Signalization and Capital Improvement Fee) and building permit and plan check fees for lower income housing developments.	Ongoing
Provide density bonuses and other incentives in accordance with Government Code Sections 65915-65918 (mandatory density bonus). See Program 4 for required code amendments.	Ongoing
Continue to use objective design review criteria for projects that are 20% affordable in the Mixed-Use Lindero District of the North Business Park Specific Plan to minimize the time and cost associated with the permit review process.	Ongoing

Financing: General Fund

Responsible Agencies: City Planning, Building & Safety Department, Engineering Department

Program 3 – Accessory Dwelling Units (ADU)

Promote development of accessory dwelling units as an affordable housing option in accordance with state law.

Action	Timeframe and Objectives
Promote ADUs through providing information on state ADU law on the City's web page.	By the end of 2021, with annual updates
Provide technical assistance to homeowners at the City's Zoning Counter.	Ongoing
Develop a handout that summarizes ADU law and resources.	By the end of 2022
Expedite the review of ADU applications	Ongoing

Financing: General Fund

Responsible Agencies: City Planning Department, Building & Safety Department

Program 4 – Zoning Amendments and Special Needs Housing

Amend the Code to reflect changes in State law regarding special needs housing.

Action	Timeframe and Objectives
Amend the Zoning Ordinance to address changes to state law including AB 101 (Low Barrier Navigation Center), AB 139 (Emergency and Transitional Housing)	By the end of 2021
Amend the Zoning Ordinance to allow supportive housing by right in the Multiple Use (MU) zone. In addition, remove minimum parking requirements for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop per AB 2162 (Supportive Housing).	By the end of 2021
Amend the zoning code to be consistent with State density bonus law requirements.	By the end of 2021
Monitor shelter capacity needs based on the Biannual Homeless Census (point-in-time) count, and report findings in Annual Progress Report.	Every 2 years, monitor needed shelter capacity
Adopt a zone text amendment that would define single-room occupancy units (SROs) and establish a district use standard conditionally permitting single-room occupancy units in the Business Park (East) Zoning District.	By the end of 2021

Financing: General Fund

Responsible Agencies: City Planning Department, Building & Safety Department

Program 5 – Affordable Housing Partnerships

Support the efforts of other government agencies, local and non-profit organizations, and the development industry to meet the need for affordable housing and emergency shelters.

Action	Timeframe and Objectives
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.	Annually
Conduct outreach to affordable and special needs housing developers to share information on development opportunities within the City.	Ongoing
Under the City's existing service contract with Los Angeles County, coordinate with the County's Community Development Authority to continue to oversee and administer a Housing Choice Voucher Program for Westlake Village. Inform local households of program availability and refer interested income eligible households to CDA (see also Program 7).	Ongoing
Support non-profit housing sponsors with the preparation of applications for federal/state funding for the construction of housing affordable to lower-income households.	Ongoing

Financing: General Fund

Responsible Agencies: City Planning Department and City Manager's Office

Program 6 – Housing Rehabilitation and Preservation

Continue to offer a citywide housing rehabilitation assistance program to low and moderate-income households, as well as disabled households, for home repairs and the correction of code violations using available CDBG funds, as demand dictates. Allow for weatherization and other energy savings improvements to be undertaken as eligible activities under the City's CDBG funded housing rehabilitation assistance program.

Action	Timeframe and Objectives
Continue to offer a citywide housing rehabilitation assistance program to low and moderate-income households, as well as disabled households, for home repairs and the correction of code violations using available CDBG funds, as demand dictates.	Ongoing Based on available CDBG funding, it is anticipated that approximately 35 units could be rehabilitated between 2021 and 2029.
Continue to allow weatherization and other energy conservation improvements under City's residential rehabilitation assistance program.	Ongoing Based on available CDBG funding, it is anticipated that 35 units could be improved between 2021-2029.

Financing: CDBG

Responsible Agencies: City Manager's Office

Program 7 – Information, Education and Marketing

Provide technical assistance and information regarding housing rehabilitation, ADUs, housing assistance, fair housing, senior housing, historic preservation energy conservation, and low-interest rehabilitation loans to all homeowners and residential property owners.

Action	Timeframe and Objectives
Provide website materials on: - Housing Rehabilitation Assistance - Housing Assistance Guide on fair housing (see also Program 8) - ADU opportunities and programs (see also Program 3) - Increasing community awareness of and support for affordable housing	By the end of 2021. To provide information, encouragement, and technical assistance. Periodically review and update posted materials.
Post website materials regarding availability of the Housing Choice Voucher Program and new source of income protection per SB 329 (2019). SB 329 outreach refers to sharing information that the term "source of income" was redefined in regard to housing discrimination laws to mean verifiable income paid directly to a tenant or paid to a housing owner or landlord on behalf of a tenant, including federal, state, or local public assistance and housing subsidies.	
Direct people to seeking affordable rental and purchase housing to the Los Angeles County Community Development Authority for assistance.	
Provide website information to local residents regarding 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.	

Action	Timeframe and Objectives
Increase community awareness of energy conservation and affordable housing benefits and opportunities by providing articles for the City's monthly printed newsletter and press releases to local newspapers. Newsletters will also be made available at the public information counter at City Hall and distributed at community events.	

Financing: General Fund for website maintenance and materials
Responsible Agencies: City Manager's Office, City Building and Safety Department, City Planning Department

Program 8 – Fair Housing

Affirmatively furthering fair housing (AFFH) by taking meaningful actions to address impediments identified in the 2018 Analysis of Impediments of Fair Housing Choice for the Community Development Commission and Housing Authority of the Los Angeles County (AI). Given the City's high degree of resources, the AI-identified goals and actions most applicable to the City relate to increasing opportunities for protected classes to access the opportunities enjoyed by the City's residents and addressing the severe housing cost burden faced by lower income households. The actions listed below, along with the other programs identified in Section F, Housing Program, are designed to cumulatively contribute to AFFH goals.

Action	Timeframe and Objectives
Review specific plans and rezonings for inconsistencies with state law regarding affordable housing and fair housing requirements for persons with special needs.	Ongoing To promote understanding and knowledge of fair housing and ADA laws.
Ensure that the City's website provides adequate information on federal and state fair housing requirements.	
Continue to participate in fair housing assessments and programs and utilize the housing referral and other services conducted by the Community Development Authority and Housing Authority of the Los Angeles County, as a participating city in the Los Angeles Urban County.	Ongoing To promote more affordable and accessible housing.
Continue to utilize the services of the Housing Rights Center ⁴ to resolve any fair housing complaints filed with the City.	
Incrementally improve accessibility for persons that are disabled as sidewalk and other public facility projects are designed and implemented.	Ongoing To enhance accessible facilities and infrastructure for persons with disabilities.

Financing: CDBG
Responsible Agencies: Los Angeles County CDA, Housing Rights Center, City Manager's Office

⁴ <https://www.housingrightscenter.org/about>

Program 9 – Affordable Housing Funding and Programs

Pursue grants and other funding opportunities that support the initiation, operation, and expansion of affordable housing programs. To the extent that funding is secured, continue to provide incentives such as fee reductions or waivers, and develop and implement new incentives to increase the economic feasibility of projects proposing the construction of lower-income housing.

Action	Timeframe and Objectives
Monitor financial assistance programs administered by the California Department of Housing and Community Development and apply for funding that the City is eligible for and can competitively vie for. Current program information is posted on HCD's website at: https://www.hcd.ca.gov/grants-funding/index.shtml .	Annually to explore funding options available
Continue to participate in the Los Angeles County CDBG Program administered by the Los Angeles County Development Authority (LACDA).	Ongoing, to support regional programs
Monitor and receive future SB 2 Permanent Local Housing Allocation funds, when it becomes available through the County of Los Angeles.	When available

Financing: CDBG, SB-2

Responsible Agencies: Los Angeles County CDA, City Manager's Office

3. QUANTIFIED OBJECTIVES

As described in Section D.2 and summarized in Table 9, RHNA Credits and Remaining Need (page 26) the development program in the North Business Park Specific Plan allows for up to 607 residential units, which is well in excess of the City's RHNA targets. For the purpose of estimating quantified objectives, a conservative estimate of 249 new units was used, which assumes one site in the Mixed Use Lindero District redevelops with a combination of above moderate and low income units; one site in the Mixed Use Corsa District redevelops with moderate income units; and the Cedarvalley senior living facility is constructed (already entitled) with 87 above moderate income units, 9 moderate income units and 6 low income units.

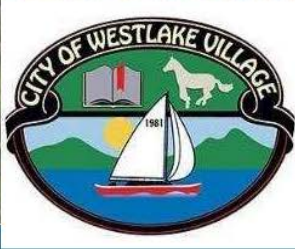
Based on the community response to the City's housing rehabilitation program and the CDBG funding available for operation of the program, it is anticipated that 35 units owned and occupied by lower-income households could be rehabilitated between 2021 and 2029. Although there are no at-risk units in the City, it is further anticipated that 150 affordable housing units will continue to be preserved through 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 13. Housing Needs and Quantified Objectives by Income Category

Income Category	RHNA Targets for 2021-2029	Units that Could be Constructed by 2029	Units that Could be Rehabilitated
Lower	87	14	35
Moderate	32	25	0
Above Moderate	23	210	0
Total	142	249	35

APPENDIX A – PUBLIC OUTREACH MATERIALS

Housing Survey Flyer



City of Westlake Village

HOUSING SURVEY

The City of Westlake Village is currently updating the **Housing Element**, which is the City's primary planning document addressing our housing needs for the future. Please take a few minutes to weigh in on housing issues by taking an online survey available on the City's website at www.wlv.org.

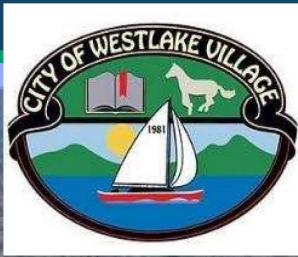
Your input is important to help us best meet our residents' needs and priorities when it comes to providing housing for all members of our community.

WE LOOK FORWARD TO HEARING FROM YOU!

There will be multiple opportunities to participate throughout the update process. Please sign up to be notified of the next meeting or opportunity for online input.

- Take the [Housing Survey](#).
- Join the Housing Element [Contact List](#).
- Get More information at the [Housing Element Update Website](#).

Housing Survey – Social Media



City of Westlake Village HOUSING SURVEY

The City is updating the Housing Element and we want to hear from you! There will be multiple opportunities to participate throughout the process. Start now by taking a few minutes to weigh in on housing issues by taking the [Housing Survey](#).

More information can be found on the [Housing Element Update Website](#). To be notified of upcoming meetings and opportunities for input, join the [Contact List](#).

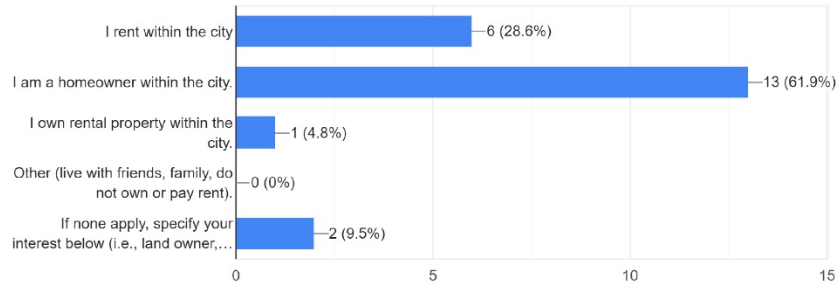
WE LOOK FORWARD TO HEARING FROM YOU!

Housing Survey Results

CITY OF WESTLAKE VILLAGE HOUSING SURVEY RESULTS (As of 4.30.21)

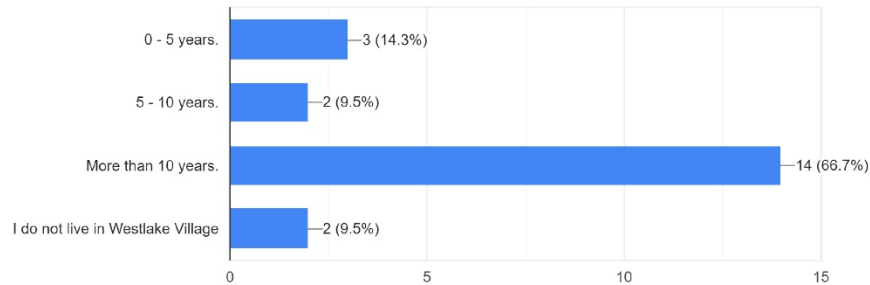
1. Do you rent, own a home, or own rental property within the City of Westlake Village?

21 responses



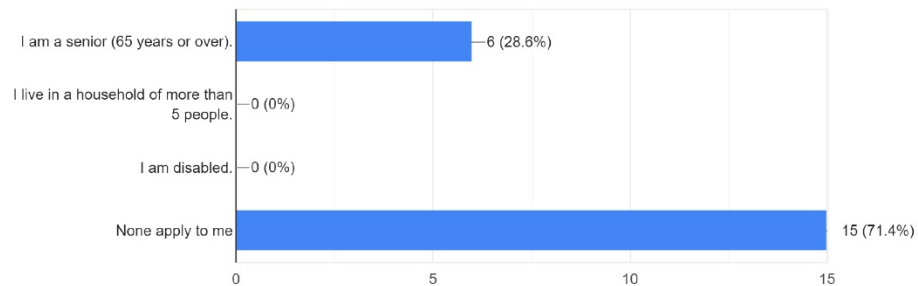
2. How long have you lived in the City of Westlake Village?

21 responses



3. Please select all that apply to you

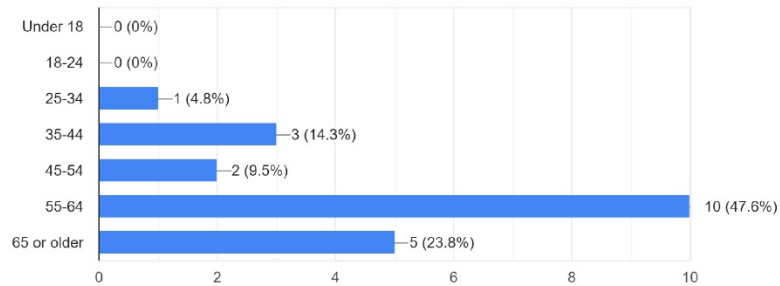
21 responses



CITY OF WESTLAKE VILLAGE HOUSING SURVEY RESULTS (As of 4.30.21)

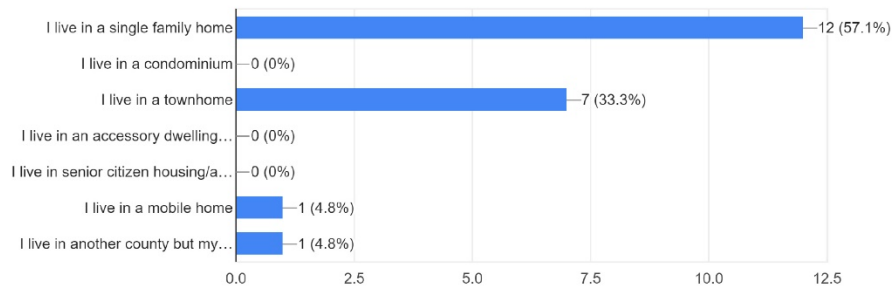
4. What is your age range?

21 responses



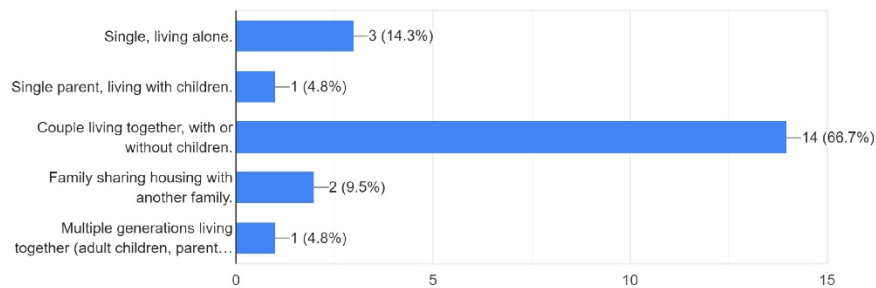
5. Which best describes your current living situation?

21 responses



6. Which best describes your household composition?

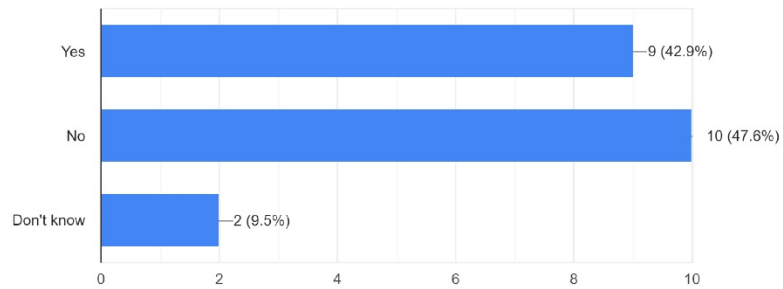
21 responses



CITY OF WESTLAKE VILLAGE HOUSING SURVEY RESULTS (As of 4.30.21)

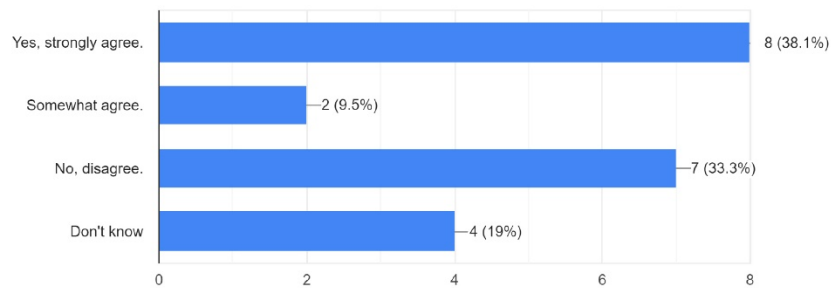
7. Do you or any of your family/friends/coworkers struggle with finding or maintaining adequate housing?

21 responses



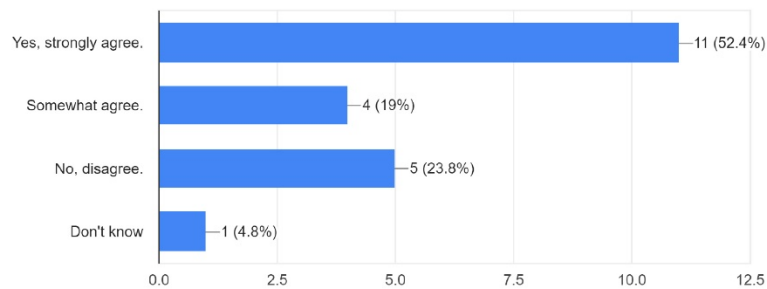
8. Do you think it is difficult to find AVAILABLE rental housing in Westlake Village?

21 responses



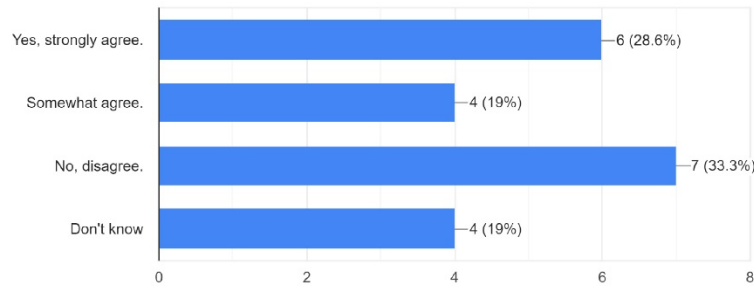
9. Do you think it is difficult to find AFFORDABLE rental housing in Westlake Village?

21 responses

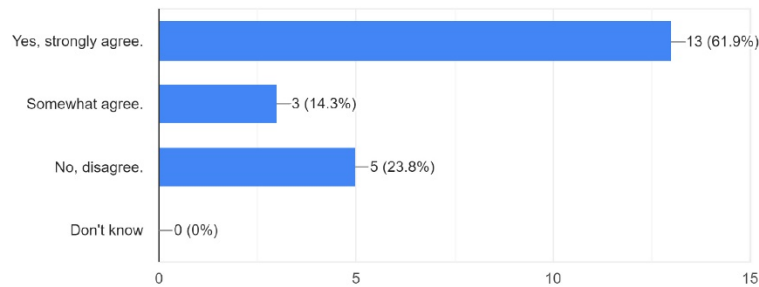


CITY OF WESTLAKE VILLAGE HOUSING SURVEY RESULTS (As of 4.30.21)

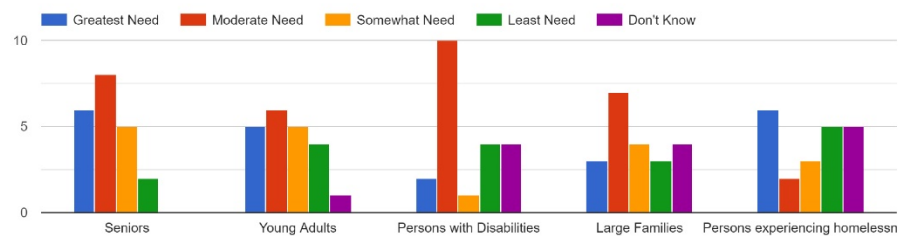
10. Do you think it is difficult to find AVAILABLE homes for purchase in Westlake Village?
21 responses



11. Do you think it is difficult to find AFFORDABLE homes for purchase in Westlake Village?
21 responses



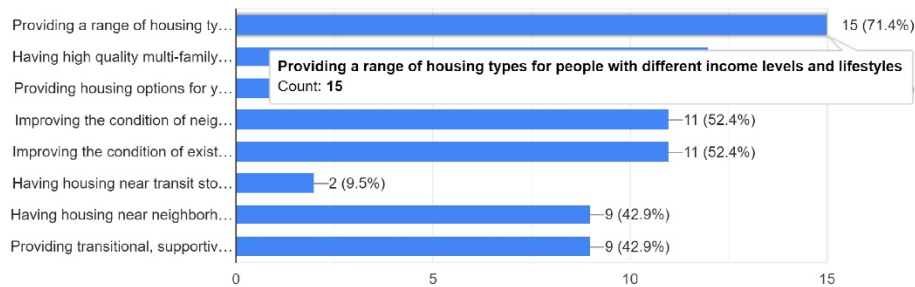
12. Please rank the following groups by order of their need for housing and related services in the community.



CITY OF WESTLAKE VILLAGE HOUSING SURVEY RESULTS (As of 4.30.21)

13. Westlake Village will continue to grow and evolve over the next decade. What do you feel are the top housing issues/priorities to address in the City? Pick four (4) from the options below.

21 responses



14. Are there any examples of new housing (in Westlake Village or elsewhere) that you like and that seem to “fit” Westlake Village? Why? What features do you like?

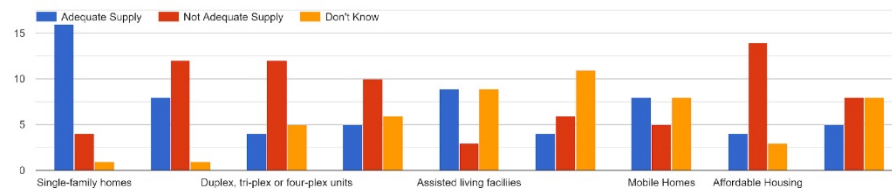
21 responses

1. Would like to see pedestrian-friendly options; live-work options; focus on green/carbon neutral choices; shared common amenities; small units for downsizing or starter families; units suitable for co-housing of all ages. Outside the box of usual thinking: <https://www.berkeleyside.com/2020/07/10/a-mini-urban-miracle-new-berkeley-homeless-housing-could-be-model-for-the-state>
2. Housing for low income such as the corner of Hillcrest and Hodencamp in Thousand Oaks. It is very well maintained and serves an important purpose.
3. Small 2-3 story condos with amenities would be good in commercial redevelopment sites off Lindero and TO Blvd. Important to be ownership opportunities, not just rentals.
4. Don't need to over build and become the valley!
5. no
6. The new mixed use units at the old Lupe's site look interesting
7. The new manufactured housing in Oak Forest Estates (where Woolsey Fire burned) are both nice looking and somewhat affordable
8. None
9. Single story homes
10. affordable rentals
11. No
12. Don't want to see commercial apartments or condos in our community
13. Affordable housing units for single adults. //co-housing for all ages // Live/work studios in walk-able /bike-able community.
14. Not sure

CITY OF WESTLAKE VILLAGE HOUSING SURVEY RESULTS (As of 4.30.21)

15. young cities with mixed use spaces
16. ?
17. I think we should limit new housing the area is congested enough we will ruin this area by over developing
18. N/A
19. Not really. Most areas are building huge apartment complexes, which I don't like. I wish I could afford to purchase a home in this area.
20. n/a
21. dont know

15. How adequate is Westlake Village's supply of the following housing types?



16. Do you have any additional information or observations you would like to share about housing in Westlake Village?

21 responses (3 blank)

1. No
2. no
3. Diversify in what's available.
4. I appreciate our neighborhoods as they are but would like to see new developments of AFFORDABLE condos for seniors to downsize and young adults that have amenities nearby
5. We have enough
6. There is simply not enough affordable housing. And not 900 sqft homes but an actual good size home of at least 1400 sqft
7. There are a lot of higher end homes for dual income upper middle class to upper class families. I am a single professional woman making 6 figures who cannot afford to purchase. Mostly due to high taxes federal and local and am already paying high rent so I can't save enough. Many of the homes here are beautiful but just too big. Someone like me would like a max three bedroom standalone home ideally that is not more than 2000 sq feet. Hard to find here.
8. None
9. WLW has all types of rentals and owner occupied.
10. affordable rentals

CITY OF WESTLAKE VILLAGE HOUSING SURVEY RESULTS (As of 4.30.21)

11. Please avoid commercial property development of apartment and condos in our community and keep the quality of living up
12. Originally WLV was designed to be pedestrian-friendly. First neighborhood had greenbelt, etc. Now there is so much traffic and asphalt parking. Not enough focus on walk- and bike-transport. Which could also tie in with ADA access between living and shopping amenities. Encouraging ADU will help restore vitality of neighborhoods that are skewing toward elders only.
13. More affordable housing needs to be built. If it is for sale housing then affordability needs to be required for future owners
14. It's important to keep a standard so that existing housing is not devalued, and safety is utmost.
15. Do not over develop this area-look at the San Fernando valley
16. There really isn't apartments or anything affordable for the working class
17. Rents in the area are very high.
18. n/a

Notice of Housing Element Workshop, February 2021



SUSAN McSWEENEY
Mayor

BRAD HALPERN
Mayor Pro Tem

RAY PEARL
Councilmember

NED E DAVIS
Councilmember

KELLY HONIG
Councilmember

NOTICE OF HOUSING ELEMENT WORKSHOP

The Westlake Village City Council will hold a virtual public Study Session and Workshop at 5:00pm on Wednesday February 24, 2021 to provide an overview of the 6th Cycle Housing Element Update and new state housing law. The public is invited and encouraged to participate in the public Study Session and Workshop.

A Housing Element is a plan for housing that is completed on an 8-year cycle. All cities and counties in California must prepare and adopt Housing Elements. The Housing Element will evaluate housing needs, identify sites for new housing as necessary, and include proposals or programs to meet housing needs for current and future residents. This is the first of two Study Sessions to be held during the process. The second Study Session with the City Council, to be held in the spring, will provide the Draft Housing Element for review and public input.

The purpose of the workshop is to share information and receive feedback about potential housing opportunities and future Zoning Code changes needed to comply with new state laws. More information about the update to the Housing Element can be found at the City's website at www.WLV.org/453/Housing-Element

Please note that, pursuant to the State of California Governor's Executive Order N-29-20, and in the interest of the public health and safety, members of the City Council, Staff, and public may attend the meeting virtually via zoom teleconference service.

Join from a PC, Mac, iPad, iPhone or Android device: Please click this URL to join:
<https://us02web.zoom.us/j/85407112644>

Webinar ID: 854 0711 2644

Or join by phone: Dial (for higher quality, dial a number based on your current location):
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+1 312 626 6799 or +1 646 558 8656

If you have any questions related to this Study Session and Workshop or the Housing Element update process, please contact Deputy City Manager & Acting Planning Director Philippe Eskandar at Philippe@wlv.org

31200 Oak Crest Drive • Westlake Village • CA • 91361 • (818) 706-1613 • FAX (818) 706-1391 • wlv.org

Notice of Housing Element Workshop, May 2021



SUSAN McSWEENEY
Mayor

BRAD HALPERN
Mayor Pro Tem

RAY PEARL
Councilmember

NED E DAVIS
Councilmember

KELLY HONIG
Councilmember

NOTICE OF HOUSING ELEMENT WORKSHOP

The Westlake Village City Council will hold a virtual public Workshop at 6:30 pm on Wednesday May 12, 2021 to provide an overview of the Public Review Draft 6th Cycle Housing Element, which covers the 2021-2029 planning period. The public is invited and encouraged to participate in the public Workshop.

A Housing Element is a plan for housing that is completed on an 8-year cycle. All cities and counties in California must prepare and adopt Housing Elements. The Housing Element will evaluate housing needs, identify sites for new housing as necessary, and include proposals or programs to meet housing needs for current and future residents. This is the second of two Workshops being held during the process, prior to public hearings in the fall to adopt the 2021-2029 Housing Element.

The purpose of the workshop is to share information and receive feedback on the Draft Housing Element. More information about the update process and the Public Review Draft Housing Element can be found at the City's website at www.WLV.org/453/Housing-Element

Please note that, pursuant to the State of California Governor's Executive Order N-29-20, and in the interest of the public health and safety, members of the City Council, Staff, and public may attend the meeting virtually via zoom teleconference service.

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APPENDIX B – SUMMARY OF DEVELOPMENT STANDARDS

Table B-1. Default 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 Lindero	Mixed Use Cedarvalley Residential Care Overlay
		R-1 ¹	RPD ²	MHP	MU	MU	MU
Residential Setbacks	Front	20'	20'	N/A	10-30'	30-80'	10'
	Rear	25'	25'	5' ³	10-30'	10-30'	10'
	Side	Up to a 10' maximum	Up to a 10' maximum	5' ³	10-30'	10-50'	20' street side 10' interior
Maximum Building Height	Main Building	2 stories up to 35'	2 stories up to 35'	N/A	3 stories up to 55'	3 stories up to 55'	3 stories up to 55'
	Accessory Structure	20'	20'	N/A	N/A	N/A	N/A
	Guest House	1 story and 18'	1 story and 18'	N/A	N/A	N/A	N/A
Minimum Distance Between Buildings		10'	10'	10'	10'	10'	10'
Maximum Lot Coverage	Main Building	See Setbacks	See Setbacks	75% of Lot	60%	40%	65%
	Accessory Building	50% of lot	50% of lot	N/A	N/A	N/A	N/A
Minimum Lot Width		65'	65'	N/A	May vary	May vary	May vary
Minimum Lot Area		8,000 Sq. Ft.	N/A	2,000 Sq. Ft	May vary	May vary	May vary
Accessory Dwelling Unit Permitted		Yes	Yes	No	Yes	Yes	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

Table B-2. Summary of Residential Parking Standards

	Number of Parking Spaces
Single-Family Residential Standards	
Single family	Enclosed covered parking spaces: 2 spaces per unit
Multi-Family Residential Standards	
Condominium or townhome	Studio and 1 bedroom: 1 space per unit 2, 3 or more bedrooms: 2 spaces per unit Guest parking: 1 space per 5 units
Apartment (Studio and 1 bedroom): 1 space per unit	Studio and 1 bedroom: 1 space per unit 2, 3 or more bedrooms: 2 spaces per unit Guest parking: 1 space per 5 units
North Business Park Specific Plan area*	Studio and 1 bedroom: 1.5 spaces per unit 2, 3 or more bedrooms: 2 spaces per unit Live-work units: 1.5 spaces per unit Guest parking for all residential development: 0.25 spaces per unit

*Parking requirements may be reduced after a detailed parking demand analysis and parking management plan have been designed and approved by the Planning Director and City Traffic Engineer to justify the reduction in minimum parking requirements.

APPENDIX C – 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 the updated element incorporate what has been learned from the results of the previous element.

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 the 2013-2021 Housing Element Update, the City established three priority areas for action:

- 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.

The City made exceptional progress in meeting its goals through City Council adoption of the North Business Park Specific Plan in 2020, as further discussed in Section D.2.g. This Specific Plan established new development regulations which will guide the future redevelopment of the area and provides incentives for property owners to improve their properties. Properties were rezoned to allow for a wider range of commercial uses, and in the mixed-use planning districts, to allow for the development of multi-family residential uses. The Specific Plan changes the zoning to allow for the development of up to 607 residential units. Additional infrastructure in the form of utility improvements, parking structures, and improved circulation options are also proposed in the Specific Plan.

The City also made progress in in addressing housing needs for special needs populations. In spring of 2021 the City Council approved plans submitted by Alliance Residential Company for the development of a 102 senior living facility on Cedarvalley Drive, with 15 of those units being deed restructured for low and moderate incomes. Development standards were reduced and modified to support this project. This project furthers progress towards addressing the housing needs for senior residents.

The City also made progress through a number of other actions. Appendix C summarizes in more detail each implementation measure, accomplishment, and recommendation for change. For measures that were modified or continued in the current housing element, a reference is provided to where the new program addressing the topic can be found.

Table C-1. Progress Toward Achieving Goals

Measure	Expectation	Accomplishment and Recommendation (Continue/Modify/Delete)
A. Accessibility		
1. Continue to utilize the services of the Fair Housing Congress of Southern California and affirmatively further fair housing in accordance with State and Federal laws.	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. Affirmatively further fair housing by using the City's land use and other regulatory controls to overcome historic patterns of segregation, promote fair housing choice, comply with civil rights and fair housing laws, and foster an inclusive community that is free from discrimination.	Modify – See Program 8.
2. Continue to utilize the housing referral and other services offered by the Los Angeles County Community Development Authority (CDA).	Provision of assistance to low/moderate income households seeking affordable rental and purchase housing.	Modify - See Program 8.
B. Preserving Housing and Neighborhoods		
1. Support enforcement of neighborhood CC&Rs and modification of CC&Rs in non-residential areas to facilitate housing construction.	Prevention of property deterioration and other unsightly conditions in well-maintained neighborhoods by assisting with the correction of residential CC&R violations that are also City Code violations (see related Measure B-4) but strive to eliminate CC&R provisions prohibiting residential construction in non-residentially developed areas.	Delete – City lacks influence on CC&Rs.
2. Require design of affordable housing to complement neighborhood character and to be physically integrated therein.	Integration of new affordable (i.e., low/moderate income) housing units into fabric of surrounding development.	No affordable housing units were provided. Delete – Provided as new Policy 2.4.
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 affordable housing units were provided. Delete – Addressed as new Policy 2.4.

Measure	Expectation	Accomplishment and Recommendation (Continue/Modify/Delete)
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. Measure E-5 (immediately below) is a companion measure that financially assists income eligible households with home repairs and the correction of code violations using CDBG funds.	Delete. This is a routine City operation.
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/moderate 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.	Continue. See Program 6.
C. Preserving Affordability		
1. Coordinate with County's Community Development Authority (CDA) 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 CDA (see related Measure A-2).	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.	Modify. See Program 7, including expanding on education and new source of income protection.
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.	Delete. This is a routine City operation.
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.	Modify. See Program 7 regarding website postings.

Measure	Expectation	Accomplishment and Recommendation (Continue/Modify/Delete)
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 the North Business Park 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.	Modify. See Program 7 regarding website postings.
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.	Continue. See Program 7.
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.	Continue. See Program 1.

Measure	Expectation	Accomplishment and Recommendation (Continue/Modify/Delete)
2. Initiate the rezoning of property Site 4 (APNS 2054-029-035, 2054-029-050, 2054-029-051) to accommodate the lower income RHNA from the 4 th cycle (52 units) and the 5 th cycle (19 units). The sites will allow 100 percent residential development, and if mixed-use development is proposed for the site, a minimum of 50 percent of the square footage will be dedicated to residential uses. Owner and rental multifamily uses will be allowed by-right when 20 percent or more of the units in the development accommodate housing affordable to lower-income households. For such projects, no conditional use permit, planned development permit, or other discretionary review or approval that would constitute a "project" with regard to CEQA will be required.	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).	Completed. The North Business Park Specific Plan was adopted in 2020.
E. Adequate Provision of Housing for All Economic Segments of the Community		
1. Prepare and implement an expedited processing schedule as plans are submitted for projects containing five or more units.	Facilitate development of affordable (i.e., low/moderate income) housing units.	Expedited permit processing was completed as a part of the North Business Park Specific Plan adopted in 2020. Program 2 addresses permit processing practices for 5 or more units, which is not being implemented. Delete.
2. Continue to permit development of congregate housing.	Facilitate development of over 100 housing units.	Delete. Permit processing is a routine City operation.
3. Continue to allow use of construction and siting techniques that reduce housing costs.	Facilitate development of affordable (i.e., low/moderate income) housing units.	Delete. Construction and siting techniques are addressed in building and zoning codes. Implementation of codes is a routine City function.

Measure	Expectation	Accomplishment and Recommendation (Continue/Modify/Delete)
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, including physically and developmentally disabled persons. 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. Assist non-profit housing developers with securing Federal/State grants and/or tax credits to make the construction of affordable housing feasible. Post information about availability of sites to accommodate affordable housing development on the City's website and conduct outreach to potential housing sponsors.	No requests for support were received. Continue. See Program 5.
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.	Delete. Permit processing is a routine City operation.
6. Continue to provide density bonuses and other incentives for developments incorporating affordable units.	Facilitate and encourage development of low/moderate income housing between 2014 and 2021.	Modify to reference State law. See Program 4.
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 future residential development in the Westlake Village Business Park Specific Plan area. This measure allows for density bonus capacity to be transferred from the Mixed-Use Corsa District to the Mixed-Use Lindero District and vice versa, depending upon developer interest and response, in order to fully capture the available density bonuses. This is consistent with the City's intent that the residential development potential within the Specific Plan area be realized to the fullest extent possible.	Modify to reference State law. See Program 4.

Measure	Expectation	Accomplishment and Recommendation (Continue/Modify/Delete)
8. Continue to permit accessory dwelling units to be constructed on lots developed with single-family homes in accordance with applicable standards. Additionally, following adoption of the North Business Park Specific Plan, the City will amend the Zoning Ordinance to permit accessory dwelling units in mixed use zones and ensure consistency with State law.	Provision of an undetermined number of low-income housing units in the form of accessory dwelling units.	Completed. Zoning Ordinance amended to permit accessory dwelling units the mixed use zones and to be consistent with State law. Modify. See Program 3.
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.	Ongoing. Community Service grants still provided. Westlake Village has given out approximately \$305,000 since 2010. The Zoning Ordinance was amended to allow for emergency shelters. Modify. See Program 5.
10. Waive payment of permit and development impact fees (i.e., Traffic Signalization and Capital Improvement Fee) and building permit and plan check fees for lower income housing developments, including projects for the physically and developmentally disabled.	Facilitate development of lower-income housing.	No developer requests. Continue. See Program 2.
11. Assist with subsidizing the cost of land and off-site improvements for affordable housing projects, including projects for the physically and developmentally disabled, through execution of Measures 5-4 and 5-13.	Facilitate and encourage the production of affordable (i.e., low/moderate income) housing units.	No developer requests. Delete. The City does not have sufficient funds. See Program 9 for actions related to seeking support projects.
12. Provide for the reduction or modification of residential development standards for projects incorporating affordable and/or accessible units. This measure is related to Implementation Measure E-6.	Facilitate and encourage the development of affordable and accessible housing units through relaxation of setback and related landscaping, lot coverage, building height, and parking requirements.	In spring of 2021 the City Council approved plans submitted by Alliance Residential Company for the development of a 102 senior living facility on Cedarvalley Drive. Development standards were reduced and modified to support this project. Modify. See Programs 2 and 4.

Measure	Expectation	Accomplishment and Recommendation (Continue/Modify/Delete)
13. The City shall seek to identify opportunities and pursue State and Federal funding sources for the development of affordable and accessible 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 (i.e., extremely low/low/moderate income) housing units.	No progress made to date. Modify. See Programs 5 and 9.
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.	Maintain. See Program 6.
15. Adopt 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. Presently, transitional and supportive housing are permitted in all residential zones, but not in the Multiple Use (MU) zone which also permits housing. The Zoning Ordinance will be amended to clarify that transitional and supportive housing are permitted in the MU zone.	Facilitate the provision of transitional and supportive housing to meet the needs of the recently homeless.	The Zoning Ordinance amendment for the MU zone was initiated in 2021 and will be completed within the first year of the planning period. Maintain. See Program 4.
16. Adopt a zone text amendment, that would define single-room occupancy units (SROs) and establish a district use standard conditionally permitting single-room occupancy units in the Business Park (East) Zoning District. In addition, the City will encourage development of housing for extremely-low-income households by working with local non-profits on a variety of activities, such as conducting outreach to housing developers on an annual basis; providing financial assistance (when feasible); providing expedited processing; identifying grant and funding opportunities; and/or offering additional incentives beyond the density bonus.	Facilitate the provision of single-room occupancy units as an alternative means of meeting the housing needs of lower income persons.	The Zoning Ordinance amendment for SROs was initiated in 2021 and will be completed within the first year of the planning period. Maintain. See Programs 4 and 5.

Measure	Expectation	Accomplishment and Recommendation (Continue/Modify/Delete)
17. Re-examine and revise, as necessary, the mandatory findings for the approval of planned development permits to have them better align with the purpose and intent of this permit process and establish objective design review criteria for residential units permitted “by right.”	Minimize time, effort and cost associated with processing of planned development permits.	This action was completed with the adoption of the North Business Park Specific Plan in 2020. Delete.
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.	Delete. Permit processing is a routine City operation.
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 Subregion.	Delete. Permit processing is a routine City operation.
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.	Delete. This is not a Housing Element program.