



2021-2029 Housing Element
City of Westlake Village General Plan
Revised Public Review Draft
August 2021



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Contents

A.	Introduction.....	1
1.	Purpose	1
2.	Relationship to Other Elements and Plans	1
3.	Use of Relevant and Current Data	2
4.	Public Participation.....	3
B.	Community Profile.....	8
1.	Population and Household Characteristics	8
2.	Employment Trends.....	11
3.	Housing Characteristics.....	12
C.	Housing Needs.....	14
1.	Housing Cost Burden.....	14
2.	Households with Special Needs.....	15
3.	At-Risk Housing	21
4.	Fair Housing.....	23
D.	Housing Opportunities and Resources	27
1.	Potential for Future Housing.....	27
2.	Credits Towards the RHNA	28
3.	Residential Sites Inventory.....	29
4.	Ability to Meet the City’s RHNA	38
5.	Additional Opportunities for Housing	39
6.	Financial Resources	40
7.	Organization Resources.....	44
E.	Constraints on Housing Development	45
1.	Non-Governmental Constraints.....	45
2.	Governmental Constraints	49
F.	Housing Program	63
1.	Housing Policies	63
2.	Housing Implementation Program.....	65
3.	Quantified Objectives	75

Appendices

Appendix A	– Public Outreach Materials
Appendix B	– Summary of Development Standards
Appendix C	– Progress Toward Achieving Goals
Appendix D	– Affirmatively Furthering Fair Housing Assessment

Tables

Table 1.	Selected Population and Household Characteristics (2013-2019).....	8
Table 2.	Westlake Village Household Income.....	10
Table 3.	Westlake Village Household Income Distribution	10
Table 4.	Selected Housing Characteristics (2013 and 2018).....	12
Table 5.	Income Limits for Low- and Moderate-Income Households.....	15
Table 6.	Affordable Housing Limits for Low- and Moderate-Income Households.....	15
Table 7.	Developmentally Disabled Persons by Age	18
Table 8.	Housing Needs for 2021-2029	28
Table 9.	RHNA Credits and Remaining Need	28
Table 10.	Sites Inventory	33
Table 11.	Summary of RHNA Accommodation	39
Table 12.	Development Capacity Analysis for Mixed-use Lindero District	54
Table 13.	Comparative Permit Fees	60
Table 14.	Contributing Factors and Actions Matrix	71
Table 15.	Housing Needs and Quantified Objectives by Income Category	76

Figures

Figure 1.	Westlake Village Neighborhoods.....	22
Figure 2.	Sites Inventory	34
Figure 3.	Sites Inventory – North Business Park Specific Plan.....	35
Figure 4.	Potential Housing Sites – Proximity to Amenities.....	36
Figure 5.	Intensification Areas	41

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

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.

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. [The City of Westlake Village updated the Chapter IV – Hazards Chapter of its General Plan, which serves as its safety element, concurrent with the 6th Cycle Housing Element update.](#)

In 2016, Senate Bill 1000 was signed into law which requires local jurisdictions that have disadvantaged communities to incorporate environmental justice policies into their general plans. Environmental justice addresses inequitable exposure to pollutants and other impacts, and the lack of infrastructure and amenities to equitably serve vulnerable populations. “Vulnerable populations” include disadvantaged communities based on geographic, socioeconomic, public health and environmental hazards criteria. Westlake Village does not have disadvantaged communities, and therefore is not required to address environmental justice. However, the City is still committed to the principles of environmental quality and equity as reflected throughout the General Plan as follows: 1) policies addressing climate change adaption and resilience in the Hazards Chapter; 2) goals and policies addressing energy conservation, green technologies, mixed-use development, transit-oriented design, and air pollutant control in the Natural Resources Chapter; 3) and programs related to increasing access to housing opportunities as described in this Housing Element.

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 chapter 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. Future proposed General Plan amendments will be reviewed for internal consistency, as well as to ensure that there are no conflicts with Affirmatively Furthering Fair Housing goals, as stated in Section F, Program 8.

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 Bernardo, 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

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.

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 28 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 the highest numbers of respondents 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

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>

single-family homes, but not an adequate supply of a range of housing types for different income levels and lifestyles.

This Housing Element addresses 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 that are less predominant in the rest of the City, including stacked flat apartments, townhomes, condominiums, and live-work units, and allows for higher densities more likely to accommodate moderate- and lower-income housing units. The potential housing sites are intended to result in residential development that could house a more diverse workforce, including younger workers, healthcare workers, schoolteachers, firefighters, and other public servants, who are typically renters and earn at or below the moderate level of the area median income (AMI).

The sites were selected, in part, based on their excellent location in terms of proximity to amenities within walking distance, including restaurants and shopping, schools, transit stops, and parks, including the new Westlake Village Community Park, which reinforces this location in the City for medium and higher density housing. This mixed-use environment offers different amenities in a walkable environment, which provides options for lifestyle choices. In addition, the City recently approved a 128-unit senior living facility, which was also identified in the survey responses as a need. These housing sites are identified and discussed in more detail in Section D, Housing Resources and Opportunities.

In addition, in response to public comments to have a more diverse housing stock that could house young adults, single professionals, and seniors, the City is committed to providing more information and resources to promote the creation of ADUs that can be offered at a more affordable rent due to their size. The information provided will include a discussion on incentives written into state ADU law and describe how ADUs can accommodate people of various income levels and life stages. See Program 3.

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.

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.
- [Announcements of the Notice of Public Workshop were sent to subscribers of the City's email services 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 on May 7, 2021. [Appendix D. Affirmatively Furthering Fair Housing Assessment, was made available for public review beginning July 16, 2021. The revised draft element was made available for public review on August 27, 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. In June 2021, additional notices were sent to the Los Angeles County Development Authority (LACDA), eight churches in the Conejo Valley that are meal and shelter program providers, Las Virgenes School District, Las Virgenes Municipal Water District, Southern California Edison, and the Southern California Gas Company. Notices were provided in Spanish and English and posted on the City's website and promoted through the City's social media platforms. Upon adoption, in compliance with SB 1087, the City will send a copy of Housing Element to water and sewer providers, along with information that the providers must have adopted written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing.

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. No public comments were received at this meeting.

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. No public comments were received at this workshop.

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.

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 these 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

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, 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.

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.



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.

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	Percent 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 SCAG data that was used for the Final RHNA Allocation Plan reports that for Westlake Village households, 10 percent are very low-income, eight percent are low-income, eight percent are moderate-income, and 73 percent are above moderate-income, as shown in Table 3. While it differs from state-mandated housing element income category definitions, the 2013-2017 HUD CHAS data provides further insights, including distinguishing between owner and renter households. Approximately 82% of all lower income households are owner occupied, compared to 18% renter occupied, and approximately 81% of extremely low-income households are owner occupied. However, 130 of these 215 extremely low-income owner occupied households are elderly households who likely purchased their homes some years ago when prices were lower, and some may be considered lower income due primarily to their retirement status.

The policies and implementation measures directed towards the needs of elderly households in the Housing Program (Section F) of this Housing Element will also address the needs of extremely-low-income households. Additional programs included in Section F address the needs of extremely-low-income households such as Program 4 regarding single-room occupancy units and Program 7, which provides website materials on the availability of Housing Choice Vouchers and other programs available through the Los Angeles County Community Development Authority.

Table 3. Westlake Village Household Income Distribution

Housing Element Income Category	Percent of Total Households
Very Low (below 50% AMI)	10%
Low (50-80% AMI)	8%
Moderate-income (80-120% AMI)	8%
Above Moderate >120% AMI	73%

Source: SCAG RHNA Calculator, 2019

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.

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

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.

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).

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 which 600 households are extremely cost burdened. Of these households, 225 are renters (with 105 extremely cost burdened) and 945 are homeowners (with 495 extremely cost burdened). Additional HUD CHAS data showing "Income by Cost Burden" indicates that 175 lower-income renter households are cost burdened and 620 lower income owners are cost-burdened. 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. [Section F discusses programs the City has to alleviate overpayment, including Program 4, which includes addressing single-room occupancy units, and Program 7, which provides website materials on the availability of Housing Choice Vouchers and other programs available through the Los Angeles County Development Authority.](#)

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.

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, including Program 5 to maintain and support partnerships with the Los Angeles County Development Authority (LACDA) for housing programs and outreach to developers; Program 6 to assist with housing rehabilitation, Program 7 regarding providing information to residents, and Program 8 to further fair housing. In addition, the City offers Senior Recreation programs in the Community Room at the Westlake Village Civic Center and the Westlake Village Library and contracts for dial-a-ride services including disability-related transportation and senior ride programs. Additional nearby facilities, including the Goebel Adult Community Center in Thousand Oaks, offer services available to Westlake Village seniors.

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.

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. Currently, the City contracts for dial-a-ride services for disability-related transportation. As part of the programs in Section F.2, the City shall implement Program 7 to expand website materials to provide information on services provided by the LACDA, and Program 8 to provide information on Housing Rights Center (HRC) services.

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 (NLACRC) 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. NLACRC 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, Housing Choice vouchers, 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.

The City does not have HUD subsidized housing projects or specialized homes. However, the City does provide information on programs and services offered, as well as availability of housing units, through LACDA and the HRC. As previously noted, the City is a participating member city of LACDA and has access to services provided by the HRC. In addition, as stated above, developmentally disabled residents are served by the NLACRC.

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 (Municipal Code Chapter 9.41). A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities to afford a disabled person an equal opportunity to use and enjoy housing in accordance with the Fair Housing Laws.

The definition of “family” is also important to providing housing for persons with disabilities, as local governments may restrict access to housing for households failing to qualify as a “family” by the definition specified in the Zoning Ordinance. Specifically, a restrictive definition of “family” that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities but not for housing families that are similarly sized or situated. The City of Westlake Village Zoning Ordinance defines “family” as “one or more individuals occupying a dwelling unit and living as a single household unit” (Section 9.2.020, Westlake Village Municipal Code).

The City's definition is not a constraint, because it does not limit the number of, or differentiate between, related and unrelated individuals occupying a dwelling unit. The City allows group homes, and there is no specific siting requirement between group homes. In addition, Program 4.8 calls for review of the Zoning Ordinance for provisions for large group homes (7+ persons) and to develop mitigating strategies to remove potential constraints and facilitate development of large group homes.

Additional programs are provided in Section F.2 to meet state law regarding housing for persons with disabilities, including Program 7 regarding providing information, and Program 8 to further fair housing.

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. The City shall continue to monitor its housing supply, and should it be determined that there are additional resources needed for large households, the City will expand outreach to describe the need and opportunity sites to developers as described in Program 5 and share information on housing assistance services available to qualified residents as described in Program 8.

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. The City offers services to qualified residents through the LACDA as a participating city in the Los Angeles Urban County, and through the County's contract with the HRC.

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. Actions and resources that would address the needs of low-income farmworkers, along with other low-income households, are addressed in Programs 5, 7, 8 and 9.

Persons Experiencing Homelessness

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. Organizational and financial resources available to address homelessness are identified in Sections D.3 and D.4. Actions to address homelessness are described in Program 4, Program 5, and Program 9 (Section F.2, Housing Implementation Program).

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 is



amending its Zoning Ordinance to permit emergency shelters in a zone that has sufficient capacity to meet the unmet need without a discretionary permit approval (California Government §65583.(a)(4)). This legislative text amendment will be completed prior to adopting the 2021-2029 Housing Element (see Program 4.7). In addition, this Housing Element includes a program (Program 4) to amend the Zoning Code for Transitional and Supportive Housing and Single Room Occupancy (SRO) units. See also discussion in Section E.2., Governmental Constraints of the existing regulations and requirements under new State law. 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 Program 5, Section F.2, Housing Implementation Program).

In addition, the City’s website has its own page to address homelessness issues (Homelessness | Westlake Village, CA - Official Website (wlv.org)). The City contracts with an individual who connects with every reported person experiencing homelessness in the City to facilitate their use of services available to them. The website also provides information regarding outreach and support services.

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

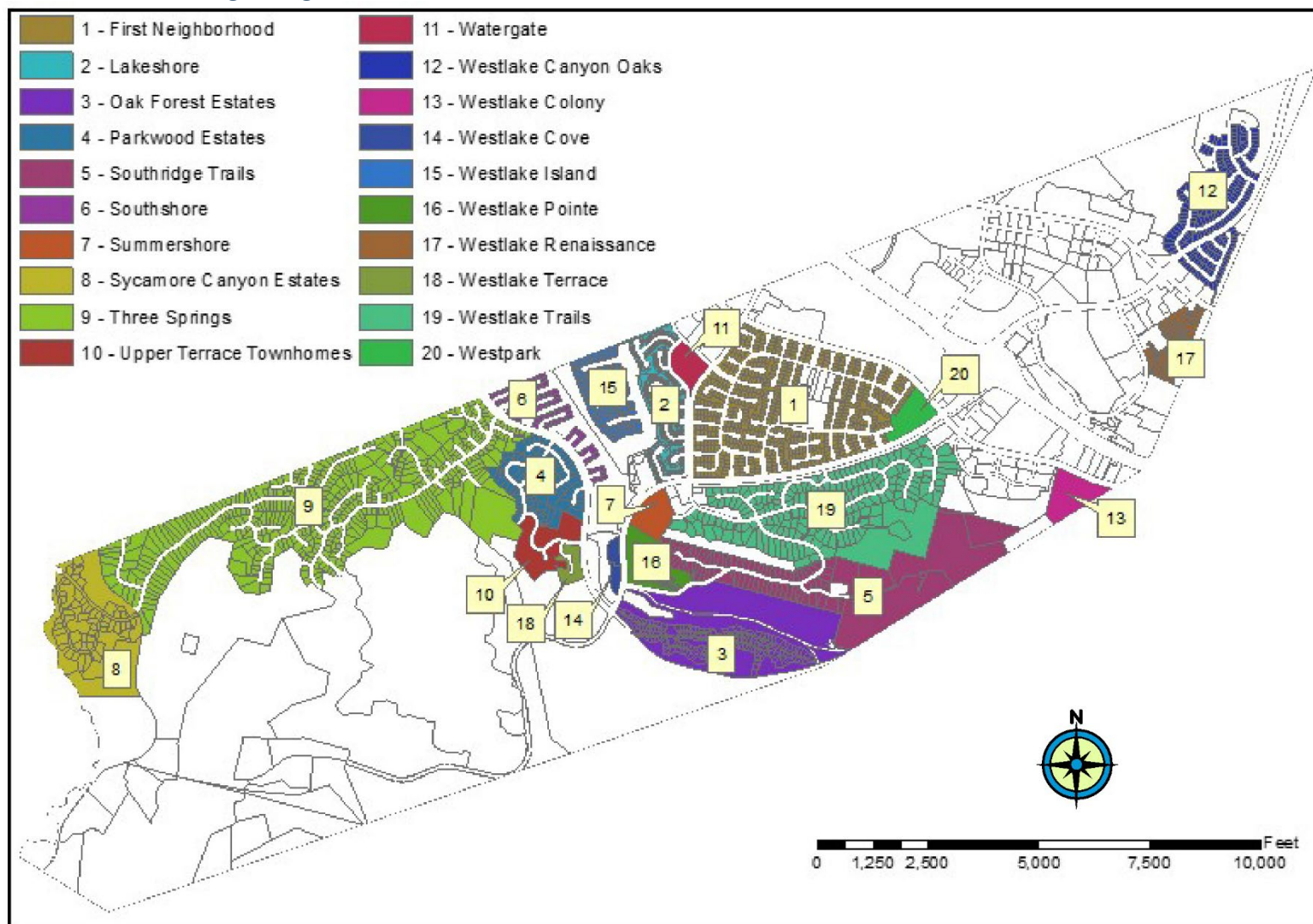
Assisted Housing Units

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.

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.

Figure 1. Westlake Village Neighborhoods



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



Based on recent windshield surveys and lack of code enforcement activity, all single- and multi-family housing units are well maintained, with virtually no exceptions. The City's mobile homes are in good condition. All but one of the City's neighborhoods are governed by Conditions, 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.

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

Affirmatively Furthering Fair Housing (AFFH) Assessment

Assembly Bill 686 (AB 686, 2018) added a requirement to affirmatively further fair housing (AFFH) into California state law. AB 686 defined "affirmatively furthering 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 also provided valuable information concerning opportunity areas; it 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 for the variables listed above. The City of Westlake Village is among the highest opportunity areas in the county given its desirable attributes, such as high-performing schools, availability of well-paying jobs, and clean air quality, among others.

However, 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 it being assigned a higher number of units in lower income categories as a part of its RHNA allocation.

[Additional data sources described in Appendix D provide further evidence that the City enjoys excellent environmental quality, and strong educational and economic opportunities. As such, it has an opportunity to further fair housing goals by making it possible for more lower and](#)

moderate-income households with diverse racial/ethnic backgrounds and special needs to secure housing within its boundaries as further described below, under the inventory discussion.

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.

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, Program 8 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.

The key component to the City's AFFH program is to provide a range of affordable housing that can help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes. Given that the City of Westlake Village is predominantly built out, with residential lands mostly governed by CC&Rs and not likely to redevelop, the City has adopted the North Business Park Specific Plan (Specific Plan) to incentivize and encourage the redevelopment of business park uses to provide new opportunities for mixed-use and residential development as described in Section F. Public outreach and education needed to increase public support for development of more diverse and affordable homes is described in Program 7.

Appendix D provides an in-depth assessment of fair housing issues taking into account the regional AI plus the AB 686 required analysis. Program 8 - Table 14 summarizes fair housing issues, contributing factors, and committed actions.

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.

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

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.

Table 8. Housing Needs for 2021-2029

Income Category (% of County Area Median Income)	Number of Units	Percent of Total
Extremely-low	29	20.4
Very-low (50% or less)*	29	20.4
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; for this table, the City has used the 50% assumption. However, for purposes of identifying adequate sites for the RHNA, state law does not mandate the separate accounting for the extremely-low-income category.

2. 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 is able to meet all of its above-moderate-income RHNA with the entitled project and potential ADUs. The City must accommodate the remaining RHNA of 94 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
Potential ADUs	2	7	1	6	16
Remaining need	56	16	22	0	94

AMI = Area Median Income

Note: The income groups for the potential ADUs are based on the HCD-approved SCAG affordability assumption of total ADUs, as follows: 15% Extremely Low, 2% Very Low, 43% Low, 6% Moderate, and 34% Above Moderate.

Entitled Projects

One recently entitled project 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. 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.

The success of this entitlement in a mixed-use zoning district demonstrates the viability of redeveloping the underutilized parcels in others areas of the North Business Park Specific Plan area, which have similar conditions as the Cedarvalley Senior Housing site.

Potential ADUs

SCAG has conducted analysis that provides jurisdictions in the region with assumptions for ADU affordability that can be used to assign ADUs to income categories for RHNA. The analysis examined current market rents for reasonably comparable rental properties. Based on the rent survey, SCAG developed an appropriate income distribution for potential ADUs by county, and Los Angeles County is divided into two regions in this survey. This income distribution has already been approved by HCD for use in the 6th cycle Housing Element.

Since 2018, Westlake Village permitted four ADUs: two permitted in 2019 and two permitted in 2021, which would have likely been permitted in 2020 if not for the slow down due to the pandemic. Based on this trend, it is reasonable to anticipate an annual average of two ADUs between 2021 and 2029, or 16 over the planning period. This will contribute to providing varied housing types, at lower income levels, throughout the City.

The number of ADUs identified for each income group in Table 9 and Table 11 are based on the HCD-approved SCAG affordability assumptions for this portion of Los Angeles County, as follows: 15% Extremely Low, 2% Very Low, 43% Low, 6% Moderate, and 34% Above Moderate.

Remaining RHNA

Accounting for potential ADUs and current entitlement, the City has a remaining RHNA of 94 units. Specifically, 72 lower units and 22 moderate-income units (see Table 11). The City is able to meet its above moderate-income RHNA with entitlements and potential ADUs.

3. 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.” State law requires that jurisdictions demonstrate that the land inventory is sufficient and adequate to accommodate their share of the regional housing need. Potential development sites at adequate

densities and appropriate development standards must be made available to accommodate the remaining RHNA. This section evaluates potential sites for the construction of additional housing units that could occur as a result of infill development on the four remaining vacant residentially zoned parcels in the City, as well as the redevelopment of underutilized sites within the City's aging and functionally obsolete business park that have been rezoned mixed-use to allow multi-family residential development.

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 1981. Over the following two decades the City of Westlake Village, which is only 5.4 square miles in size, was essentially built out in accordance with the original master plan, as reflected in the adopted citywide General Plan.

Today, the only previously undeveloped lots within the City are large hillside tracts dedicated as permanent open space, with the exception of four scattered single-family (R-1) residential lots, which are identified in Table 10 and Table 11 as potential housing sites for above moderate-income units. The other two residential zoning districts are Residential Planned Development (RPD) and Mobile Home Park (MHP). There are no vacant parcels in the RPD zone or MHP zones. All parcels in the RPD and MHP zones are already subdivided and developed, and all attached housing and mobile homes are ownership units through a tract map or condominium. While 16 mobile homes were destroyed or partially destroyed in the Woolsey Fire, redevelopment of the mobile home units is proceeding. Therefore, development of new housing or conversion of existing housing to lower income in the RPD or MHP zone is not feasible.

North Business Park Specific Plan

The North Business Park Specific Plan (Specific Plan) was adopted in July 2020 as an effort to revitalize an aging business park, and to provide sites for housing to meet the City's regional housing needs and provide more varied housing options within the community. The North Business Park Specific Plan is 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 is approximately 200 acres in size, with parcels that could accommodate housing ranging in size from 0.5 acre to approximately 7.0 acres. The Specific Plan provides the opportunity for new residential uses in an underutilized area, which makes the development of multi-family housing feasible.

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 incentivizes property owners to improve their properties by allowing a wider range of uses to meet market demand, including residential uses, and by-right processing for projects that provide 20 percent affordable housing.

The resulting residential development is expected to house a diverse workforce, including younger workers, healthcare workers, schoolteachers, firefighters and other public servants, who are typically renters and earn at or below the moderate level of the area median income (AMI) and can qualify for affordable units. In turn, these typically younger working-age residents will add to the vitality of the area, and to the broader Westlake Village community, as consumers of products and services captured locally. Therefore, making the city an attractive residential option for young professionals is also a sound economic development and revenue generation strategy over the medium to long-term, especially in the context of an aging population and the current housing crisis in Southern California.

The Specific Plan area offers excellent amenities to future residents. Figure 4 shows the location of transit stops, restaurants, schools and parks within walking distance to the potential housing sites. Lindero Middle School, which serves Westlake Village is within walking/biking distance, as well as Westlake Village Community Park, which is a key amenity. It spans a total of 18 acres and contains 8 acres of lighted synthetic turf athletic fields for soccer, football, baseball, softball, and other sports, a walking/jogging trail, a skate park, picnic areas, outdoor sand volleyball and basketball courts, fitness equipment, restroom/concession facilities, and two children's play areas. There is a one-way entrance and a one-way exit off Thousand Oaks Boulevard that can be accessed by vehicle, bicycle, or sidewalk during park hours. In addition to the City facilities, the park is home to a 60,000-square-foot facility for the Yarrow Family YMCA.

Development Potential

Table 10 identifies the potential housing sites in Mixed-use Corsa and Mixed-use Lindero Districts of the North Business Park Specific Plan. When estimating residential development potential, the following factors were considered, and conservative assumptions were used for the sites inventory:

- 1. Not all sites will develop as mixed-use development with a residential component.**
Taking this factor into consideration, the assumed number of potential residential units on mixed-use sites was discounted by 40 percent when determining the evaluated maximum buildout in the Specific Plan (Chapter 3, North Business Park Specific Plan). This assumption was carried forward when estimating residential development potential for this Housing Element, assuming that not all developers will build housing under the permitted mixed-use zoning. However, it should be noted, based on discussions with developers and recent conceptual plans submitted to the City, developers are likely to include housing in redevelopment of the sites identified for housing in the Specific Plan area. The City has received inquiries and interest to redevelop from nearly every property owner identified in the sites inventory.

2. **Not all sites will redevelop at the maximum density permitted.** Taking this factor into consideration, it was assumed that development will occur at 70 percent (14 du/ac) of the maximum density allowed for moderate-income units in the Mixed-use Corsa District. In the Mixed-use Lindero District, where sites to accommodate lower income housing are located, it was assumed sites will develop at the minimum required density of 20 dwelling units per acre to provide for a conservative yield assumption.
3. **Not all lower income sites will redevelop with 100 percent affordable units.** Taking this factor into consideration, it was assumed that for each lower income site, 40 percent of the units will be affordable for lower incomes, and 60 percent will be above moderate-income units. This assumption is based on the typical percentage for developers to qualify for the Low-Income Housing Tax Credit. Furthermore, it is a goal of the City to create a diverse neighborhood for varying lifestyles and choices, and therefore, mixed income development projects are desired and encouraged.

Table 10. Sites Inventory

Site No.	APN	Lot Size (Acres)	General Plan / Zoning	Existing Use / Year Built	Housing Type	Maximum Density	Realistic Density	Net Potential Units	Affordability
Entitled								102	
1	2054-031-030	1.30	North Business Park Specific Plan / Mixed-use Cedar Valley	Manufacturing / 1981	Senior	98 du/acre	98 du/acre	102	6 Low 9 Moderate 87 Above Mod
Potential Housing Sites in Mixed-Use Zoning Districts^{1, 2}								533	
2	2054-029-040	1.02	North Business Park Specific Plan / Mixed-use Corsa	Manufacturing / 1979	Multi-Family Live/Work	20 du/acre	14 du/ac	14	Moderate
3	2054-029-041	1.29	North Business Park Specific Plan / Mixed-use Corsa	Manufacturing / 1979	Multi-Family Live/Work	20 du/acre	14 du/ac	18	Moderate
4	2054-029-042	1.29	North Business Park Specific Plan / Mixed-use Corsa	Office / 1981	Multi-Family Live/Work	20 du/acre	14 du/ac	18	Moderate
5	2054-029-043	1.18	North Business Park Specific Plan / Mixed-use Corsa	Office / 1981	Multi-Family Live/Work	20 du/acre	14 du/ac	17	Moderate
6	2054-029-044	1.07	North Business Park Specific Plan / Mixed-use Corsa	Office / 1985	Multi-Family Live/Work	20 du/acre	14 du/ac	15	Moderate
7	2054-029-045	1.26	North Business Park Specific Plan / Mixed-use Corsa	Warehousing / 1985	Multi-Family Live/Work	20 du/acre	14 du/ac	18	Moderate
8	2054-029-058	2.39	North Business Park Specific Plan / Mixed-use Corsa	Office / 1987	Multi-Family Live/Work	20 du/acre	14 du/ac	33	Moderate
9	2054-029-035	7.59	North Business Park Specific Plan / Mixed-use Lindero	Office / 1986	Multi-Family Live/Work	32 du/acre	20 du/ac	152	61 Lower 91 Above Mod
10	2054-029-050	6.99	North Business Park Specific Plan / Mixed-use Lindero	Office / 1982	Multi-Family Live/Work	32 du/acre	20 du/ac	140	56 Lower 84 Above Mod
11	2054-029-051	5.40	North Business Park Specific Plan / Mixed-use Lindero	Office / 1987	Multi-Family Live/Work	32 du/acre	20 du/ac	108	43 Lower 65 Above Mod
Vacant Single Family Residential Infill Lots								4	
12	2057-006-003	0.47	Low Density Residential / RPD	Vacant	Single-Family	4 du/acre	4 du/acre	1	Above Moderate
13	2057-007-024	0.60	Low Density Residential / RPD	Vacant	Single-Family	4 du/acre	4 du/acre	1	Above Moderate
14	2057-007-002	0.62	Low Density Residential / RPD	Vacant	Single-Family	4 du/acre	4 du/acre	1	Above Moderate
15	2059-021-003	0.14	Medium Density Residential / RPD	Vacant	Single-Family	7 du/acre	7 du/acre	1	Above Moderate

1 Descriptions of the existing use, environmental constraints and infrastructure available for each lower income site are included in the text descriptions for the potential housing sites.

2 Net Potential Units on Mixed-use Sites is based on the overall yield in the mixed-use zoning districts taking into account the following: a) discounting 40 percent of allowed residential development in each zoning district as estimated by the North Business Park Specific Plan, b) assuming development up to 70 percent of maximum density for the moderate-income units in the Mixed-use Corsa District, c) assuming development of sites available for lower income units in the Mixed-use Lindero District will develop at the minimum required density of 20 dwelling units per acre; and c) assuming 40 percent of net potential units on sites feasible for lower income units will be developed as lower income in a mixed income development project.

Figure 2. Sites Inventory

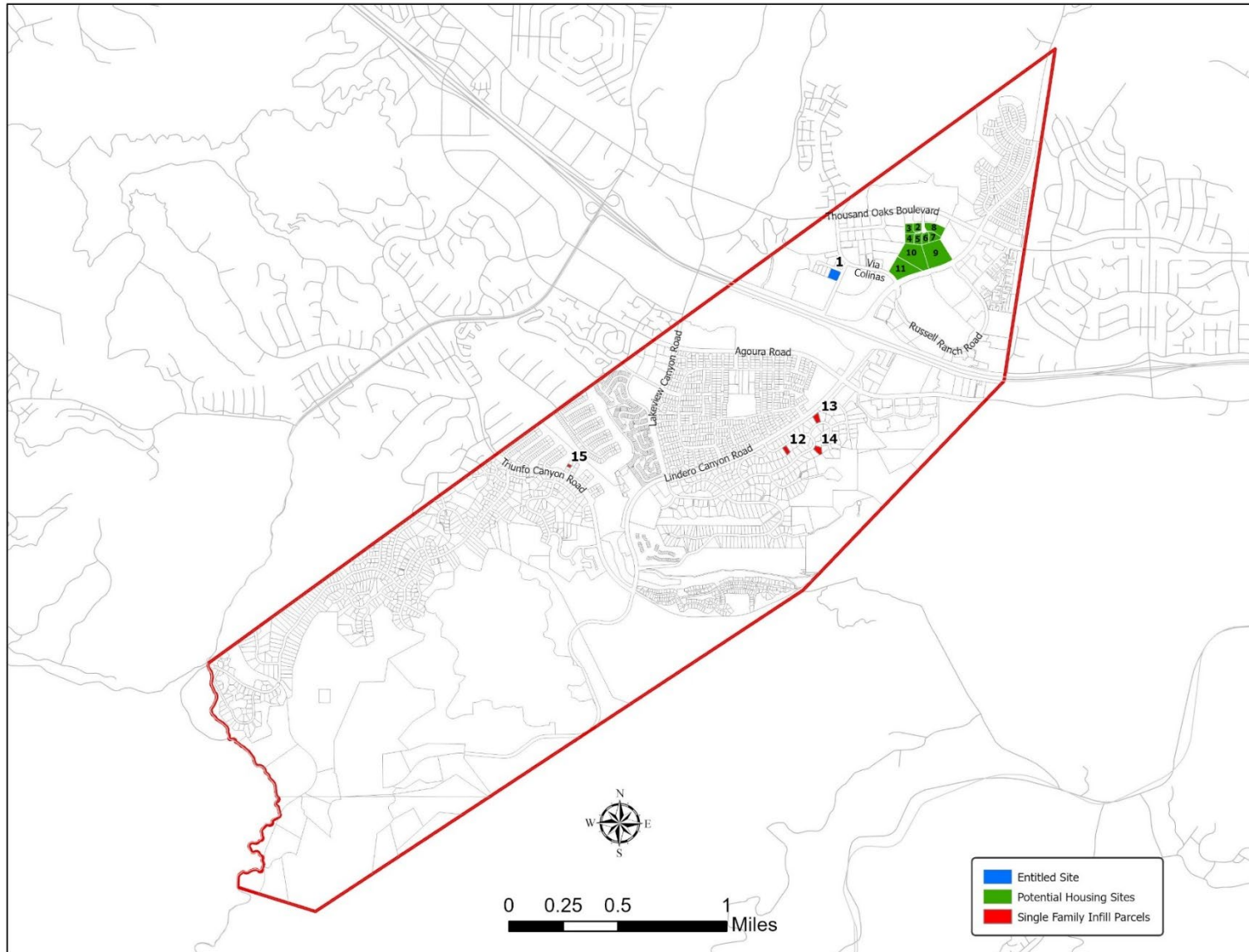
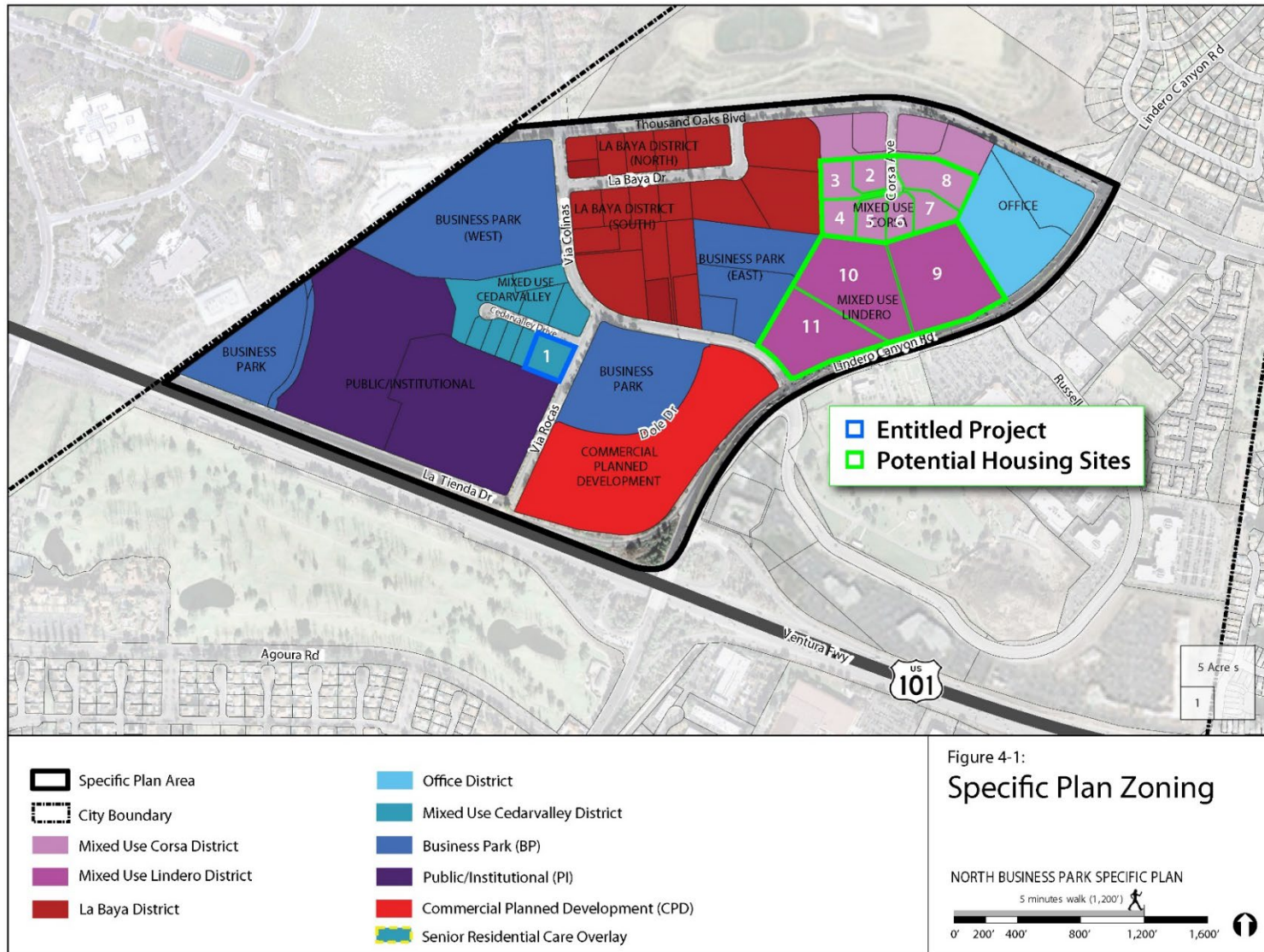
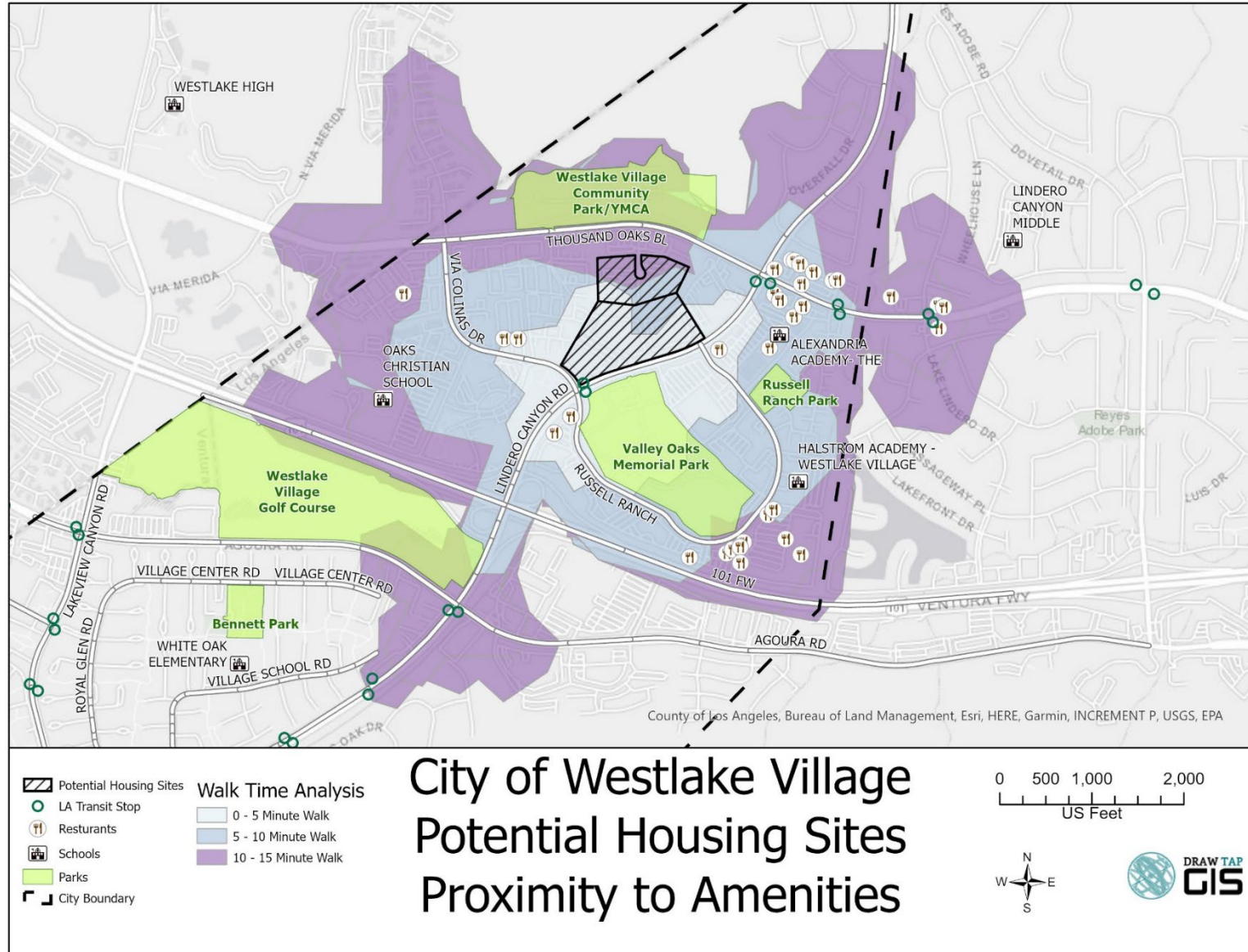


Figure 3. Sites Inventory – North Business Park Specific Plan



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

Figure 4. Potential Housing Sites – Proximity to Amenities



Mixed-Use Corsa Zoning District

The Mixed-use Corsa Zoning District contains seven potential housing sites (Sites 2-8) and provides opportunities for residential, office, and restaurant uses in a pedestrian-oriented environment. Attached residential uses are permitted within a horizontal or vertical mixed-use setting, as well as live-work units. While the sites inventory for this Housing Element identifies the sites in the Mixed-use Corsa District for moderate-income housing, these sites still qualify for meeting the lower income RHNA because they meet the default density of 20 dwelling units per acre. Lower income units can be spread around the Specific Plan area to further housing and mobility choice.

The sites in this area range from one acre to 2.34 acres in size, and each site identified in the Mixed-use Corsa District can be independently developed and accessed. The sites are all developed with office/business park uses, with buildings that are all over 35 years old and have an improvement-to-land-value ratio of less than 0.75. Due to vacancies, nearly all property owners in this area have inquired or expressed interest in redevelopment. Sites 6 and 7, which total 2.4 acres in size, are under single-ownership and more likely to redevelop as one site.

The sites in this area have no environmental constraints, and all required infrastructure for wet and dry utilities is available and will be upgraded, as necessary, in conjunction with implementation of the Specific Plan. The services and infrastructure are in place and capable of providing water and sewer to serve new residential development on the potential housing sites. There is sufficient water, sewer and dry utility capacity to accommodate the RHNA.

Mixed-Use Lindero District

The Mixed-Use Lindero Zoning District (Figure 3) contains three potential housing sites (Sites 9, 10 and 11 in Table 10), which are identified by this Housing Element as feasible for lower income development. The sites are zoned to allow for attached residential uses in a mixed-use setting or as a stand-alone use. Developer interest, 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.

Sites 9, 10 and 11 all have existing underutilized office commercial buildings and are identified in the sites inventory as feasible sites for lower income housing. These sites are considered likely to be redeveloped with housing and have the following characteristics:

- The sites range in size from 5.4 acres to 7.6 acres, and the ages of the existing structures are all over 34 years old.
- Each site can be independently developed and accessed.
- The owners of each site have contacted the City to explore redevelopment options and expressed interest in redevelopment to multi-family residential.

- Site 9 is a two-story multi-tenant flex office building. It is almost entirely vacant based on LoopNet listings. The parking lot has been used for several years as car storage lot for overflow dealership inventory, indicating the building has been largely vacant for several years. The City is currently in discussions for a multi-family residential project on Site 9 that includes affordable units.
- Site 10 is a multi-tenant office complex (seven two-story buildings) that is nearly 30% vacant based on LoopNet listings. The owner of Site 10 submitted conceptual drawings for adaptive reuse of the office complex with residential uses.
- Site 11 is currently being used as a call source center and is over half vacant. The building size is 115,790 square feet per Assessor's data and current available listings on PropertyShark.com total 60,483 square feet.

With the lack of tenants, current uses of the buildings, property owner's interest, and adoption of the Specific Plan, Sites 9, 10 and 11 are well positioned for redevelopment and considered very likely to be developed with housing.

Sites 9, 10 and 11 contain no environmental constraints, and all required infrastructure for wet and dry utilities is available and will be upgraded, as necessary, in conjunction with implementation of the Specific Plan. The services and infrastructure are in place and capable of providing water and sewer to serve new residential development on the potential housing sites. There is sufficient water, sewer, and dry utility capacity to accommodate the RHNA.

The North Business Park Specific Plan includes the provision that any residential project proposed within the Mixed-use Lindero zoning district 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 development and design standards to be applied in conducting such review, as contained in Chapter 4 of the North Business Park Specific Plan.

4. 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 (entitled and potential ADUs) and realistic capacity of vacant and underutilized sites, the City can fully accommodate its RHNA for the planning period.

Table 11. Summary of RHNA Accommodation

Income	RHNA	Entitled	Potential ADUs ¹	Remaining Need	Residential Sites	Mixed-use Sites ²	Total Development Potential
Lower (80% AMI)	87	6	9	72	0	160	160
Moderate (81-120% AMI)	32	9	1	22	0	133	133
Above Moderate (>120% AMI)	23	87	6	0	4	240	244
Total	142	102	16	94	4	533	537

- 1 The income groups for the potential ADUs identified in Table 11 are based on the HCD-approved SCAG affordability assumptions for this portion of Los Angeles County, as follows: 15% Extremely Low, 2% Very Low, 43% Low, 6% Moderate, and 34% Above Moderate.
- 2 Net Potential Units on Mixed-use Sites is based on the overall yield in the mixed-use zoning districts taking into account the following: a) discounting 40 percent of allowed residential development in each zoning district as estimated by the North Business Park Specific Plan, b) assuming development up to 70 percent of maximum density for the moderate-income units in the Mixed-use Corsa District, c) assuming development of sites available for lower income units in the Mixed-use Lindero District will develop at the minimum required density of 20 dwelling units per acre; and c) assuming 40 percent of net potential units on sites feasible for lower income units will be developed as lower income in a mixed income development project.

Availability of Site Infrastructure and Services

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.

5. ADDITIONAL OPPORTUNITIES FOR HOUSING

As described previously in Section 3, Residential Sites Inventory, there are no residentially zoned properties in the city that are not already subdivided. Every multifamily project has a condo map and the mobile home park tenants own the land under their home. There are no opportunities for additional housing in residential neighborhoods. As such, the City is committed to further exploring adaptive reuse of commercial and institutional properties in areas outside the North Business Park Specific Plan.

The General Plan's Development Policy identifies areas where the existing type and intensity of land uses will be maintained, areas which are subject to use intensification, and areas which will be preserved for open space and recreational purposes. Policies pertaining to Intensification Areas anticipate and provide for recycling of uses and adaptive reuse of existing development at somewhat greater intensities. Policy 1.1.3 of the General Plan addresses intensification as follows:

Policy 1.1.3: Provide for the intensification and adaptive reuse of sites located in areas designated as Intensification areas on the General Development Policy map (Figure 7) provided that the proposed use is compatible in use, scale and density with adjacent uses and further provided that the proposed use is compatible with existing or planned infrastructure capacity and availability (I-1).

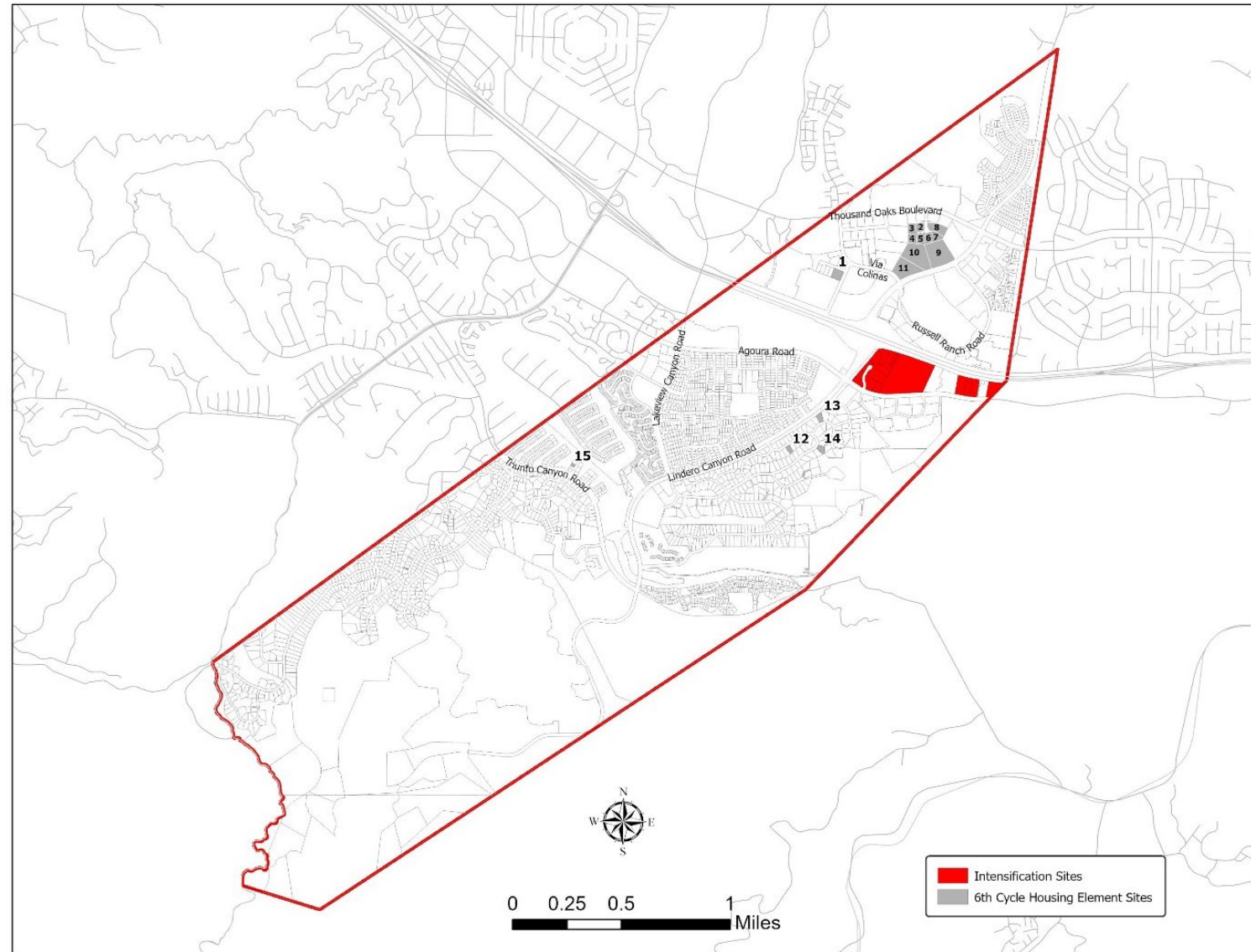
The area of intensification for future analysis for potential housing sites is a business park south of the 101 Freeway (see Figure 5, Intensification Areas), and would further the goal to create a greater variety of housing types and choices throughout the city, outside of the North Business Park Specific Plan area in the northern portion of the city. The facilitation of the development of ADUs, as described previously in Section 3, will also expand housing options throughout the city. See Program 1.4 explore additional non-residential areas for adaptive reuse or redevelopment to housing sites consistent with the General Plan policy for intensification.

6. 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.

Figure 5. Intensification Areas



- **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.

7. 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 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.

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.

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.

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. To further reduce constraints related to land costs, the City is amending its Zoning Ordinance to reflect state density bonus law and will maintain consistency with current ADU laws as stated in Program 4. While incentives are important to furthering affordable housing goals, 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.

Land Availability 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 can only be accomplished through the recycling/redevelopment or adaptive reuse of non-vacant land, as indicated in Section D, Potential for Future Housing.

Environmental/Hazard Constraints

The City of Westlake Village is located in a mountainous watershed area which experiences periods of severe fire hazard. The Hazards Chapter (Chapter IV) of the General Plan addresses fire hazards along with other topics including seismic activity, landslides, flooding, and climate change. It identifies policies and programs to mitigate potential impacts through both preventative and response measures. Local efforts to reduce constraints due to hazards include policies and actions to minimize the risk through emergency planning, and by application of development standards and land use planning controls.

Community Opposition

The North Business Park Specific Plan was originally an effort to inject reinvestment and modify land use designations to allow for more development flexibility, including the addition of retail and housing, into an aging industrial and business park. Over time, the plan transitioned to one with an emphasis that put housing front and center. Not unlike similar planning efforts in other low density suburban communities, the City of Westlake Village faced significant community pushback. In the development of the North Business Park Specific Plan, the City convened a 10-member Community Advisory Committee (CAC), with each member representing a different neighborhood. The purpose of the CAC was to advise City staff and the consultant team on development preferences and areas of concern related to future development in the plan area. The team engaged in an intense financial feasibility analysis and series of design charrettes to help visualize potential development scenarios that included an emphasis on housing and public amenities. Topics of community character, density, housing, traffic, and economic feasibility were presented and debated at great length to help demystify development. During one hands-on exercise in particular, CAC members were asked to identify projects they liked, and thought would be appropriate for the plan area. This led to a series of design exercises and charrettes focused on establishing the values and priorities associated with the design of future development.

The objective was to get community members to take ownership of development for their community. These and other engagement methods helped to change attitudes and address concerns associated with adding housing. This resulted in the CAC and City Council eventually

recognizing the benefits of the Specific Plan and the opportunity to remove barriers to higher density housing in the City. The group, which met five times over a 6-month period, culminated in a public open house and study session with the City Council in the winter of 2020. The Specific Plan was ultimately adopted unanimously in June of 2020, with strong community support and a shift in attitude towards housing.

Actions to remove nongovernmental constraints related to community opposition to increased densities and diverse building types are described in Program 7 – Information, Education Marketing.

Jobs-Housing Imbalances

The City has become a major employment center within the Las Virgenes-Malibu Council of Governments subregion of Southern California. Future job and housing growth is a key policy issue addressed in the Sustainable Communities Strategy (SCS) prepared by the Southern California Association of Governments (SCAG). The SCS promotes the concept of balancing job growth and housing production within the various subregions of Southern California as a means of addressing serious air quality and transportation issues. The "Jobs/Housing Balance" concept forwards the idea that if people can live and work within the same community, the Southern California region as whole will benefit from reduced traffic congestion and improved air quality.

As indicated above, the City of Westlake Village is increasingly becoming a major employment center for residents throughout the Las Virgenes-Malibu subregion, consistent with this concept. The growth forecasts, which are the underpinning of the 2012-2035 SCS prepared by SCAG, envision 10,000 jobs in Westlake Village by 2035. By comparison, there were 17,219 jobs in the City 2017, as reported in the 2019 City of Westlake Village Local Profile published by SCAG. Jobs/housing balance policies to support SCAG's Sustainable Communities Strategy are provided in Section F.1.f. Local efforts to remove jobs/housing balance constraints include adoption of the North Business Specific Plan area. Through adoption of the Specific Plan, the City implemented City and regional jobs/housing balance policies by converting land that was previously exclusively to be used for business park uses to provide opportunities for residential development. Additional programs to increase residential development, including offering incentives such as density bonuses, are described in Section F.

Other Non-Governmental Constraints

The City includes 20 recognized residential neighborhoods. Each of these is governed by an active homeowners' association and stringent Conditions, Covenants and Restrictions (CC&Rs). 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.

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.

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 addition, the City is in compliance with SB 35 streamlining requirements, and with transparency laws requiring all zoning and development standards to be provided on its website (Government Code §65940.1(a)(1)(B)).

The City has established a streamlined, ministerial approval process for multifamily housing projects that satisfy certain eligibility criteria. The procedure is set forth in a publicly available handout, Multifamily Housing Project SB 35 Streamlined Approval Process Eligibility Checklist, that serves as a guide to determining if a multifamily housing project qualifies for the SB 35 approval process. Using this checklist, the City will continue to provide expedited permit processing for projects providing lower income housing as defined by and in accordance with the Housing Accountability Act (HAA) (Government Code §65589.5) and SB 35.

Permit streamlining is also used under special circumstances, such as natural disasters, including fires, such as the 2018 Woolsey Fire. If additional homes are lost due to a disaster, the City will assist owners in replacing their homes through expedited permit processing.

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. 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. 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 City contracts with the County of Los Angeles to perform the City's building and safety review after new development is reviewed by the City for compliance with the Zoning Code. 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; however, an applicant may be granted an extension.

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.

Land Use Policies and Development Standards

State law pertaining to the Housing Element requires that cities' land use policies and development standards allow for the development of a variety of housing types for all income levels, including single-family dwellings, multi-family dwellings, manufactured homes, and transitional and supportive housing. The City's General Plan Land Use Element and Zoning Ordinance designate areas within the City for residential development and accommodate various types of housing as discussed in the following section.

The overall parameters that dictate the location, type, and intensity of new development within the City are established by the Land Use Element of 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. 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.

The City's Zoning Ordinance implements the land use policy of the General Plan. 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, which provides areas for mobile/manufactured home parks and subdivisions in the City, consistent with State law. The Zoning Ordinance also establishes the North Business Park Specific Plan which includes mixed-use zoning districts. Tables that identify the development standards for each of the residential and mixed-use zones in the City are included in Appendix B.

R-1 and RPD Zones

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 (see Appendix B for development standards). The RPD zone, on the other hand, is 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 density can be established on a case-by-case basis. The highest densities allowed in the RPD Zone for multi-family development are set forth in the General Plan as follows:

- High Density (10.1-18.0 units/acre): The High Density designation applies to multi-family development in the more central areas of the City, near services, and on arterial streets.
- Very High Density (18.1-25.0 units/acre): The Very High Density designation applies to multi-family residential development in the central areas of the City and on arterial streets, and is characterized by multi-storied development.

The RPD zone was used as a tool to allow for a variety of housing types in the original development of Westlake Village as a master planned community. While the RPD zone allows for multi-family development and there are several condominium developments in the RPD zone, it is built out with primarily single-family housing. There are no vacant lots available for new multi-family development, nor are there sites where redevelopment to multi-family housing is feasible or likely. For these reasons, the City has not included any RPD-zoned sites in its RHNA sites inventory. If a natural disaster or other unexpected event occurs and an RPD-site becomes available for redevelopment, the City will comply with all State laws in place to incentivize and streamline permit processing for affordable housing.

Mixed-use Zones

The mixed-use zoning districts in the North Business Park Specific Plan are described in Section D, and the development standards are provided in Appendix B. These zoning districts

include the Mixed-use Corsa District and Mixed-use Lindero District. These zoning districts were developed to provide opportunities for higher density housing in the City and can accommodate the City's lower and moderate-income RHNA.

The Mixed-use Corsa Zoning District contains seven potential housing sites (Sites 2-8) and provides opportunities for residential, office, and restaurant uses in a pedestrian-oriented environment. Attached residential uses are permitted within a horizontal or vertical mixed-use setting, as well as live-work units. The maximum density in the Mixed-use Corsa District is 20 dwelling units per acre.

The Mixed-use Lindero Zoning District contains three potential housing sites (Sites 9-11) and provides opportunities for residential, office, and restaurant uses in a pedestrian-oriented environment. Attached residential uses are permitted within a horizontal or vertical mixed-use setting, as well as live-work units. The minimum density in the Mixed-use Lindero District is 20 dwelling units per acre, and the maximum density is 32 dwelling units per acre.

The parcels in the Mixed-use Lindero district are identified in the sites inventory as feasible for accommodating lower income units. The zoning allows 100% residential development, and if mixed-use development is proposed for the site, a minimum of 50% of the square footage must be dedicated to residential uses. Owner and rental multi-family uses are allowed by-right when 20% or more of the units in the development accommodate housing affordable to lower-income households. For such projects, no conditional use permit, planned unit development permit, or other discretionary review or approval that would constitute a "project" will be required.

In crafting the development standards for the Mixed-use Lindero zoning district, the City worked with an urban designer/architect to model and evaluate the density and achievable capacity based on a reasonable mix of unit sizes and ranges within a project. While projects are anticipated and desired to have a mix of unit sizes, from studios to 3-bedrooms, unit sizes of 1,200 and 1,300 square feet were assumed for this analysis to be conservative in demonstrating development capacity. As demonstrated in Table 12, the maximum permitted density of 32 du/acre can be achieved with the development standards for the zoning district. There is no constraint on development.

Table 12. Development Capacity Analysis for Mixed-use Lindero District

	Site 9	Site 10	Site 11
APN	2054-029-035	2054-029-050	2054-029-051
Parcel Address	5701 Lindero Canyon	5655 Lindero Canyon	5601 Lindero Canyon
Parcel Size	329,313 s.f.	304,484 s.f.	159,865 s.f.
– acreage	7.59	6.99	5.40
DU /acre (allowed per SP)			
– minimum	20 DU	20 DU	20 DU
– maximum	32 DU	32 DU	32 DU
– capacity	242 units	223 units	172 units
Setbacks			
– Front yard	30 ft	30 ft	30 ft/80 ft
– Rear yard	40 ft ²	40ft ² / 50ft	50ft
– Interior yards	50ft	50ft	50ft
Lot coverage	40%	40%	40%
Buildable Area	131,725 s.f.	121,794 s.f.	63,946 s.f.
Floor Area Ratio (FAR)	0.50	0.50	0.50
Average Unit Size (assumed)	1200+	1200+	1200+
Unit Type	Studio – 3 BDRM	Studio – 3 BDRM	Studio – 3 BDRM
Floors /Building Height	3 floors/ 55 ft (max)	3 floors/ 55 ft (max)	3 floors/ 55 ft (max)
Parking Area (assumes build area) ¹	131,725 s.f.	121,794 s.f.	63,946 s.f.
– semi-sub spaces (325 sf /space)	405 spaces	374 spaces	196 spaces

¹ Parking is a mixture of semi-subterranean (as listed above) and surface parking

² Distance from foot of hillside/ sloped condition

Source: Cont-X Studio, Urban Design + Community Planning

In addition to the a above-mentioned development capacity analysis, a development feasibility study (Economic Analysis of Proposed Specific Plan, March 10, 2020) was conducted as a part of the Specific Plan process. The residential densities for the Mixed-use Lindero and Mixed-use Corsa districts were derived in part from a series of development feasibility pro formas designed and conducted by Waronzof Associates. The development pro formas tested density thresholds that would provide residential developers with residual land values that equal or exceed baseline values in the two districts. Additionally, parking configurations and their associated costs were taken into consideration as factors affecting the residual land value for prototypical residential uses. This economic analysis demonstrated there is capacity and market support for multi-family residential development based on the densities and development standards established in the Specific Plan, and redevelopment to housing would be economically profitable. The densities, development standards, and parking standards applied, as shown in Appendix B, Tables B-1 and B-2, were not found to constrain development.

Chapter 4 of the North Business Park Specific Plan also provides clear and comprehensive objective development and design standards for multi-family and mixed-use development that contains residential uses, and will be used to evaluate projects containing affordable housing to provide a streamlined review process. The Specific Plan also provides standards for live-work units.

Overall, the City's development standards are based upon acceptable provisions, are not exceptional or unusual, and are generally consistent with those of surrounding communities.

Parking Requirements

Parking requirements for residential uses in the conventional residential zones and mixed-use zones in the North Business Park Specific Plan are identified in Appendix B. The only variation in development standards that is a little more restrictive than what is typical is the requirement for 1.5 parking spaces per unit for studio and one-bedroom apartments in the mixed-use zoning districts of the North Business Park Specific Plan. This required parking ratio is the result of a needs assessment by the City's Traffic Engineer that identifies the lack of available on-street parking in this area due to topography and street configuration.

The Specific Plan does permit parking requirements to be reduced after a 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. Opportunities for shared parking with adjacent commercial uses exist.

To mitigate the impact that parking requirements may have upon affordable housing projects, the City is adopting Density Bonus Provisions in compliance with state law. Under these standards, parking requirements do not hinder the availability and affordability of housing as the City permits a reduction of these on-site parking requirements, among other standards, in the development of affordable housing projects. The Density Bonus Provisions are discussed in further detail later in this section.

See also Program 1.8 to regularly monitor new development in North Business Specific Plan to determine if development standards, including parking, are a constraint to residential development. If it is determined this parking standard is a constraint, the City will conduct another parking needs assessment for the area and revisit the Specific Plan for potential amendment of the parking requirements in the North Business Park Specific Plan.

Accessory Dwelling Units

Accessory dwelling units can provide an important source of affordable housing for persons and families of low and moderate-income. Per the City's Zoning Ordinance, an accessory dwelling unit is defined as "'Accessory Dwelling Unit" or "ADU" means a residential dwelling unit that satisfies all of the following criteria: (1) is located on a lot with a proposed or existing primary residence; (2) is attached to such primary residence ("attached ADU") or is detached from such primary residence ("detached ADU"); and (3) provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. The term ADU also includes an "efficiency unit" as defined in Health and Safety Code Section 17958.1 and a "manufactured home" as defined in Health and Safety Code Section 18007."

Numerous new State laws in recent years have impacted the way that local jurisdictions regulate accessory dwelling units, including AB 68, AB 587, AB 881, and SB 13. With the goal of increasing accessory dwelling unit production, these bills have modified allowable fees, application procedures, and development standards that cities are permitted to employ. In response to this legislation, the City adopted an updated accessory dwelling unit ordinance in 2021 which complies with State requirements. Per the ordinance, accessory dwelling units are permitted by-right in any zone in which residential development is permitted and on any parcel with an existing or proposed single or multi-family residence.

Residential Care Facilities

California law states that persons who require supervised care are entitled to live in normal residential settings and preempts cities from imposing many regulations on State-licensed residential care facilities. California Health and Safety Code §1500, et seq., establishes that State-licensed residential care facilities serving six or fewer persons be: 1) treated the same as any other residential use, 2) allowed by right in all residential zones, and 3) be subject to the same development standards, fees, taxes, and permit procedures as those imposed on the same type of housing in the same zone.

The Zoning Ordinance defines residential care home as follows: "Residential care facility" means a state authorized, certified or licensed family home or group care facility for twenty-four (24) hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual, excluding jails and other detention facilities. This is consistent with State law.

Westlake Village allows State-licensed residential care facilities serving six or fewer persons by right in all residential zones. In compliance with State law, these facilities are treated like any other residential use in the same single-family or multiple-family residential zones. This Housing Element includes a program to review the Zoning Ordinance for provisions for large group homes (7+ persons) and develop mitigating strategies to remove potential constraints and facilitate development of large group homes.

Emergency Shelters

Emergency shelters are the first step in a continuum of care and provide shelter to families and/or individuals experiencing homelessness on a limited short-term basis. The Zoning Ordinance defines emergency shelters as "housing with minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less by a homeless person."

Senate Bill 2 (SB 2), codified at Government Code §65583, was enacted by the State Legislature in 2007 to address the State's growing problem of homelessness. SB 2 requires local governments to identify one or more zoning categories that allow emergency shelters without a Conditional Use Permit or other discretionary permit. Cities may apply limited conditions to the approval of ministerial permits for emergency shelters; however, the identified zone must have sufficient

capacity to accommodate the shelter need, and at a minimum, provide capacity for at least one year-round shelter. Permit processing, development, and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, such use.

Emergency shelters are permitted with a Planned Development Permit in the Business Park (BP) zone, and subject to objective development and management standards, consistent with State law. This Housing Element includes a program to amend the City's Zoning Ordinance to remove this discretionary review.

There are properties suitable for the establishment of an emergency shelter in the BP zone south of the 101 Freeway, which encompasses approximately 126 acres. Parcels in the BP zone range in size from approximately 7,000 square feet up to 20 acres. Many of the larger parcels contain underutilized industrial and office condominiums appropriate in size and capable of being converted for use as an emergency shelter. This zone was also selected based on its proximity to facilities, services, and transit. The BP Zone has adequate capacity to accommodate the point-in-time homeless population.

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.

Low Barrier Navigation Centers

Adopted in 2019, AB 101 defines a Low Barrier Navigation Center as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions.

AB 101 requires jurisdictions to permit Low Barrier Navigation Centers that meet specified requirements by-right in mixed-use zones and other nonresidential zones permitting multifamily residential development. The bill also imposes a timeline for cities to act on an application for the development of a Low Barrier Navigation Center. The provisions of AB 101 are effective until 2026 when they sunset. The City's Zoning Ordinance has not been updated to permit this type of development; therefore, a Housing Program has been added to amend the Zoning Ordinance consistent with AB 101.

Transitional Housing

Transitional housing facilities are designed to accommodate homeless individuals and families for a longer stay than in emergency shelters, as the residents stabilize their lives. California Government Code Section 65582(j) defines transitional housing as buildings configured as rental housing developments but operated under program requirements that require the termination of

assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Residents of transitional housing are usually connected to supportive services designed to assist persons experiencing homelessness in achieving greater economic independence and a permanent and stable living situation. Transitional housing may take several forms, including group quarters, single-family homes, and multi-family housing, and typically offers case management and supportive services to help return people to independent living.

The City's Zoning Ordinance has not been updated to permit this type of development; therefore, a Housing Program has been added to amend the Zoning Ordinance consistent with State law.

Supportive Housing

Supportive housing is affordable housing with onsite or offsite services that help a person or family with multiple barriers to employment and housing stability. Supportive housing is a link between housing providers and social services for persons experiencing homelessness, people with disabilities, and a variety of other special needs populations. California Government Code Section 65582(f) defines supportive housing as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

AB 2162, adopted in 2018, requires that supportive housing developments with 50 or fewer units be permitted by-right in zones where multi-family and mixed-use developments are permitted, provided the development meets certain requirements. Additionally, the bill prohibits jurisdictions from imposing parking requirements based on the number of units for supportive housing developments within one half mile of a public transit stop. The City's Zoning Ordinance has not been updated to permit this type of development; therefore, a Housing Program has been added to amend the Zoning Ordinance consistent with State law.

Single-Room Occupancy

Single-Room Occupancy (SRO) units provide affordable housing opportunities for certain segments of the community such as, seniors, students, and single workers and are intended for occupancy by a single individual. They are distinct from a studio apartment or efficiency unit, in that SRO units may either have shared or private kitchen and bathroom facilities. SROs are typically rented on a monthly basis and generally do not require a rental deposit, making them accessible to extremely low-income and formerly homeless individuals. The City's Zoning Ordinance has not been updated to permit this type of development; therefore, a Housing Program has been added to amend the Zoning Ordinance consistent with State law.

Employee Housing Program

The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. This is not currently addressed in the City's code, so an action has been added to Program 4 for compliance with state law. 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.

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 13.

Table 13. 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 13 above 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.

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.

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.

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

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.

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.

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.

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.

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.

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.

No.	Action	Timeframe and Objectives
1.1	Continue to utilize the City's General Plan and Zoning Ordinance, which provide the appropriate land use designations and implementing regulations needed to provide adequate, suitable sites for new housing construction in alignment with the City's RHNA goals. No sites on the RHNA Sites Inventory are residential redevelopment sites.	Ongoing.
1.2	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.	Ongoing. To incentivize development of housing for lower income households. <u>Permit 40 affordable units within the planning period.</u>
1.3	<u>Comply with the Housing Accountability Act and apply objective standards for affordable housing projects when required by state law.</u>	<u>Ongoing, as a part of development permit processing in the North Business Park Specific Plan.</u>
1.4	<u>Conduct a study to identify additional non-residential areas for adaptive reuse or redevelopment to housing sites consistent with the General Plan policy for Intensification Areas. Development appropriate actions based on the recommendations of the study.</u>	Conduct study by the end of 2023. Develop actions by the end of 2024. <u>Create greater variety of housing types and choices throughout the city.</u>
1.5	Facilitate the development of diverse housing types for lower-, moderate-, and above-moderate-income levels in the North Business Park Specific Plan area. <u>Streamline the permit processing of housing development applications in the NBPSP.</u> <u>Share information with developers on NBPSP Policy LU/UD-3.2 to "Introduce higher density housing types to facilitate various levels of housing options and to offer housing choices that are less available in Westlake Village and the region."</u> <u>See Action 5.2 pertaining to outreach to developers.</u>	Ongoing. Anticipated development of 102 special needs housing units with the Cedarvalley Senior Housing project (87 above moderate, 9 moderate, and 6 low-income units) during the planning period.
1.6	<u>To ensure that the City maintains compliance with SB 166 (No Net Loss), the City will develop a procedure to track:</u> <u>Unit count and income/affordability assumed on parcels included in the sites inventory.</u> <u>Actual units constructed and income/affordability when parcels are developed.</u>	<u>Develop a procedure in 2022.</u> <u>Ongoing findings as a part of the development review process.</u> <u>Annual compilation of results, as a part of Housing Element Annual Progress Reports.</u>

No.	Action	Timeframe and Objectives
	<u>Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).</u> <u>In addition, the City will make no net loss findings at the time of project approval and require replacement units when required by state law.</u>	
1.7	Make the inventory of sites available to developers, by posting on the City's website.	Annually update and post the inventory.
1.8	<u>Monitor new development in North Business Specific Plan to determine if development standards, including parking, are a constraint to residential development.</u>	<u>Ongoing, with reporting in the APR.</u>
1.9	<u>Foster development of Accessory Dwelling Units (ADUs) to provide affordable housing options throughout established residential neighborhoods.</u>	<u>Permit 2 ADUs per year. See also Program 3.</u>

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.

No.	Action	Timeframe and Objectives
2.1	<u>Using the City's established Multifamily Housing Project SB 35 Streamlined Approval Process Eligibility Checklist, continue to provide expedited permit processing for projects providing lower income housing as defined by and in accordance with the Housing Accountability Act (HAA) (Government Code §65589.5) and SB 35.</u>	<u>Ongoing, as eligible projects are submitted for processing.</u>
2.2	Waive payment of <u>City</u> permit and development impact fees (i.e., Traffic Signalization and Capital Improvement Fee) for lower income housing <u>and coordinate with the County regarding their ability to waive building permit and plan check fees for lower income housing developments.</u>	<u>Ongoing, as eligible projects are submitted for processing.</u>
2.3	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.
2.4	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, <u>as required by Government Code §65589.5</u> , 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
3.1	<u>Promote the creation of accessory dwelling units (ADUs) that can be offered at affordable rent, as defined in §50053 of the Health and Safety Code, for very low, low-, or moderate-income households, through providing information on the City's web page. The information provided should include a discussion on incentives written into state ADU law and describe how ADUs can accommodate people of various income levels and life stages.</u>	<u>By the end of 2021, with annual updates.</u> <u>Issue permits for two ADUs per year as stated in Program 1.</u>
3.2	<u>Review ADU code to ensure consistency with State law and continue to monitor State ADU law annually. Amend the City's ordinance within twelve months of new laws becoming effective, or amend the Zoning Code to defer to the latest state law.</u>	<u>Within a year of housing element adoption.</u>
3.3	Provide technical assistance to homeowners at the City's Zoning Counter and expedite the review of ADU applications.	Ongoing.
3.4	<u>Monitor the production of ADUs to ensure meeting the quantified objective for permitting two ADUs per year; and revisit the RHNA strategy mid-cycle if ADU production is falling short of the objective.</u>	<u>Annually monitor ADUs permitted at the time of the Annual Progress Reports (APRs).</u> <u>If needed re-visit and adapt the RHNA strategy mid-cycle (2025).</u>
3.5	<u>Work with the County to provide pre-approved ADU architectural plans to incentivize affordable ADUs. (Note: The City contracts with the County of Los Angeles to perform the City's building and safety review after new development is reviewed by the City for compliance with the Zoning Code.)</u>	<u>By end of 2022.</u>

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
4.1	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.
4.2	Amend the Zoning Ordinance to allow supportive and transitional housing consistent with State law, <u>including SB2, SB 745, and AB 2162.</u>	<u>To be complete prior to adoption of the 6th Cycle Housing Element.</u>
4.3	Amend the Zoning Ordinance to defer to current State law, so it retains consistency with State Density Bonus Law (SDBL) requirements over time.	By the end of 2021.
4.4	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.

	Action	Timeframe and Objectives
4.5	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.
4.6	<u>Amend the Zoning Ordinance to treat housing for six or fewer employees as a residential use, in accordance with state law.</u>	<u>By the end of 2021.</u>
4.7	<u>Amend the Zoning Ordinance to allow an emergency shelter by right, in accordance with state law.</u>	<u>To be complete prior to adoption of the 6th Cycle Housing Element.</u>
4.8	<u>Review Zoning Ordinance for provisions for large group homes (7+ persons) and develop mitigating strategies to remove potential constraints and facilitate development of large group homes.</u>	<u>By the end of 2022.</u>

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. See also Program 9 for additional related actions.

	Action	Timeframe and Objectives
5.1	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.
5.2	Conduct outreach to affordable and special needs housing developers, <u>including Single Room Occupancy developers</u> , to share information on development opportunities within the City.	<u>Annually reach out to at least two developers.</u>
5.3	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.
5.4	Support non-profit housing sponsors with the preparation of applications for federal/state funding for the construction of housing affordable to lower-income households.	<u>Support one application every two years.</u>

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
6.1	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.
6.2	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, reasonable accommodation, developmental disabilities services, and low-interest rehabilitation loans to all homeowners and residential property owners. [See also Program 8 for additional outreach and education actions.](#)

	Action	Timeframe and Objectives
7.1	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 - Explaining and promoting the City's reasonable accommodation procedure. - Developmental disabilities services.	Post materials by the end of 2021. To provide information, encouragement, and technical assistance. Review and update posted materials annually .
7.2	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.	Post materials by the end of 2021. Review and update posted materials annually.

	Action	Timeframe and Objectives
7.3	Direct people to seeking affordable rental and purchase housing to the Los Angeles County Community Development Authority for assistance.	<u>Ongoing.</u>
7.4	<u>Direct people seeking developmental disabilities services to the North Los Angeles County Regional Center (NLACRC).</u>	<u>Ongoing.</u>
7.5	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.	<u>Review and update posted materials annually.</u>
7.6	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. <u>Newsletter content will address the full range of topics described in Program 7 including but not limited to: housing rehabilitation, fair housing, ADUs, reasonable accommodation, housing choice vouchers, and information regarding the North Los Angeles County Regional Center and Los Angeles County Community Development Authority.</u>	<u>Provide one article and one press release per year.</u>

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 further 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), and through the City-specific actions identified through the AFFH assessment included as Appendix D.

In summary, the City of Westlake Village offers high opportunity areas but faces challenges in promoting greater integration and providing a range of housing types and prices suitable for lower-income households. Providing a range of affordable housing can help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes. Table 14 summarizes fair housing issues, contributing factors, and recommended actions. High Priority contributing factors are those that have a direct and substantial impact on fair housing and are core municipal functions that the City can control; Medium Priority factors are those that have a direct and substantial impact on fair housing, but the City has limited capacity to control their implementation; Low Priority factors may have a direct and substantial impact on fair housing choice, but the City lacks capacity to address it, or the factor may have only a slight or indirect impact on fair housing choice. The actions listed below, along with the other programs identified in Section F, Housing Program, are designed to cumulatively contribute to AFFH goals.

Table 14. Contributing Factors and Actions Matrix

Fair Housing Issue	Impediment/ Contributing Factor	Meaningful Action
8.1 Outreach and Enforcement		
Access to information and services <u>Housing Mobility</u>	<u>Contributing Factors: High Priority</u> <u>Lack of knowledge of fair housing, laws.</u> <u>Insufficient online fair housing material.</u>	Upon release of the 2020 Census, evaluate if there is a need to expand the City's outreach program to other languages. <u>Coordinate with the Housing Rights Center (HRC) to provide language services as needed.</u> <u>Continue to utilize the services of HRC provided through Los Angeles County to provide services, including multi-lingual services, and resolve any fair housing complaints filed with the City.</u> Expand information on the City's website on federal and state fair housing requirements and ADA law and provide information on Housing Rights Center services. - <u>Include a link to the HRC "Fair Housing Facts" webpage at: https://www.housingrightscenter.org/fair-housing-facts.</u> - Update the existing "Housing Assistance Handout" by December 2021. - Market HRC services to residents by displaying the Housing Assistance Handout at City Hall and at public meetings and publicizing it through the City's newsletter and social media. - Work with at least two community organizations to post fair housing information at their locations and on their digital platforms. Provide updated information annually. - <u>Work with HRC to provide training to City staff on fair housing issues.</u> - <u>Advocate to LACDA to revise its contract with HRC to require separating reporting to be provided to the City beginning FY 2022.</u>

Fair Housing Issue	Impediment/ Contributing Factor	Meaningful Action
8.2 Segregation and Integration		
<u>Housing Mobility</u>	<u>Contributing Factors: Medium Priority</u> 1. <u>Historical land use and zoning decisions and lack of vacant land limit opportunities for higher density project types.</u> 2. <u>High cost of housing limits access to lower income households of all races/ethnicities.</u>	<u>Outreach and education on the new source of income protections regarding the use of Housing Choice Vouchers.</u> See 8.4 “Access to Opportunity,” as actions designed to provide more opportunities for different income levels should also help achieve integration.
8.3 R/ECAP		
There are no RECAPs in Westlake Village. In the region, there are tracts in downtown LA, near San Fernando and in the Lancaster/ Palmdale area	<u>Contributing Factors: Low</u> 1. <u>City and regional land use and zoning, and development patterns.</u>	<u>Affirmatively market available development sites to affordable housing developers to meet regional housing goals set by the Southern California Association of Governments (SCAG).</u> To foster social equity, the RHNA methodology assigns the City a higher proportion of lower income households to be responsible for than others in the SCAG region, and the City meets this challenge by providing lower income housing opportunities in its adequate sites inventory.
8.4 Access to Opportunity		
Mobility Enhancement for disabled persons	<u>Contributing Factors: Medium</u> 1. <u>Barriers to Mobility.</u> 2. <u>Inadequate funding for specialized housing and infrastructure improvements.</u>	Fund approximately 4 sidewalks improvements per year that will meet ADA Standards of Accessible Design. Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Municipal Code. Post website materials regarding availability of the Housing Choice Voucher Program and new source of income protection as stated in Program 7.2 <u>by the end of 2021.</u>

Fair Housing Issue	Impediment/ Contributing Factor	Meaningful Action
Affordability in high opportunity areas. The City is predominantly (greater than 50 percent) White and affluent (income above \$125,000), which could be considered a Racially concentrated area of affluence (RCAA)	<u>Contributing Factor: High Priority</u> <u>1. Zoning and land use practices.</u> <u>2. Lack of affordable owner and rental housing in a range of sizes.</u> <u>3. Lack of a variety of housing choice/dominance of single-family housing.</u> <u>4. Private restrictions (CC&Rs) limit changes to residential neighborhoods.</u>	<u>Promote the development of affordable housing in the North Business Park Specific Plan (Specific Plan) area, which is in a high resource area.</u> <u>Annually monitor implementation of the North Business Park Specific Plan to ensure that environmental quality remains high and that continued access to education and economic opportunity is provided. Report on findings in the APR.</u> <u>Seek grants and private/public partnerships to develop a safe routes to schools plan linking the Specific Plan area to public schools and transit.</u> <u>Foster development of two ADUs per year as described in Program 3 to provide additional housing opportunities throughout established neighborhoods.</u> <u>Conduct outreach and education as stated in Program 7 to help increase community support for affordable housing.</u>
8.5 Disproportionate Housing Needs and Displacement Risk		
<u>Anti-Displacement</u> City faces a high cost burden, but also has a percentage of higher income households. The HCD Data Viewer Sensitive Communities maps show no vulnerable communities within the City.	<u>Contributing Factor: Low Priority</u> <u>1. High mortgage and rental costs.</u>	Promote, increase, maintain homeownership, <u>and seek funding for affordable rental housing</u> for LMI households through actions stated in Program 9. <u>Establish priority for the affordable housing for the most vulnerable segments of the community – extremely low-income, female-headed households, seniors, persons with disabilities.</u> Continue to monitor, preserve, and encourage development of affordable senior housing units <u>as well as all other lower income and special needs households.</u>

Fair Housing Issue	Impediment/ Contributing Factor	Meaningful Action
Extremely Low-Income Rental households face the greatest risk of displacement.	<u>Contributing Factor: Low Priority</u> 1. <u>Unaffordable rents in a range of sizes.</u>	<u>Post copies of the City's Housing Assistance Handout, including information on Housing Choice Vouchers, at the Westlake Village Library, Westlake Village Community Park, and City Hall by January of 2022. Collaborate with at least two other organizations, schools, or agencies to post copies of the Housing Assistance Handout at their locations by the end of 2022.</u> <u>Implement Program 7 to increase information, education, and marketing.</u> Continue to participate in LACDA assessments and programs as a participating city in Los Angeles Urban County. Have information available for Mobilehome Park residents about the State Mobilehome Ombudsman which receives and processes complaints related to living in mobile homes.
Disparities in Access to Opportunities	<u>Contributing Factor: High Priority</u> 1. <u>Lack of opportunities for lower income residents to obtain housing in higher opportunity areas.</u>	Provide more access to opportunities by meeting RHNA goals and promoting access to regional programs, especially for extremely low-income households. The North Business Park Specific Plan area includes the opportunity sites for lower income households. <u>See also:</u> <u>Program 1- Adequate Sites</u> <u>Program 3- Accessory Dwelling Units</u> <u>Program 4- Zoning Amendments</u> <u>Program 5 – Affordable Housing Partnerships</u> Promote and monitor development of affordable housing in the North Business Park Specific Plan. The Specific Plan area is in the highest opportunity area category per the TCAC maps. Report on progress annually. Review specific plans, general plan amendments and rezonings for inconsistencies with State law regarding affordable housing and fair housing requirements for persons with special needs. Ensure developers follow affirmative marketing requirements to advertise the availability of affordable units.

Fair Housing Issue	Impediment/ Contributing Factor	Meaningful Action
	<u>Contributing Factors: Low</u> 1. Aging housing stock.	Continue to use CDBG funds <u>allocated through Los Angeles County</u> for a citywide housing rehabilitation assistance program. Based on an anticipated allotment of \$33,000 per year, the City will assist 35 homeowners. Devise a method of outreach that would be most effective in reaching lower income and minority households so that they are aware of rehabilitation resources available by 2022.

Financing: CDBG, General Fund

Responsible Agencies: Los Angeles CDA, Housing Rights Center, City Manager's Office, City Planning Department

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. See also Program 5 for additional related actions.

	Action	Timeframe and Objectives
9.1	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.
9.2	Continue to participate in the Los Angeles County CDBG Program administered by the Los Angeles County Development Authority (LACDA).	Ongoing, to support regional programs.
9.3	Monitor and receive future SB 2 Permanent Local Housing Allocation funds, when it becomes available through the County of Los Angeles.	When available.

Financing: County CDBG Allocation, SB-2

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

3. QUANTIFIED OBJECTIVES

For the purpose of estimating quantified objectives, a conservative estimate of 243 new units was used, which assumes one site in the Mixed-use Lindero District redevelops with a combination of above moderate and very low-income units based on a preliminary proposal on Site 9; one site in the Mixed-use Corsa District redevelops with moderate-income units; the Cedarvalley senior living facility is constructed (already entitled) with 87 above moderate-income units, 9 moderate-income units and 6 low-income units; and anticipated ADUs in other areas of the City.

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. The City does not have existing deed restricted affordable housing units to preserve. The preservation goal is to use the Mills Act in the event that as the City continues to mature, homes in the City are designated as historical resources.

Table 15. 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	Units that Could be Preserved
Extremely Low	9	2	–	–
Very Low	29	17	17	–
Low	29	8	18	–
Moderate	32	32	0	–
Above Moderate	23	184	0	2
Total	142	243	35	2

Appendix A – Public Outreach Materials

Housing Survey Flyer



The flyer features a collage of six photographs showing various residential properties in Westlake Village, including houses with swimming pools, modern homes, and suburban neighborhoods. On the left side of the collage is the official seal of the City of Westlake Village, which includes a sailboat, a horse, and the year 1981.

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.

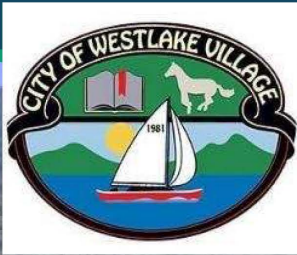
Your input is important to help us best meet our residents' needs and priorities when it comes to providing housing for all members of our community.

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](#).

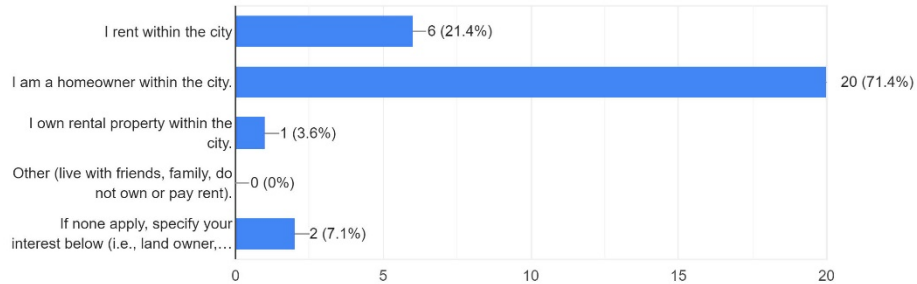
WE LOOK FORWARD TO HEARING FROM YOU!

Housing Survey Results

CITY OF WESTLAKE VILLAGE HOUSING SURVEY RESULTS (As of 6.11.2021)

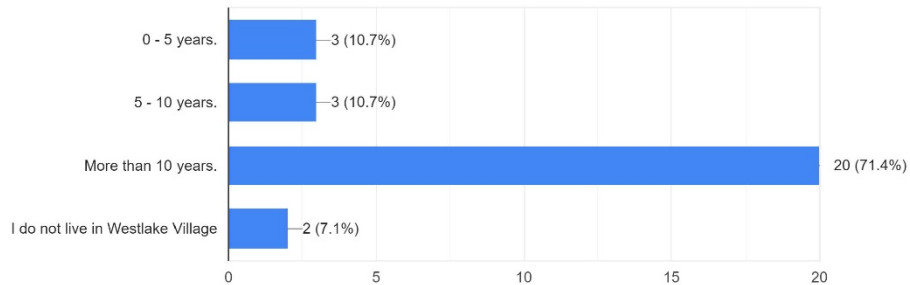
1. Do you rent, own a home, or own rental property within the City of Westlake Village?

28 responses



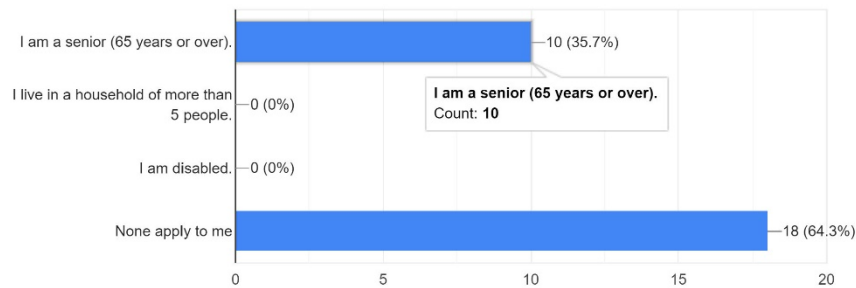
2. How long have you lived in the City of Westlake Village?

28 responses



3. Please select all that apply to you

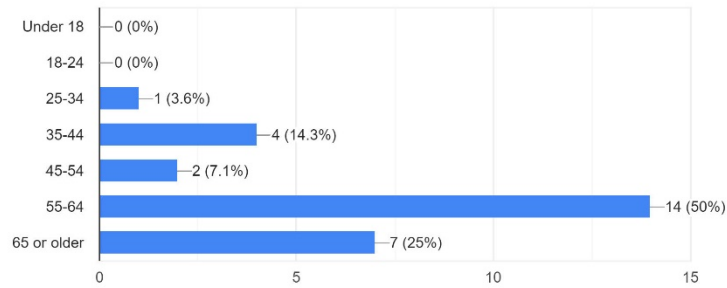
28 responses



CITY OF WESTLAKE VILLAGE HOUSING SURVEY RESULTS (As of 6.11.2021)

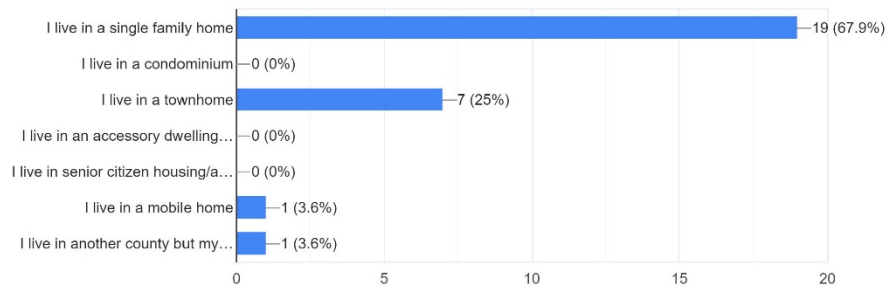
4. What is your age range?

28 responses



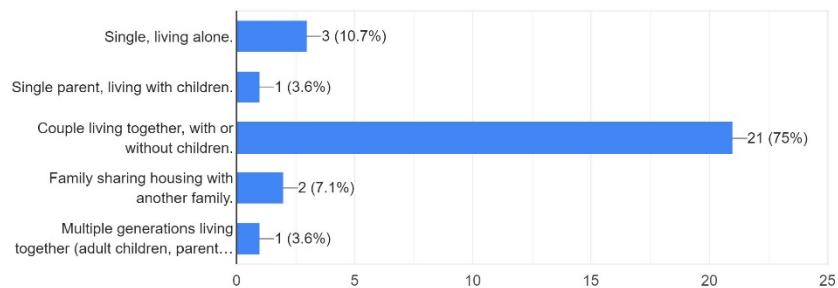
5. Which best describes your current living situation?

28 responses



6. Which best describes your household composition?

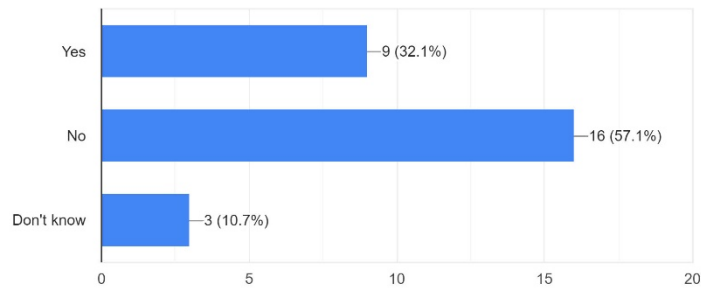
28 responses



CITY OF WESTLAKE VILLAGE HOUSING SURVEY RESULTS (As of 6.11.2021)

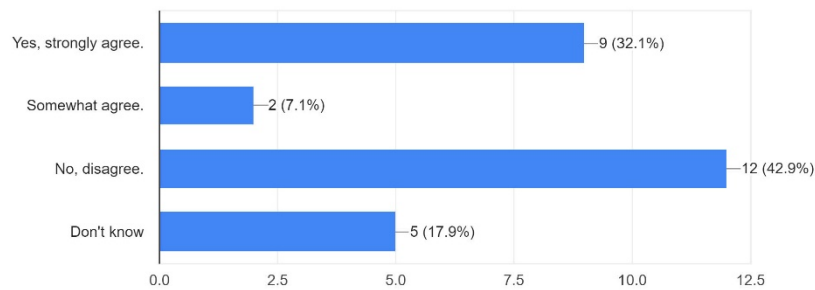
7. Do you or any of your family/friends/coworkers struggle with finding or maintaining adequate housing?

28 responses



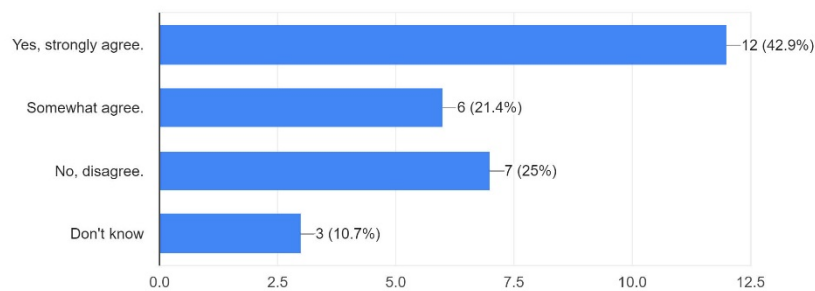
8. Do you think it is difficult to find AVAILABLE rental housing in Westlake Village?

28 responses



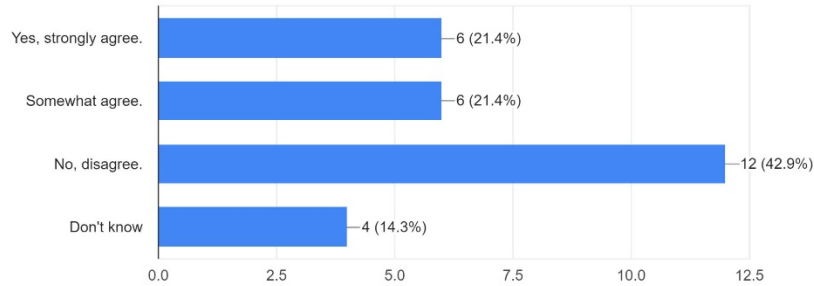
9. Do you think it is difficult to find AFFORDABLE rental housing in Westlake Village?

28 responses

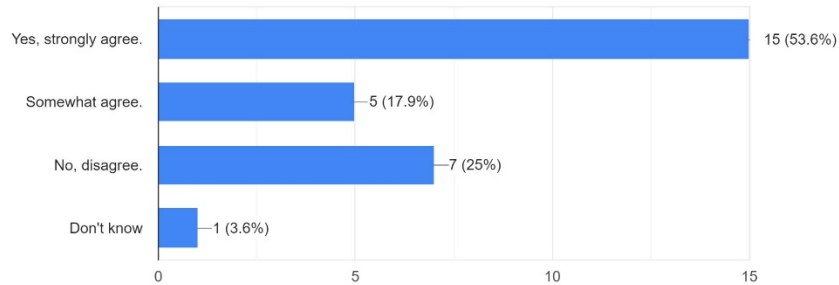


CITY OF WESTLAKE VILLAGE HOUSING SURVEY RESULTS (As of 6.11.2021)

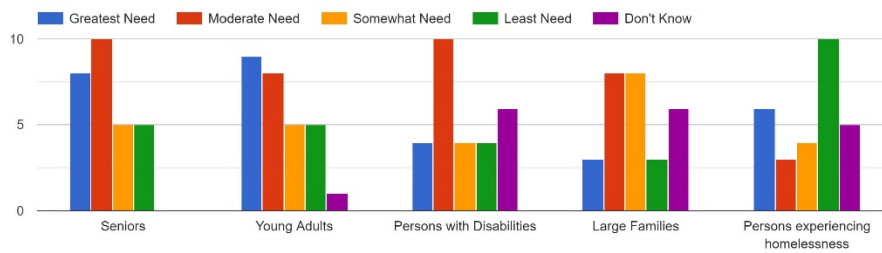
10. Do you think it is difficult to find AVAILABLE homes for purchase in Westlake Village?
28 responses



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



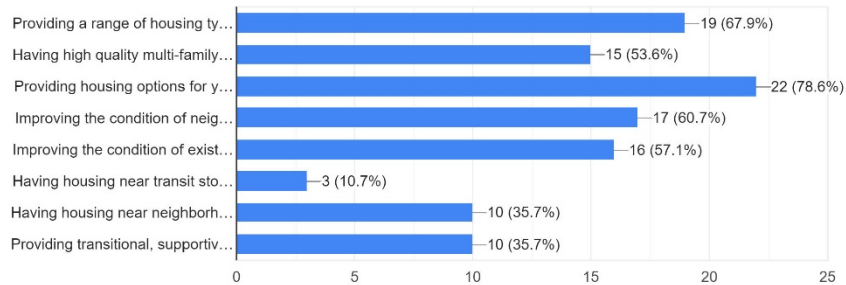
12. Please rank the following groups by order of their need for housing and related services in the community.



CITY OF WESTLAKE VILLAGE HOUSING SURVEY RESULTS (As of 6.11.2021)

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.

28 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?

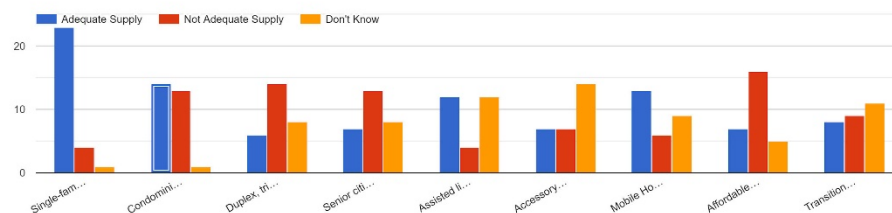
28 responses

1. I am unaware of any new housing developments in the city of Westlake Village.
2. 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>
3. No
4. San Francisco single person homes for young people to start out or one senior to live close to family.
5. 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.
6. 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.
7. Don't need to over build and become the valley!
8. no
9. The new mixed use units at the old Lupe's site look interesting
10. The new manufactured housing in Oak Forest Estates (where Woolsey Fire burned) are both nice looking and somewhat affordable
11. None
12. Single story homes
13. affordable rentals
14. No

CITY OF WESTLAKE VILLAGE HOUSING SURVEY RESULTS (As of 6.11.2021)

15. Don't want to see commercial apartments or condos in our community
16. Affordable housing units for single adults. //co-housing for all ages // Live/work studios in walk-able /bike-able community.
17. Not sure
18. young cities with mixed use spaces
19. Parking
20. I can tell you what Doesn't fit - most of what they have done in the valley - by allowing lot line, to lot line, to sidewalk multistory apt buildings. Most developers are liars and cheats. I know, I have worked for a few. They care nothing of the communities and will cheat to wring the last penny out of a project. Our city staff must remain vigilant or this type of development will come our way. I have seen a few of these projects now in TO.
21. ?
22. I think we should limit new housing the area is congested enough we will ruin this area by over developing
23. N/A
24. Unknown
25. Mixed business with residential
26. 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.
27. n/a
28. 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?

28 responses (5 blank)

1. No
2. no
3. Disappointed in this survey. Solutions for available housing, across the income spectrums, are ensconced, in a myriad of disciplines and macro and micro economic factors that are

CITY OF WESTLAKE VILLAGE HOUSING SURVEY RESULTS (As of 6.11.2021)

- evolving in a dynamic manner that obviates seeking a solution without consideration for a number of equally important and correlating socioeconomic factors.
4. Diversify in what's available.
 5. We don't need and should discourage subdividing lots for ADU's.
 6. There is enough housing. More would require a domino effect of more water needed, more services, more cars and traffic and more challenging lifestyle with more people and not enough room or services (More rats in a cage...theory in psychology would take hold)
 7. 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
 8. We have enough
 9. There is simply not enough affordable housing. And not 900 sqft homes but an actual good size home of at least 1400 sqft
 10. 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.
 11. None
 12. WLW has all types of rentals and owner occupied.
 13. affordable rentals
 14. Please avoid commercial property development of apartment and condos in our community and keep the quality of living up
 15. Originally WLW 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.
 16. More affordable housing needs to be built. If it is for sale housing then affordability needs to be required for future owners
 17. What about water shortage? We don't have enough water now and the cost will be so high.. How can we build 100s all new buildings.?when Westlake is called a village for a reason. Don't make it so crowded with lots of traffic and higher crime. We are not the valley. Valley had tons of rentals. Not right to destroy our Westlake because of money. Keep us a vlg stop destroying us. is it ok that they will ration our water because of these new buildings?? Stop don't destroy Westlake vlg.
 18. Every community should be responsible for its citizens. If our neighbors, children and seniors need assistance, we should work to help them. We should not be in the business of ensuring the care and feeding of homeless drifters who settle at our storefronts to panhandle. Any

CITY OF WESTLAKE VILLAGE HOUSING SURVEY RESULTS (As of 6.11.2021)

- planning for this should be excluded. We need to remember that we are a built out community. We don't have virgin tracts to be developed and we shouldn't allow our successful small businesses to be forced to relocate outside of our community for housing.
19. It's important to keep a standard so that existing housing is not devalued, and safety is utmost.
20. Do not over develop this area-look at the San Fernando valley
21. There really isn't apartments or anything affordable for the working class
22. Rents in the area are very high.
23. 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):
US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 301 715 8592 or
+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.

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

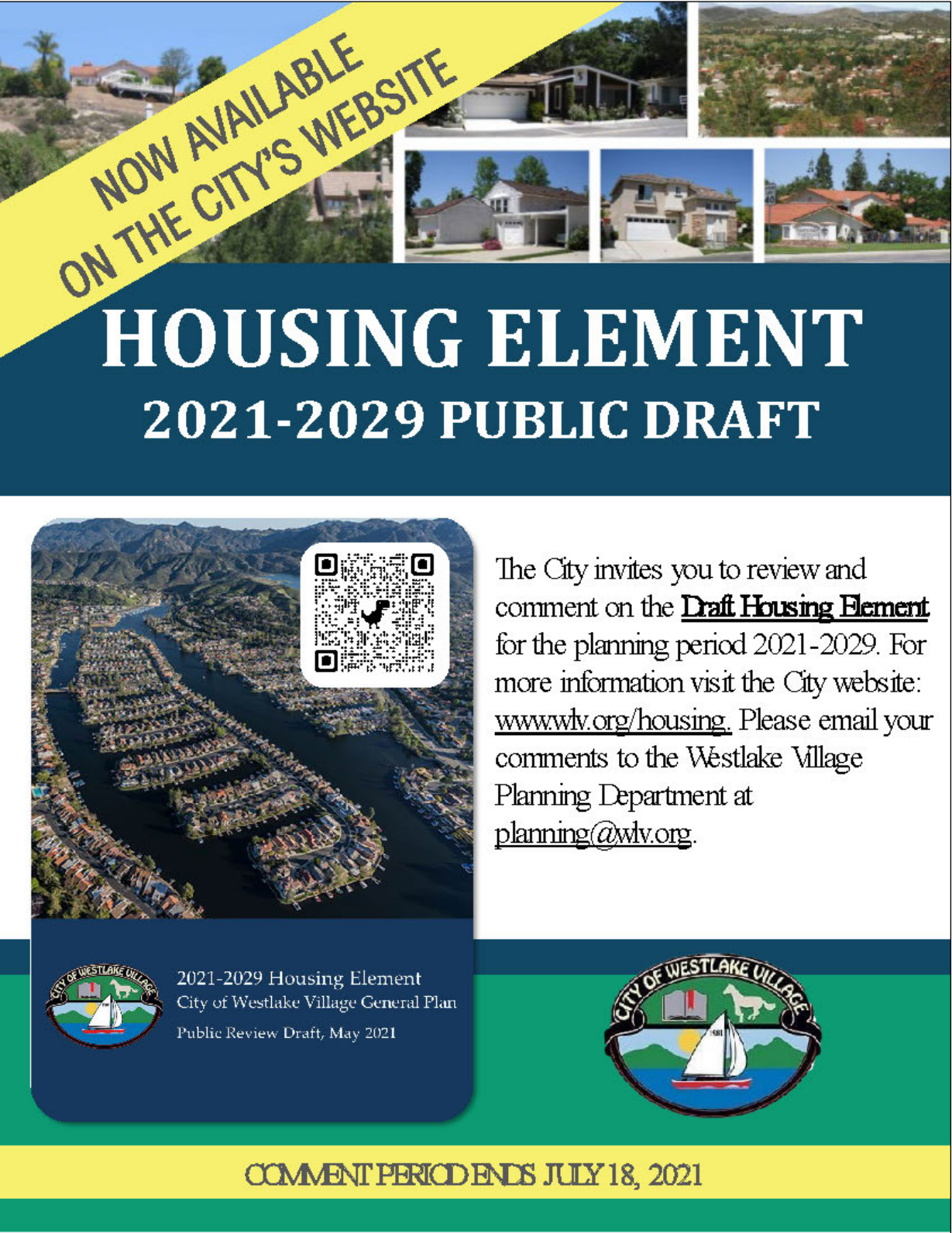
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If you have any questions related to this Workshop or the Housing Element update process, please contact Deputy City Manager & Acting Planning Director Philippe Eskandar at Philippe@wlv.org

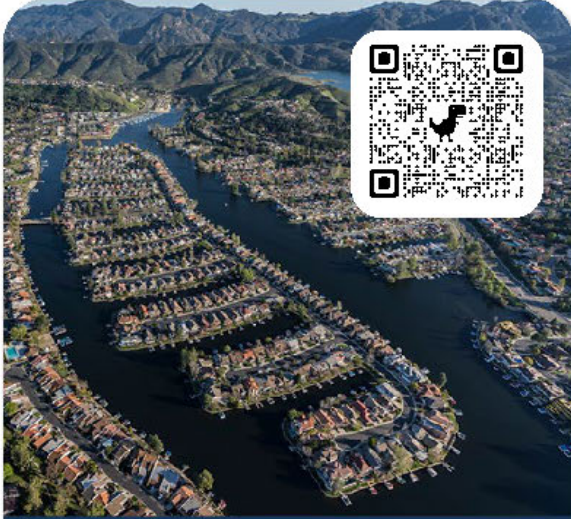
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Availability of Public Review Draft Housing Element – Promotional Flyer in English



**NOW AVAILABLE
ON THE CITY'S WEBSITE**

HOUSING ELEMENT 2021-2029 PUBLIC DRAFT



The City invites you to review and comment on the **Draft Housing Element** for the planning period 2021-2029. For more information visit the City website: www.wlv.org/housing. Please email your comments to the Westlake Village Planning Department at planning@wlv.org.



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



COMMENT PERIOD ENDS JULY 18, 2021

Availability of Public Review Draft Housing Element – Promotional Flyer in Spanish

**YA DISPONIBLE EN
EL CITIO WEB DE LA CIUDAD**

ELEMENTO RESIDENCIAL

2021- 2029 REVISION PUBLICA DEL PROYECTO DE CARTA

La Ciudad los invita a revisar y comentar en el **Elemento Residencial** para el periodo de planificacion 2021-2029. Para obtener m>s informaci3n, visite el sitio web de la ciudad: www.wlv.org/housing. Por favor mande sus comentarios a Departamento de planificaci3n de Westlake Village en planning@wlv.org.



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



PERIODO DE COMENTARIOS TERMINA JULIO 18, 2021

Availability of Public Review Draft Housing Element – Social Media Flyer in English

**NOW AVAILABLE
ON THE CITY'S WEBSITE**

**HOUSING ELEMENT
2021-2029 PUBLIC DRAFT**

The City invites you to review and comment on the **Draft Housing Element** for the planning period 2021-2029. For more information visit the City website: www.wlv.org/Housing. Please email your comments to the Westlake Village Planning Department at planning@wlv.org.

**COMMENT PERIOD ENDS
JULY 18, 2021**

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

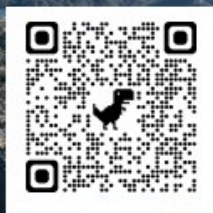
Availability of Public Review Draft Housing Element – Social Media Flyer in Spanish

Y A DISPONIBLE EN
EL CITIO WEB DE LA CIUDAD



ELEMENTO RESIDENCIAL

2021- 2029 REVISION PUBLICA DEL PROYECTO DE CARTA



La Ciudad los invita a revisar y comentar en el **Elemento Residencial** para el periodo de planificacion 2021-2029. Para obtener más informacion, visite el sitio web de la ciudad: www.wlv.org/Housing. Por favor mande sus comentarios a Departamento de planificación de Westlake Village en planning@wlv.org.

**PERIODO DE COMENTARIOS
TERMINA JULIO 18, 2021**



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

Appendix B – Summary of Development Standards

Table B-1. Default Development Standards

Development Standards		Residential Zones			North Business Park Specific Plan Zoning 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
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: 2 spaces per unit 2, 3 or more bedrooms: 2 spaces per unit Guest parking: 1 space per 5 units
Apartment	Studio and 1 bedroom: 1/2 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 ¹	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

¹Parking 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. Note that parking requirements in the Specific Plan area were determined by assessment of needs by the City's Traffic Engineer. Applicants with a certain amount of affordable housing can seek a waiver to parking requirements per State law.

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. 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 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.
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	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.

Measure	Expectation	Accomplishment and Recommendation (Continue/Modify/Delete)
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.		
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.
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.

Measure	Expectation	Accomplishment and Recommendation (Continue/Modify/Delete)
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.
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 in the mixed-use zones and to be consistent with state law in effect at the time. Ordinance was sent to HCD for review. Modify. See Program 3.

Measure	Expectation	Accomplishment and Recommendation (Continue/Modify/Delete)
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.
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.

Measure	Expectation	Accomplishment and Recommendation (Continue/Modify/Delete)
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.	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 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.
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.

Measure	Expectation	Accomplishment and Recommendation (Continue/Modify/Delete)
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.

Appendix D – Affirmatively Furthering Fair Housing Assessment

1. INTRODUCTION AND OVERVIEW OF AB 686

Assembly Bill 686 (AB 686, 2018) added a requirement to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively furthering 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 an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

This appendix provides the required AFFH assessment. The findings of the assessment contributed to the development of programs contained within Housing Element Section F – Housing Program.

2. ASSESSMENT OF FAIR HOUSING ISSUES

Analysis of the fair housing issues in the City of Westlake draws from the 2018 Analysis of Impediments of Fair Housing Choice for the Community Development Commission and Housing Authority of the Los Angeles County (LA County AI). As 1 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.

This analysis also relied on the AFFH Data and Mapping Resources provided by the California Department of Housing and Community Development (HCD), the American Community Survey 2014-2018 5-year estimates (ACS), Comprehensive Housing Affordability Strategy (CHAS) data, the “Pre-Certified Local Housing Data” prepared for the City of Westlake Village by the Southern California Association of Governments (SCAG Report), and additional local sources of information.

2.1 Fair Housing Enforcement and Outreach

For fair housing services, the City relies on the County’s contract with the Housing Rights Center (HRC). HRC serves all of Los Angeles County, including the City of Los Angeles, as well as Ventura County. The HRC works to enforce fair housing laws including the Fair Housing Act (FHA) and California Fair Employment and Housing Act (FEHA), Source of Income and Section 8 protection laws, Tenant Protection Act (AB 1482, 2019), the unlawful detainer process, COVID-19 tenant protections, and disability accommodations in housing. The HRC provides free fair housing services including landlord/tenant counseling to answer questions about rights and responsibilities; investigation concerning allegations of housing discrimination and help for victims of discrimination; outreach and education about fair housing laws and issues; and publication of a monthly rental listing of affordable housing opportunities. HRC has physical offices (in Los Angeles, Pasadena, and Van Nuys) that are currently closed due to the pandemic, but holds weekly online workshops, maintains a Housing Rights Hotline, and offers phone or online counseling.

The Los Angeles County AI reports on fair housing complaints, but because it covers a large geographic area and does not report on complaints by jurisdiction, it is difficult to assess if enforcement and outreach services are adequate for Westlake Village. More detailed information is available on the AFFH Data Viewer, which reports that four Fair Housing Enforcement and Outreach (FHEO) inquiries were made in Westlake Village between 2013 and 2021, with three of them found to have “no valid basis” or “no valid issue” and one was identified as “failure to respond.”

While the City of Westlake Village staff are committed to implementing fair housing laws, given that it is a very small city (5.62 square miles in size with a population of 8,358) with limited staff (the Planning Department is a staff of two), it relies on the expertise of HRC, including HRC’s multilingual capabilities, to provide the fair housing services described above. The City also benefits from additional services provided by Los Angeles County including fair housing assessments and programs conducted by the Los Angeles County Development Authority (LACDA), as a participating city in the Los Angeles Urban County. The City of Westlake Village currently addresses outreach by providing a “Housing Assistance” page on its website including a “Housing Assistance Handout.” To increase outreach, the City will update its website and the handout to provide more specific information and more prominent placement on the City’s website. The handout will be improved with additional information on services offered through the HRC including direct links to multilingual HRC fact sheets.

To assist the City in understanding the nature and extent of housing discrimination in the City (if any), the City will advocate to LACDA to expand its fair housing scope of services with HRC, requiring HRC to provide fair housing records for individual cities.

2.2. Integration and Segregation

The Data Viewer, drawing from U.S. Census, ACS, and other data sources, provides a depth of resources to better understand patterns of affluence, poverty, segregation and integration.

Race and Ethnicity

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, because it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility.

The racial and ethnic composition of the City, as documented by the 2014-2018 American Community Survey, differs from that of the Los Angeles County. However, the City is bounded by the City of Thousand Oaks on the west at the Los Angeles-Ventura County line, the City of Agoura Hills on the east, at the Rancho El Conejo line, unincorporated Los Angeles County to the south and southeast along Decker Road, and unincorporated Ventura County to the northeast. More than 89 percent of City residents are white (88.9 percent), which is somewhat close to Ventura County's demographics (80.2 percent) but much different than Los Angeles County (51.4 percent). The City's proportion of Hispanic or Latino population of any race (7.6 percent) is much lower than that of both Ventura County (42.4 percent) and Los Angeles County (48.5 percent). However, as shown on Figure 6, Westlake Village's demographic profile is fairly consistent with the adjacent communities of Agoura Hills, Thousand Oaks, Oak Park, and Newbury Park.

Figure D-1 shows that the entire City comprises White Majority Tracts with a predominant gap of greater than 50 percent. The lack of integration becomes more apparent by adding the racial demographics layer to this map, which shows the Non-White population to be less than or equal to 20 percent throughout most of the City, and 20 to 40 percent for the remainder.

Persons with Disabilities

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. The California Department of Developmental Services (DDS) estimates that there are 395 developmentally disabled population within the ZIP code areas that encompass the City of Westlake Village.

The housing needs of persons with disabilities vary, but generally include accessible and affordable housing, and access to supportive services. More severely disabled individuals may require a group living environment where supervision is provided, and the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. The Data Viewer shows a low (less than 10 percent) incidence of

population with a disability for all tracts within Westlake Village. Regionally, the Data Viewer census tract maps (Figure D-2) show that the percentage of the population with a disability is predominantly either less than 10 percent or between 10 and 20 percent. The LA County AI identified several region-wide goals and issues related to disabilities. These goals, and their relevance to Westlake Village, are summarized in Section 4 of this assessment.

Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Single-parent households are also protected by fair housing law. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services.

Figure D-1. White Majority with Racial Demographics, 2018

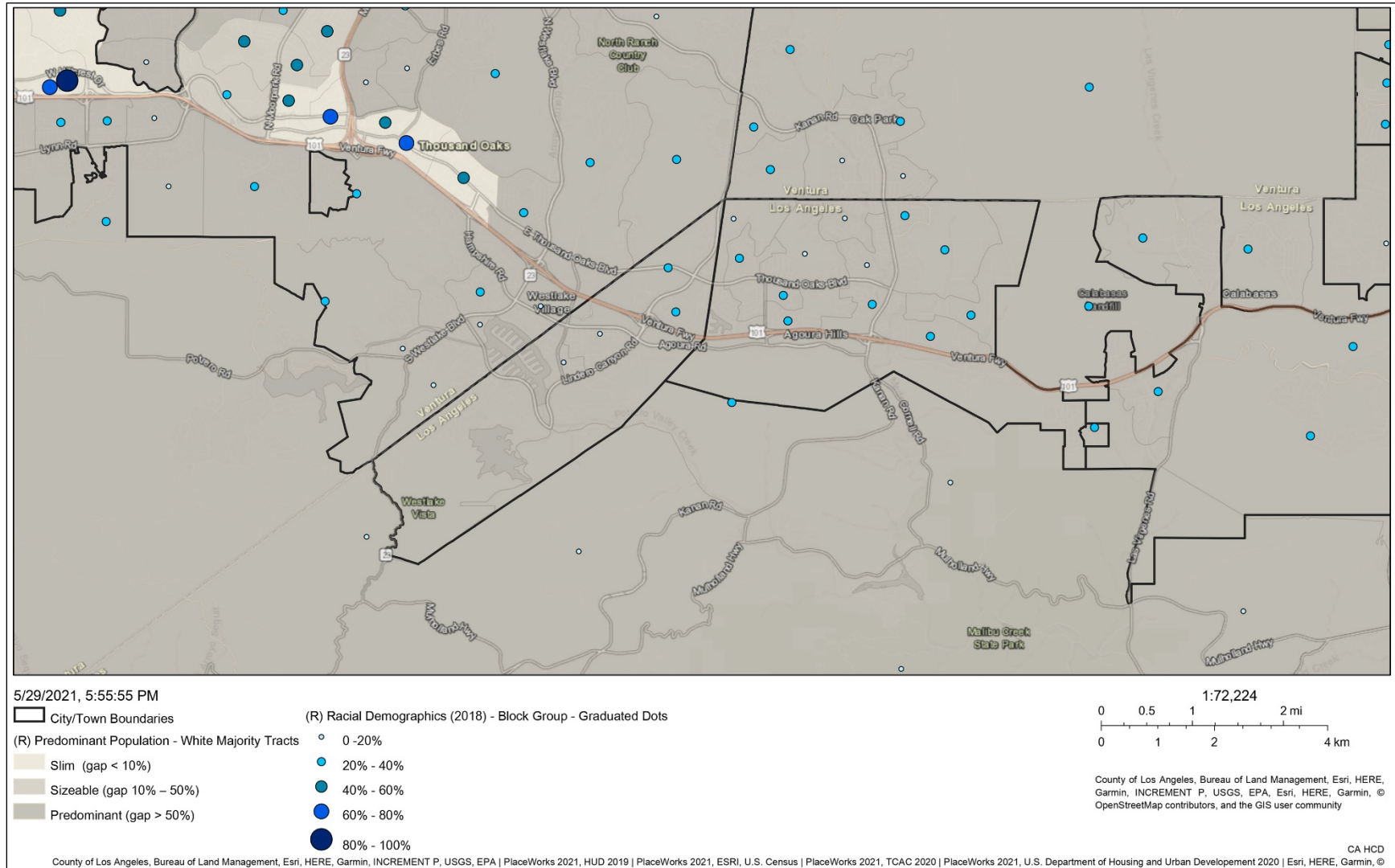
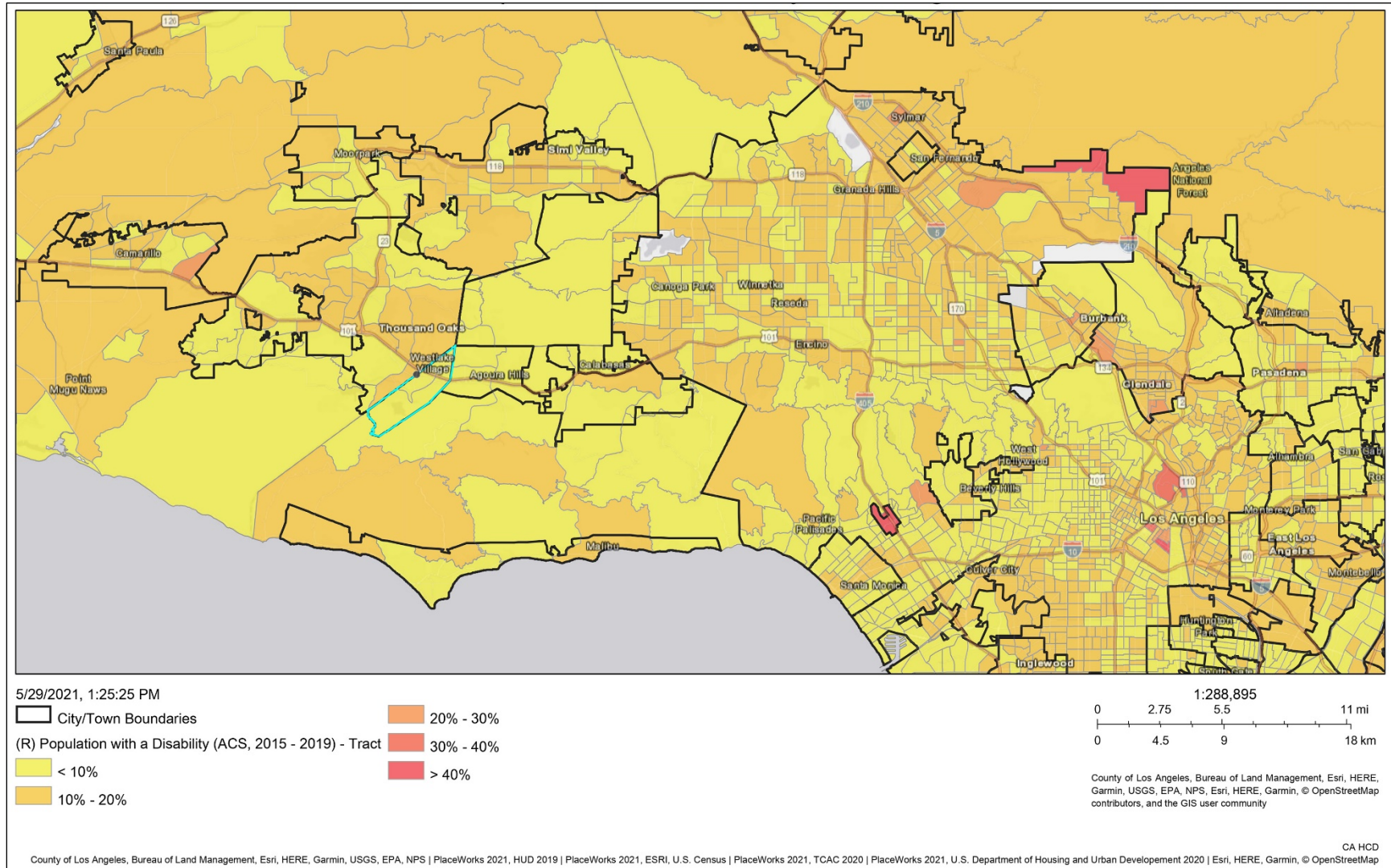


Figure D-2. Population with a Disability, 2019 – Regional



CITY OF WESTLAKE VILLAGE
Housing Element 2021-2029

According to ACS data (2019), 22.2 percent of the City’s households are married-couple families with children under 18 years, which is above the countywide estimate of 19.3 percent. The SCAG Report looks at the City’s households compared to the broader region. SCAG reports that 7.7 percent of the City’s households are female-headed (compared to 14.3 percent in the SCAG region), 1.7 percent are female-headed and with children (compared to 6.6 percent in the SCAG region), and 0.4 percent are female-headed and with children under 6 (compared to 1.0 percent in the SCAG region).

Income Level

Identifying low or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). Figure D-3 shows that most of the City has fewer than 25 percent of its population within LMI groups, and no block groups have an LMI population greater than 50 percent. Figure D-3 also shows racial demographics by block group. As shown in Figure D-4, Median Household Income is high, with most of the City earning greater than \$125,000 and only a small area earning less than the state median income of \$87,100.

2.3 Racially and Ethnically Concentrated Areas

Racially/Ethnically Concentrated Areas of Poverty

In an effort to identify racially/ethnically concentrated areas of poverty (RECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and has a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. The LA County AI reports that the largest groupings of R/ECAP Census tracts can be found in downtown Los Angeles and, to a lesser extent, to the south in Long Beach. There are a few tracts designated as R/ECAP near San Fernando and to the north in the Lancaster/Palmdale area. According to the AI and the Data Viewer, there are no RECAPs in Westlake Village. Figure D-5 shows the extent of TCAC Areas of High Segregation and Poverty (2021) as well as R/ECAP areas (HUD 2009-2013 data) in the broader regional area.

Figure D-3. RHNA Sites Inventory with LMI

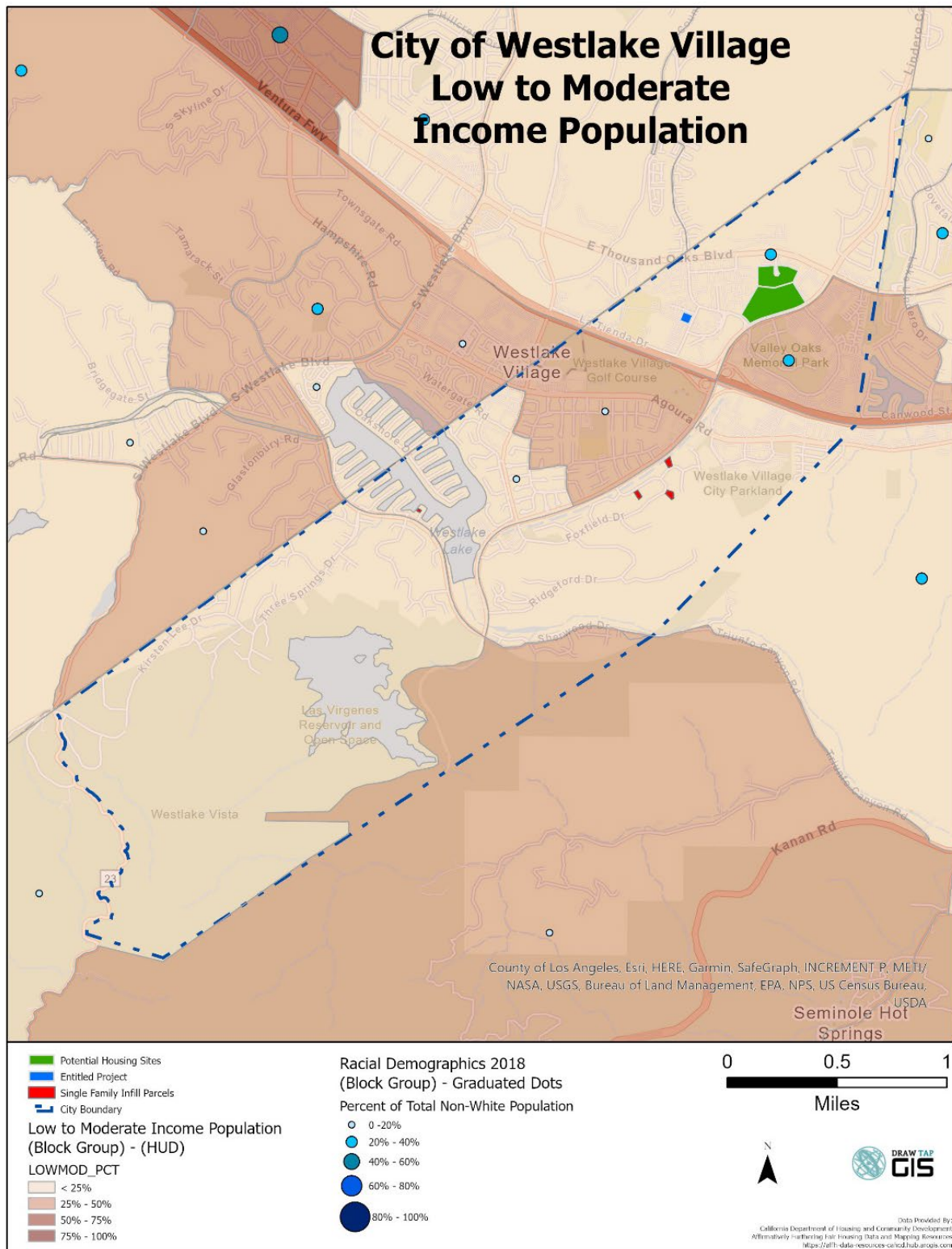


Figure D-4. Demographics with Median Income, 2019

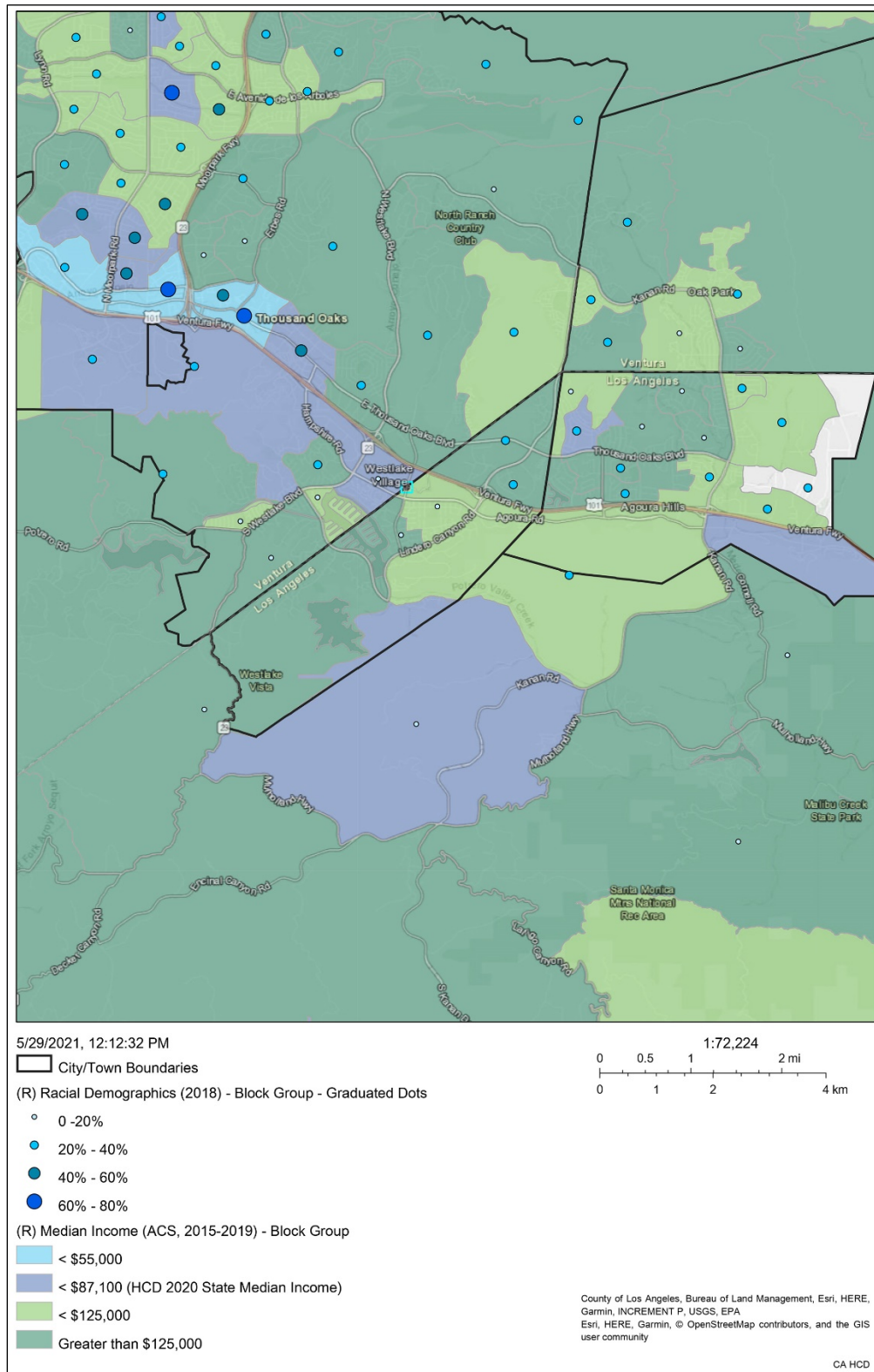


Figure D-5. TCAC Area of High Segregation and Poverty, 2021 with R/ECAP 2013

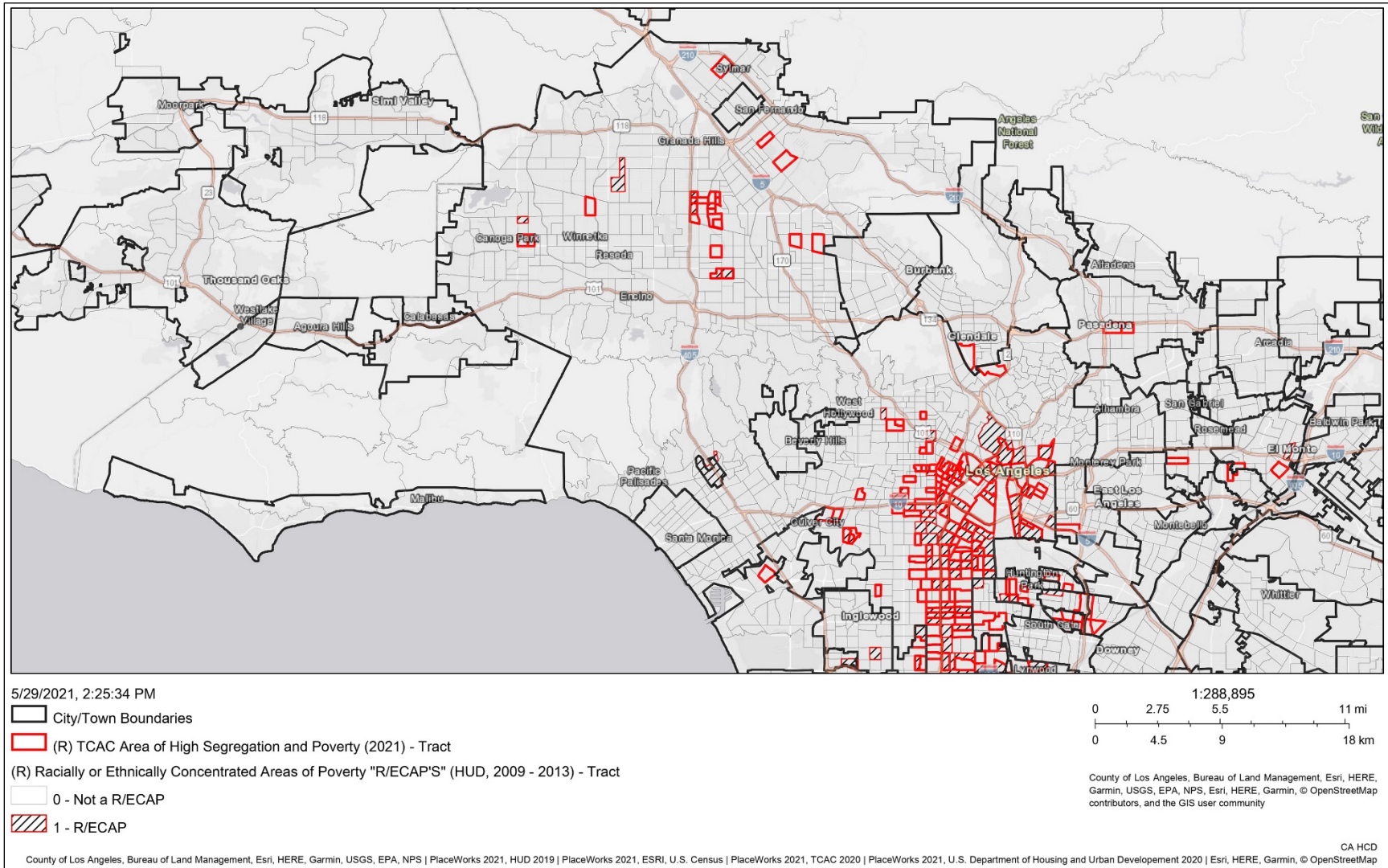
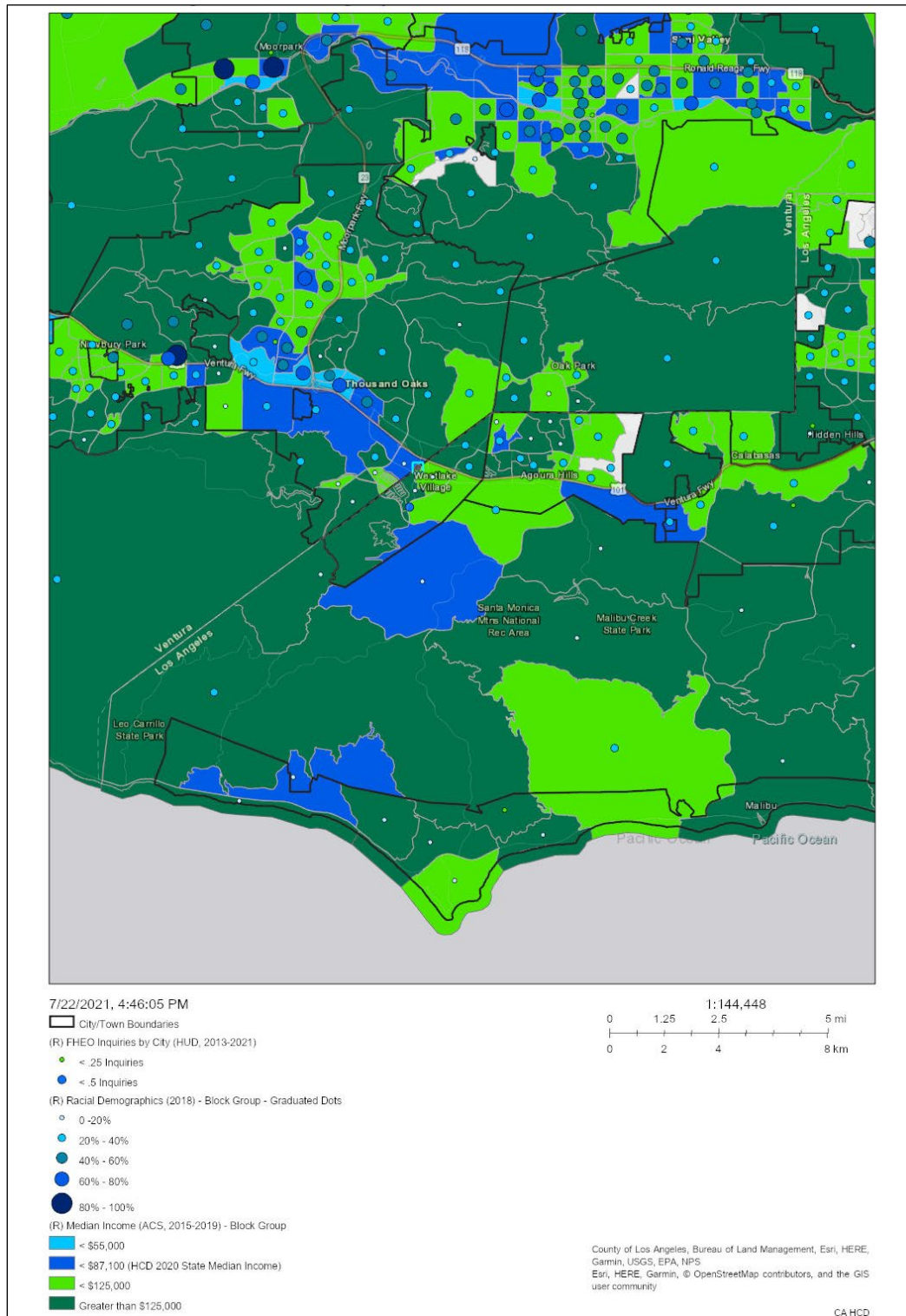


Figure D-6: Regional Demographics with Median Income, 2019



Racially Concentrated Areas of Affluence

While RECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAA is defined as affluent White communities.⁴ According to HUD’s policy paper, Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent White communities.”

The AFFH Guidance Memo issued by HCD discusses research from the University of Minnesota as follows: “RCAAs are defined as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national the median household income in 2016). While this is a useful measure nationwide, HCD has adjusted the RCAA methodology to better reflect California’s relative diversity.” The AFFH Guidance Memo then encourages jurisdictions to refer to the HCD Data Viewer for HCD’s adjusted definition of RCAAs, along with RCAA maps and accompanying data. However, the RCAA data layer is not currently available and the HCD definition is not provided. Using data that is available on the Data Viewer, this fair housing assessment uses the percent White population and median household income to identify potential areas of affluence. As shown in Figure D-1 and Figure D-4, the City is predominantly (greater than 50 percent) White and affluent (income above \$125,000). As such, the portion of the City where income is greater than \$125,000, as shown on Figure D-4 could be considered an RCAA.

The City’s location, development history, and zoning help to explain why it has RCAA characteristics and why it is somewhat separated from the broader Los Angeles County region. The City is located at the Los Angeles-Ventura County line. Topographically, the City is bordered by El Conejo Hills to the north and the Santa Monica Mountains National Recreation Area and Malibu Creek State Park to the south. The Ventura Freeway (U.S. Highway 101) passes through the northern portion of the City, and Lindero Canyon Road provides the only freeway exit that directly services the City. The location of nearby state park and open space lands, as well as an extensive open space system within the City, along with limited roadway access, contributes to the lower density characteristics of this part of the region, and its physical separation from other Los Angeles County communities.

The City of Westlake Village is located on a portion of the former Albertson Ranch, whose cattle-grazing operation on the land ended in the mid-1960s when construction of Westlake Village commenced. Beginning in 1966, the American Hawaiian Steamship Company started

4 Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.’ Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal Policy Development and Research (21,1, 99-123).

development of Westlake Village as a master-planned community with development responsibilities subsequently passing to the Prudential Insurance Company. The community straddles the Los Angeles-Ventura County line, and the Ventura County portion of the community was incorporated as part of the City of Thousand Oaks in 1968.

The Los Angeles County portion was incorporated on December 11, 1981, as the City of Westlake Village. The primary reason for incorporation was to maintain the high quality of development within the City and to preserve the general pattern of land uses and uniform design standards envisioned in the master plan. Residential land uses comprise 24.3 percent of the City and Open Space comprises 52.2 percent. The City is divided into 20 master planned neighborhoods. All but one of the City's neighborhoods are governed by stringent Conditions, Covenants and Restrictions (CC&Rs) which regulate their appearance and activities.

The master plan was intended to represent a broad mix of residential densities, ranging from lot sizes of almost two acres to developments of more than 23 dwelling units per acre. However, a citywide average neighborhood density of 6.5 dwelling units per acre indicates that single-family residences in a suburban environment became the dominant housing type.

Through the North Business Park Specific Plan, the City has an opportunity to further fair housing goals by making it possible for more lower income, racially diverse, and special needs populations to secure housing within its boundaries. Since the City of Westlake Village is predominantly built out, with residential lands mostly governed by CC&Rs and not likely to redevelop, the City has adopted the North Business Park Specific Plan (Specific Plan) to redevelop business park uses to provide new opportunities for mixed-use and residential development as described in Section F. Actions designed to encourage Specific Plan development along with other actions are described in Program 8. Given the City's long history of maintaining uniform design standards and development types, public outreach and education are needed to increase public support for development of more diverse and affordable homes, as described in Program 7.

2.4 Access to Opportunities

TCAC/HCD Opportunity Maps

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (CTCAC) convened in the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resource levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent Low-income Housing Tax Credits (LIHTCs).” These opportunity maps are made from composite scores of three different domains made up of a set of indicators.

Table D1 shows the full list of indicators. The opportunity maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- Poverty: Tracts with at least 30 percent of population under federal poverty line
- Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Table D1. Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 4.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020

The TCAC Opportunity area maps are available in the HCD AFFH Data and Mapping Resources Data Viewer (Data Viewer) and were used for this analysis. Higher composite scores mean higher resources. A review of composite score shows that Westlake Village census tracts are in the “Highest,” “High,” and “Moderate” resource area categories (Figure D-7). A closer look by topic area reveals that the entire City offers the highest level of Positive Environmental Outcomes (Figure D-8), and most of the City’s tracts are within the highest scoring category for Positive Economic Outcomes (Figure D-9). The education layer shows a large area of the City with Less Positive Education Outcomes (Figure D-10). However, the census tracts analyzed by the Data Viewer includes areas outside of City limits. As shown on Table D-2, the City of Westlake Village has area within portions of four census tracts. Only one census tract (06037800326), which includes portions of unincorporated Los Angeles County separated by the Santa Monica Mountains, has a low educational opportunity score, which brings the Westlake Village overall educational score down to the “moderate” level. The LA County AI offers more focused results, considering factors including education, it identifies the City as being in an area of high opportunity (further discussed below) (Figure D-11). In addition, the SCAG spreadsheet tool that was used for the Final RHNA Allocation Plan states that 100% of the Westlake Village population is in “very high-resource tracts.”

Table D-2

Census Tract (FIPS*)	Economic Score	Education Score	Environment Score	Composite Score – Opportunity Category
06037800324	.78	.94	.87	Highest

(Westlake Village + Agoura Hills)				
06037800325 (Westlake Village)	.76	.65	.90	High
06037800326 (Westlake Village + unincorporated community)	.77	.02	.83	Moderate
06037800331 (Westlake Village)	.65	.97	.89	Highest

Source: AFFH Data Viewer, Accessed 7/27/2021, TCAC Opportunity Areas Layers (2021)

*Federal Information Processing System (FIPS) codes for states and counties which uniquely identify geographic areas

According to the Data Viewer, Westlake Village’s regional location at the edge of Los Angeles and Ventura counties is within a predominantly high resource area. Lower opportunity areas are evident in nearby Thousand Oaks, and in communities within the San Fernando Valley and portions of central and eastern Los Angeles (Figure D-12).

The LA County AI provides further insights. The AI developed an index representing a rating of Census tracts that 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, as shown in Figure D-12.

However, the City does lack access to high quality transit options and faces a high housing cost burden (as discussed in Section 2.5, below). 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. This social equity adjustment will also help the City further fair housing goals by providing lower income opportunities in a high opportunity area.

Figure D-7. RHNA Sites Inventory with TCAC Opportunity Areas Composite

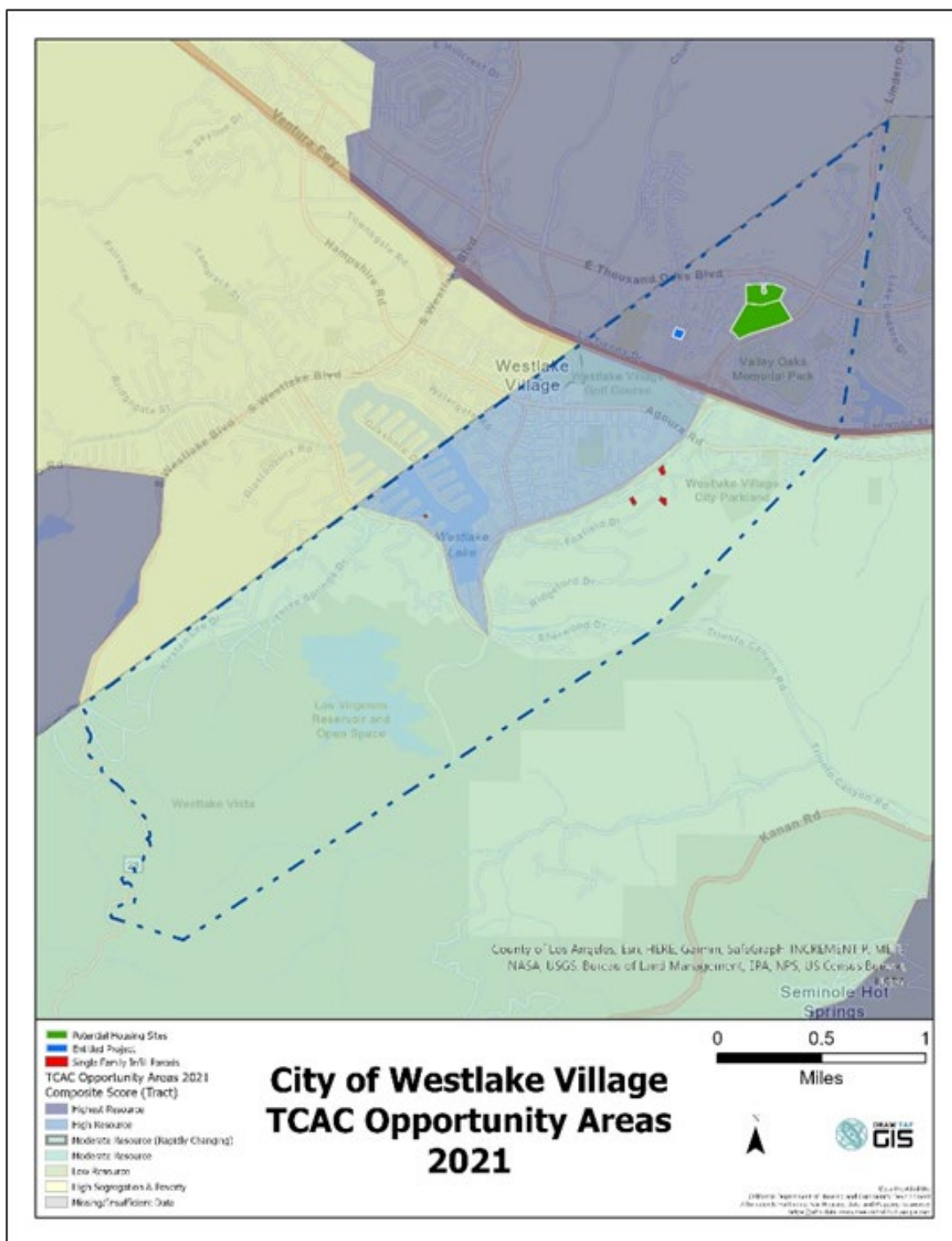


Figure D-8. TCAC Opportunity Areas, 2021 – Environmental Outcomes

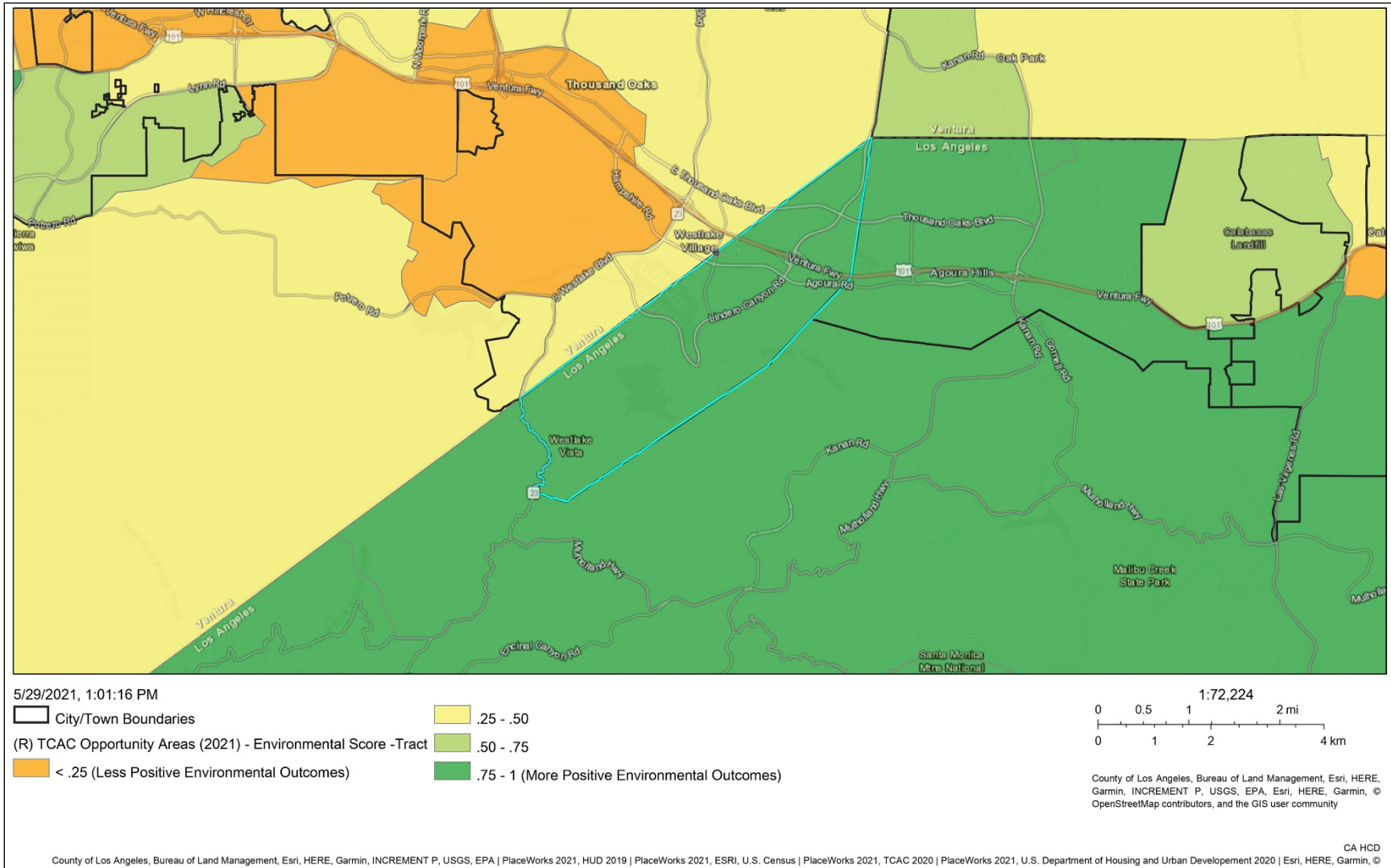


Figure D-9. TCAC Opportunity Areas, 2021 – Economic Outcomes

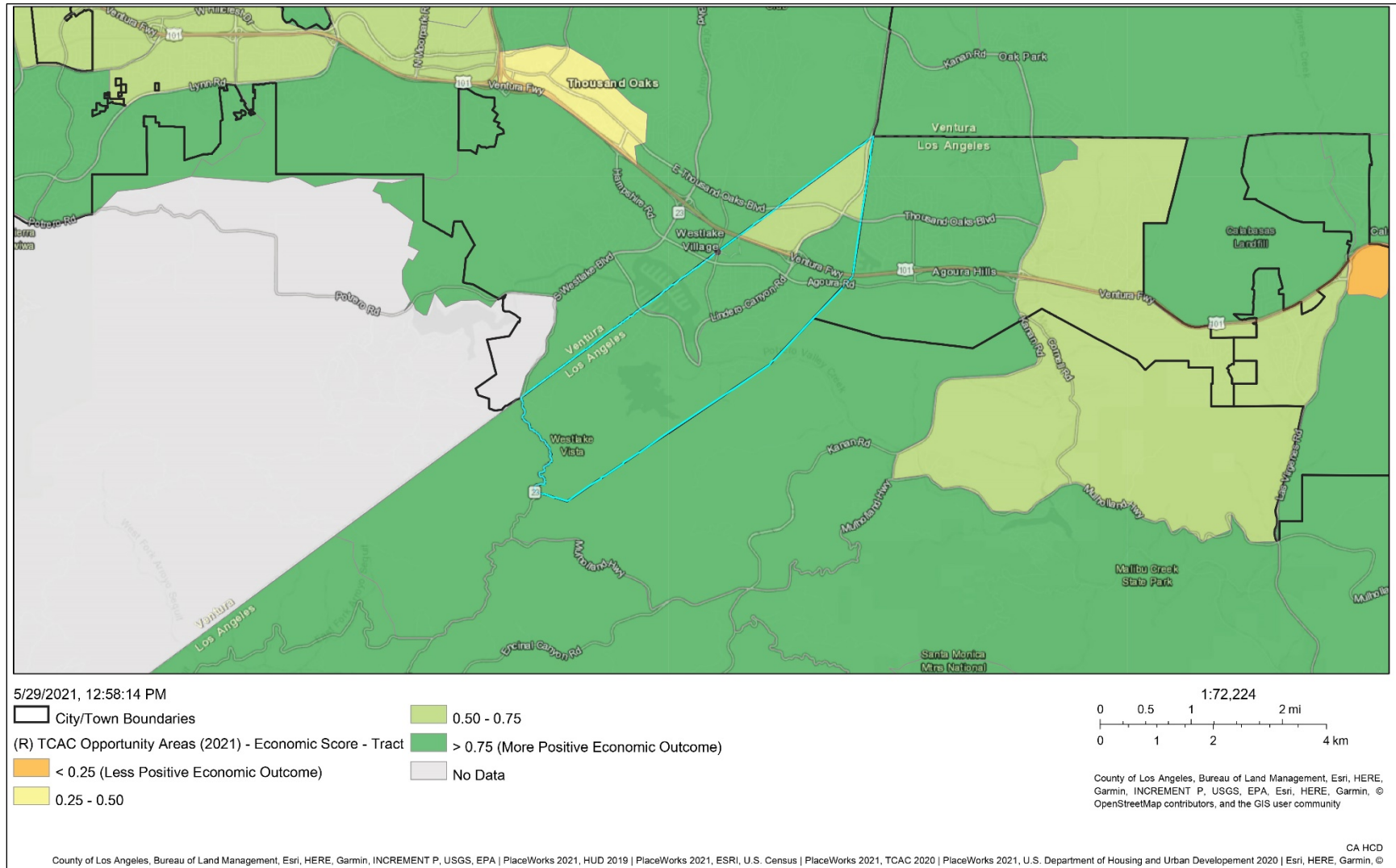


Figure D-10. TCAC Opportunity Areas, 2021 – Education Outcomes

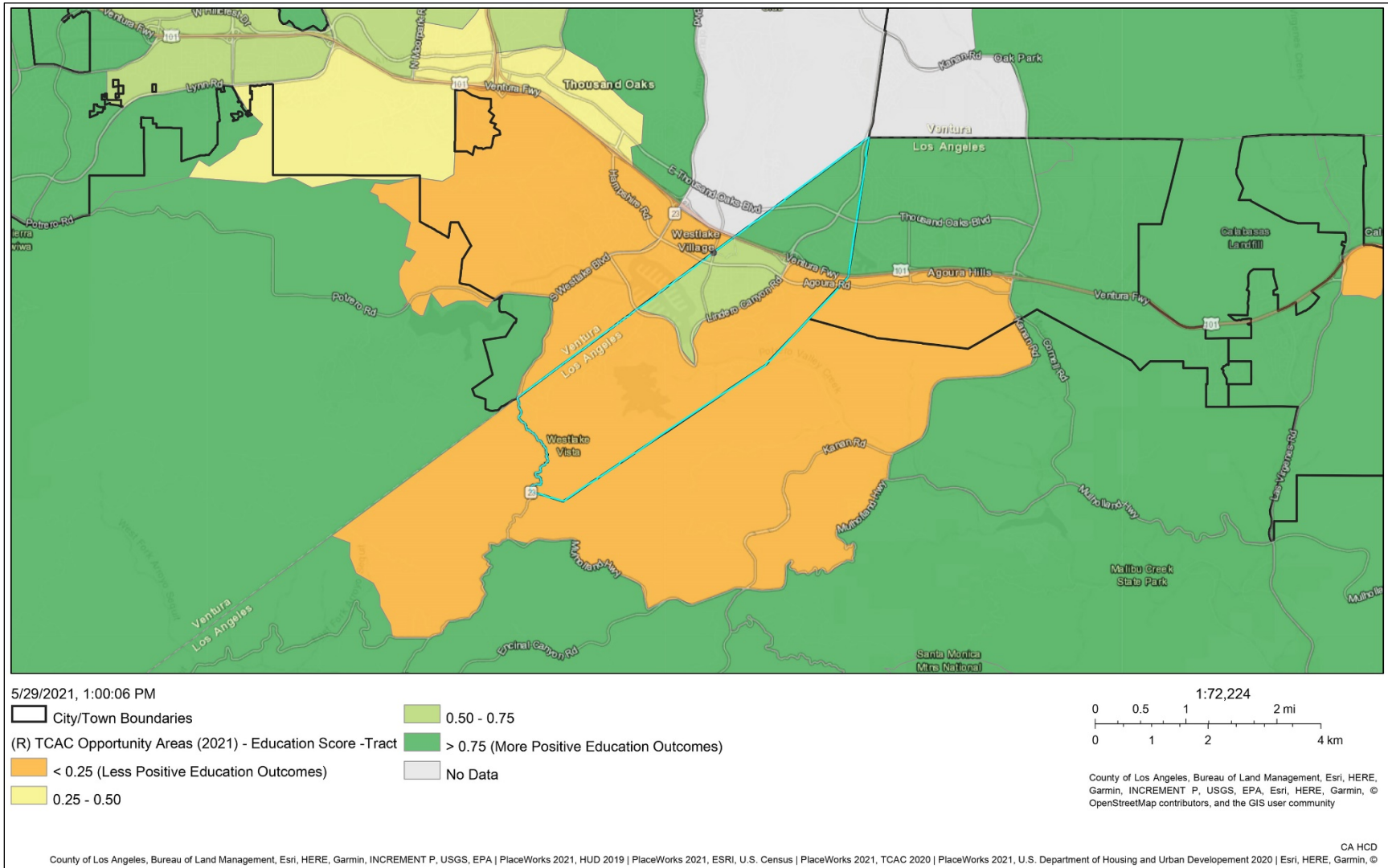
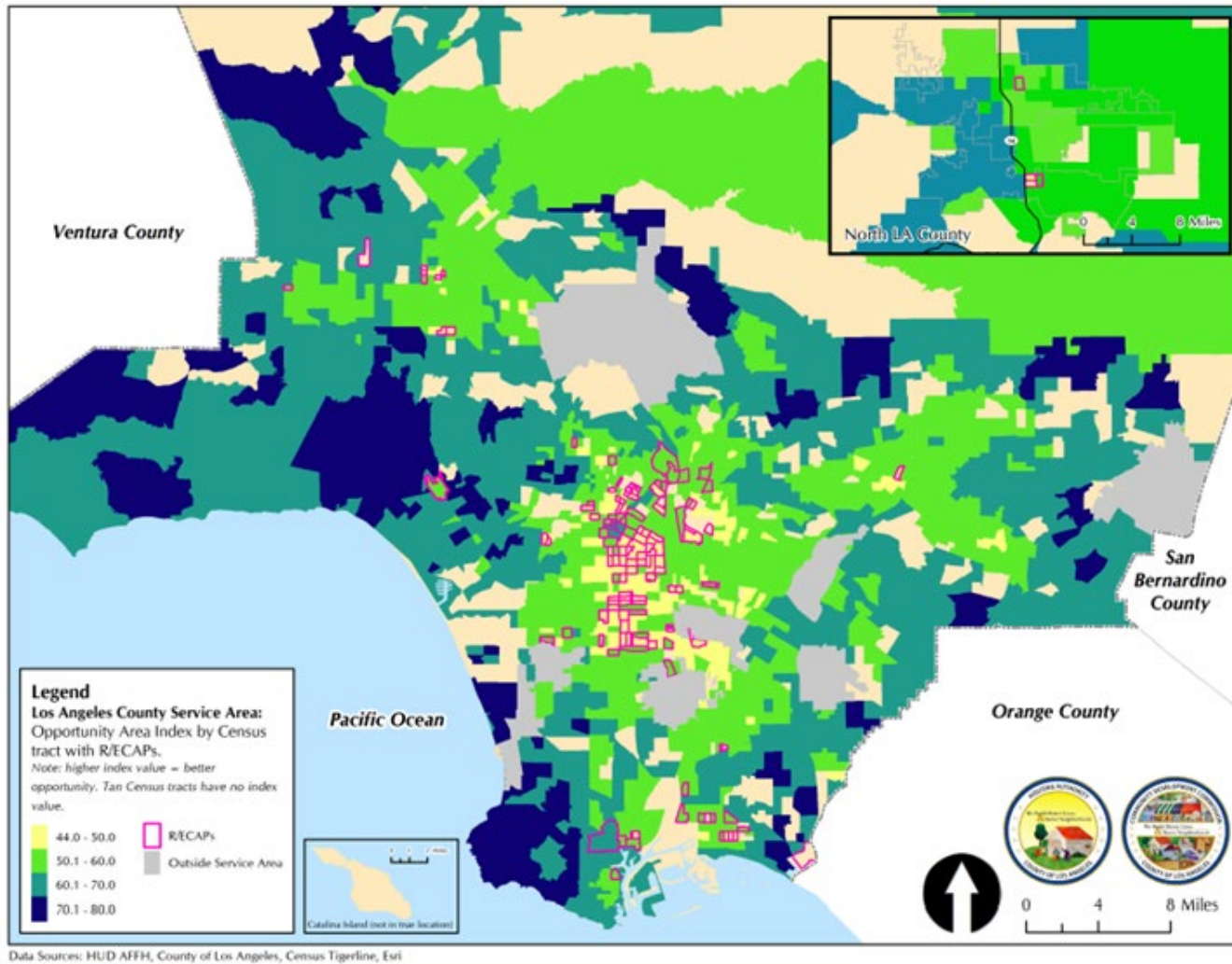
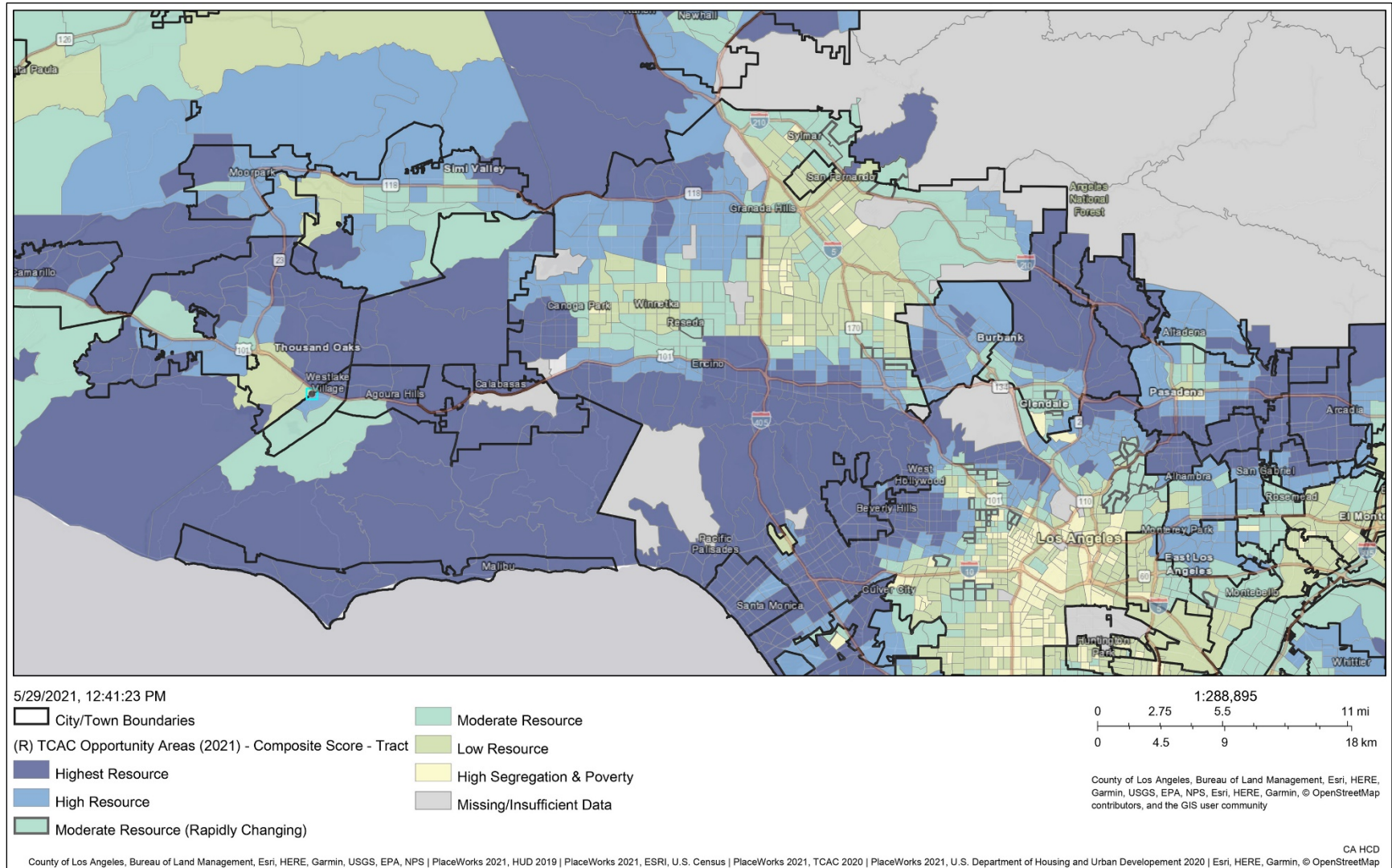


Figure D-11. Opportunity Areas Index, Los Angeles County Service Area



Source: LA County AI, Executive Summary, Map I.4

Figure D-12. TCAC Opportunity Areas, 2021 – Regional Composite



CITY OF WESTLAKE VILLAGE
Housing Element 2021-2029

2.5 Disproportionate Housing Needs

The AFFH Rule Guidebook defines “disproportionate housing needs” as “a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.”⁵ The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

Cost Burden

A household is considered cost burdened if it spends more than 30 percent of its income in housing costs, including utilities. 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. 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 of 795 lower-income households, 455 are severely cost-burdened.

In Westlake Village housing cost burden, and in particular, housing the extremely-low-income population (below 30 percent of area median income) can be especially challenging. HUD's CHAS dataset provides a wealth of information on such households. As summarized in the SCAG Report, Table D-3 below provides a breakdown of extremely low-income households by race and ethnicity. The race/ethnicity with the highest share of extremely-low-income households in Westlake Village is White, non-Hispanic (10 percent compared to 8.7 percent of total population). In the SCAG region, the highest share of extremely-low-income households is Black, non-Hispanic (27.1 percent compared to 17.7 percent of total households).

Table D-3 – Extremely Low-income Housing Needs

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	2,864	285	10.0%
Black, non-Hispanic	34	0	0.0%
Asian and other, non-Hispanic	284	0	0.0%
Hispanic	194	10	5.2%
Total	3,376	295	8.7%
Renter-occupied	450	50	11.1%
Owner-occupied	2,935	250	8.5%
Total	3,385	300	8.9%

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

5 24 C.F.R. § 5.152

The HCD Data Viewer provides a visual assessment of overpayment by homeowners and renters, by census tracts. Figure D-13-shows that about a quarter of the City is within the 20 to 40 percent category and the remainder of the City is within the 40 to 60 percent category of households whose monthly owner costs are 30.0 percent or more of household income using recent (2015-2019) ACS data. Figure D-14 for the same time period shows that a large portion of the City falls within census tracts where 40 to 60 percent of renter households are paying 30 percent or more of household income on rent. Compared to ACS data from 2010-2014, fewer homeowner, but more rental households were cost burdened in 2015-2019, as shown on Figures D-15 and D-16, respectively. However, the Data Viewer also shows that the entire City was in the lowest category (less than 20 percent) of households identified as having any of the severe housing problems, which includes “severely cost-burdened,” based on current CHAS data (Figure D-17).

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. Per the SCAG Report, overcrowded households represented just 0.7 percent 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. Overcrowded households in the regional context is shown on Figure D-18.

Substandard Conditions

The ACS includes surveys about three factors of what may be considered substandard housing. As stated in the SCAG Report for Westlake Village, 35 units lack telephone service, 0 units lack plumbing facilities, and 0 units lack complete kitchen facilities. The City reports that all housing units are well maintained, with virtually no exceptions. All but one of the City’s neighborhoods are governed by Conditions, Covenants and Restrictions (CC&Rs) that regulate their appearance and activities.

The Data Viewer shows that less than 20 percent of all households in the City have any of the four severe housing problems monitored by CHAS (incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 50 percent). Figure D-16 provides a regional view of housing problems.

Figure D-13. Overpayment by Owners, 2019

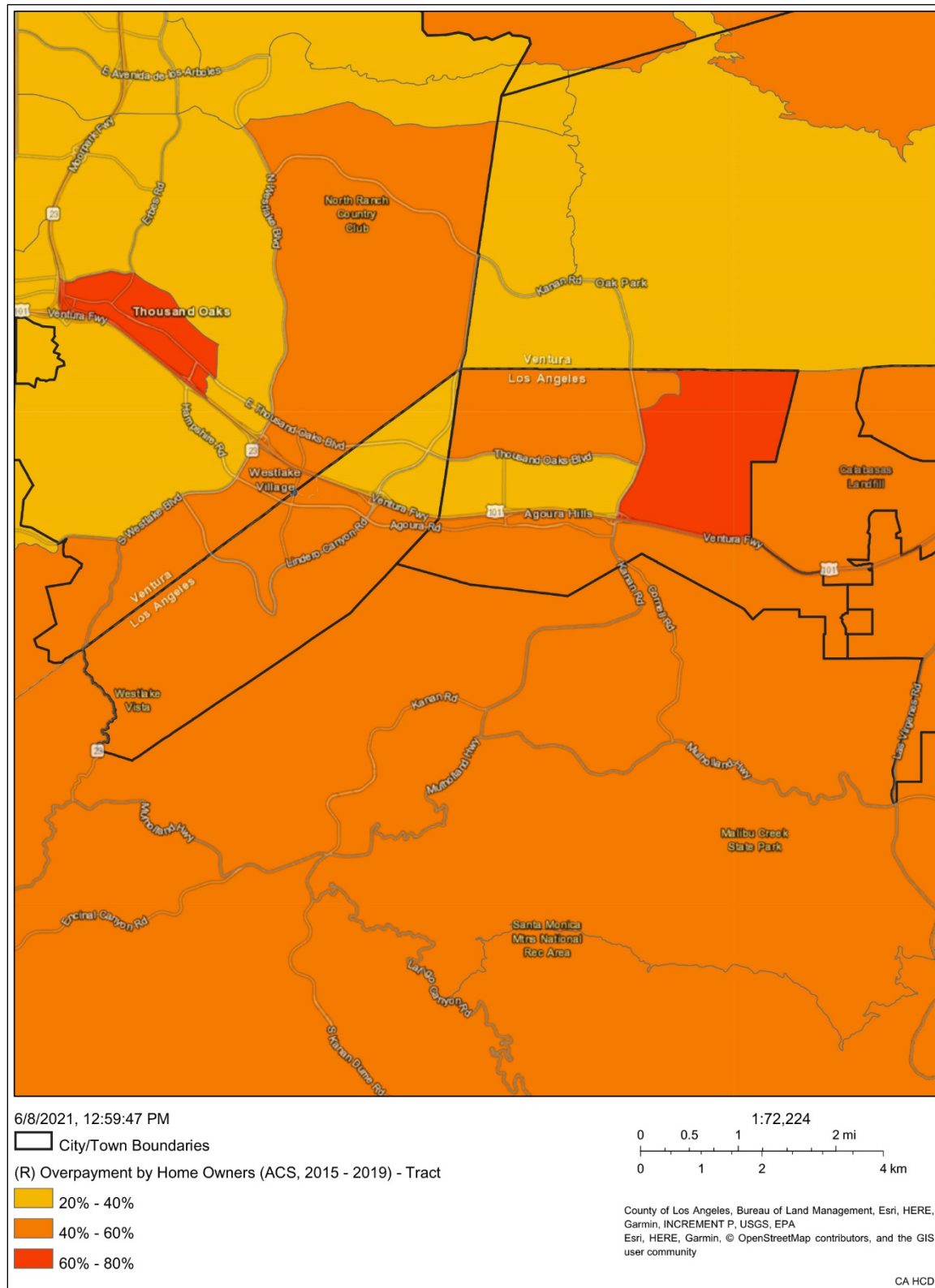


Figure D-14. Overpayment by Renters, 2019

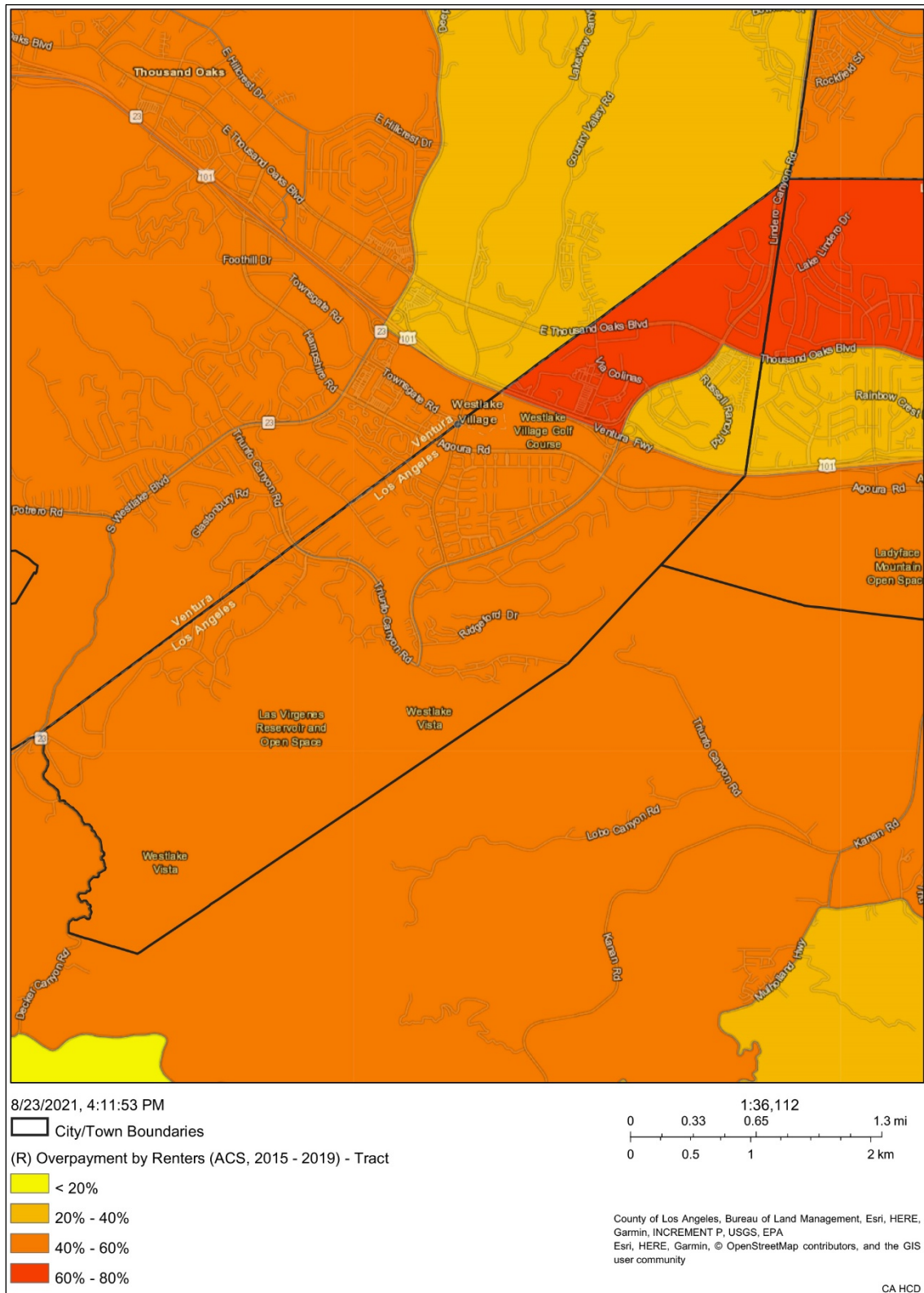


Figure D-15. Overpayment by Owners, 2014

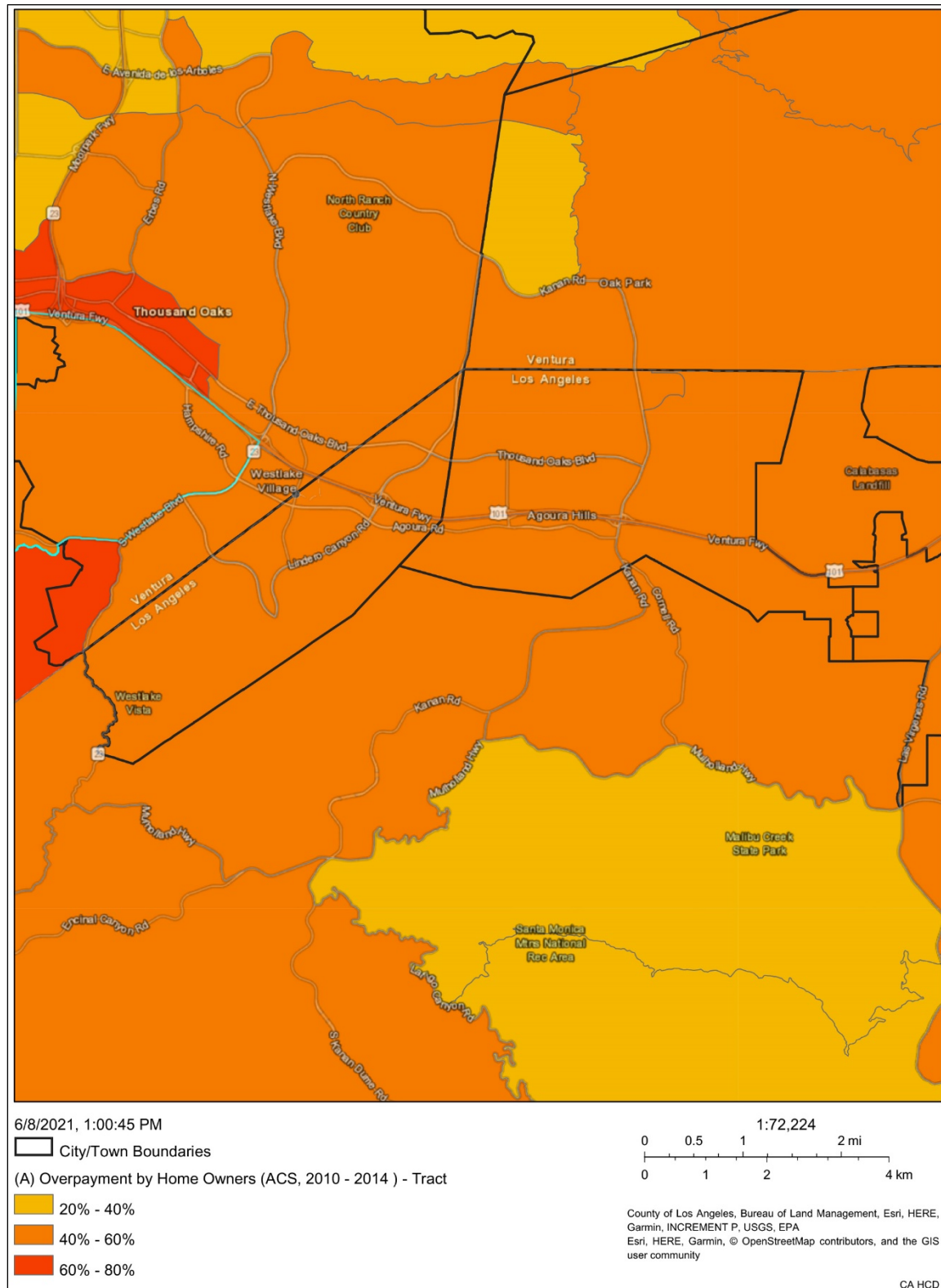


Figure D-16. Overpayment by Renters, 2014

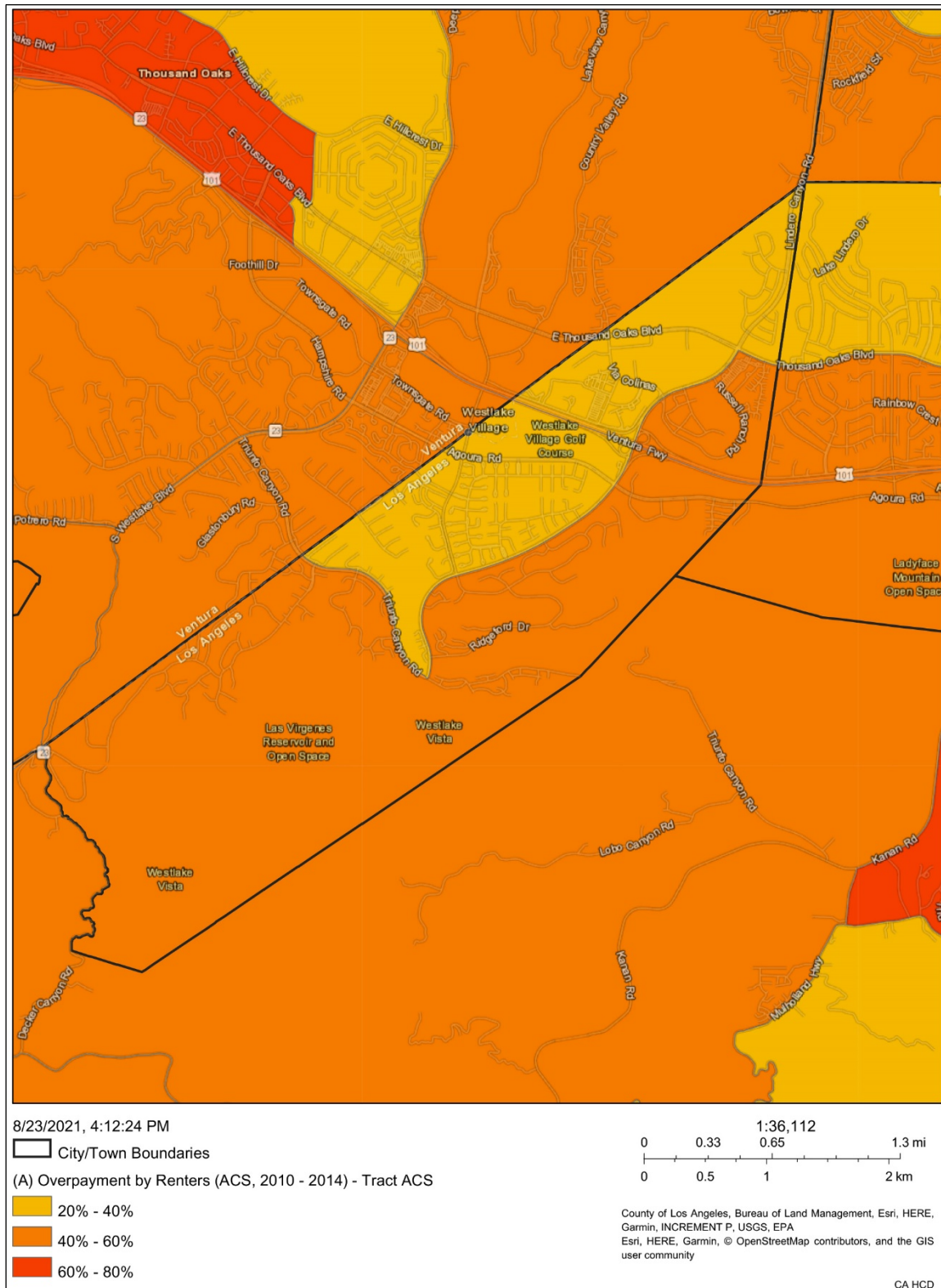
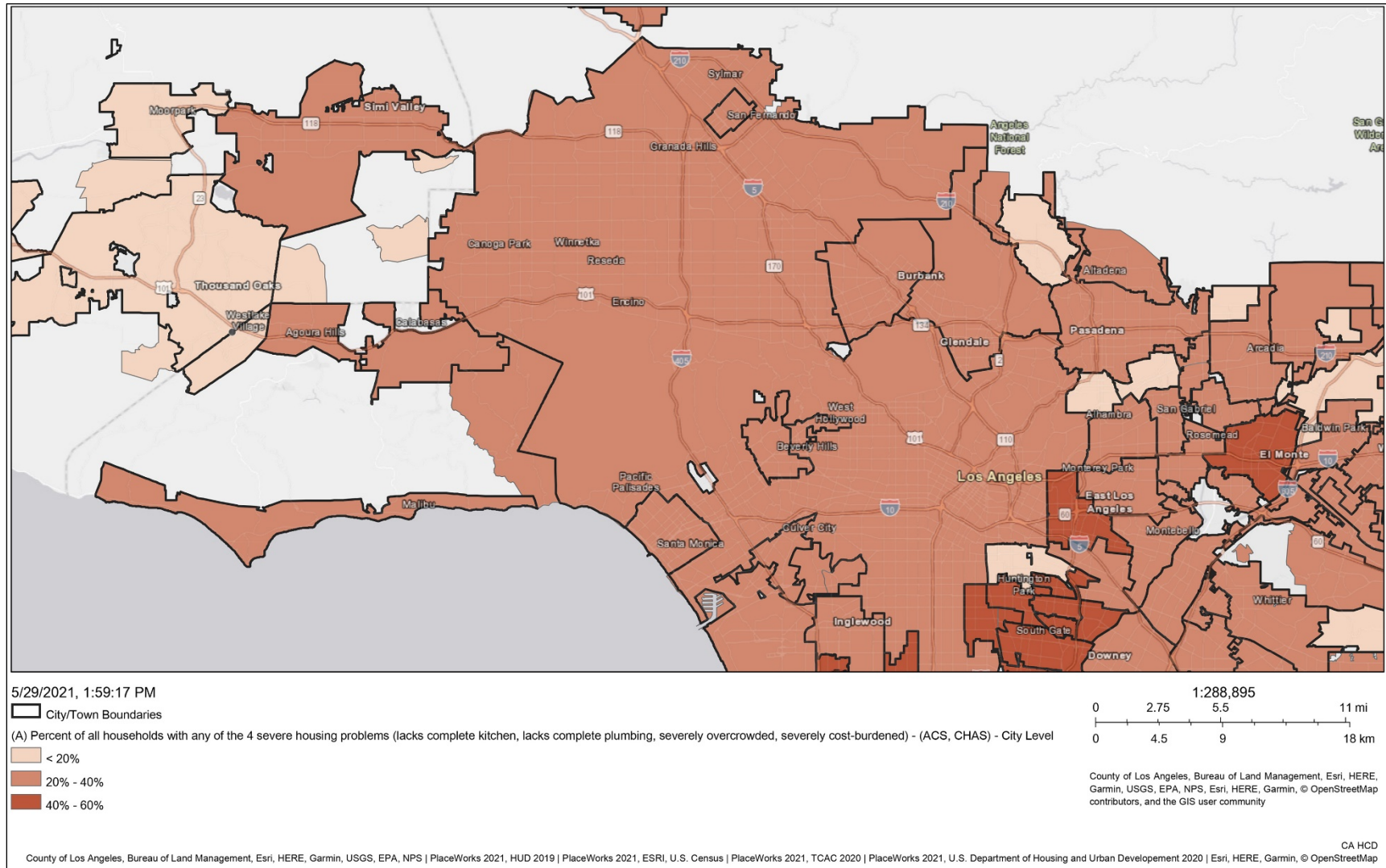
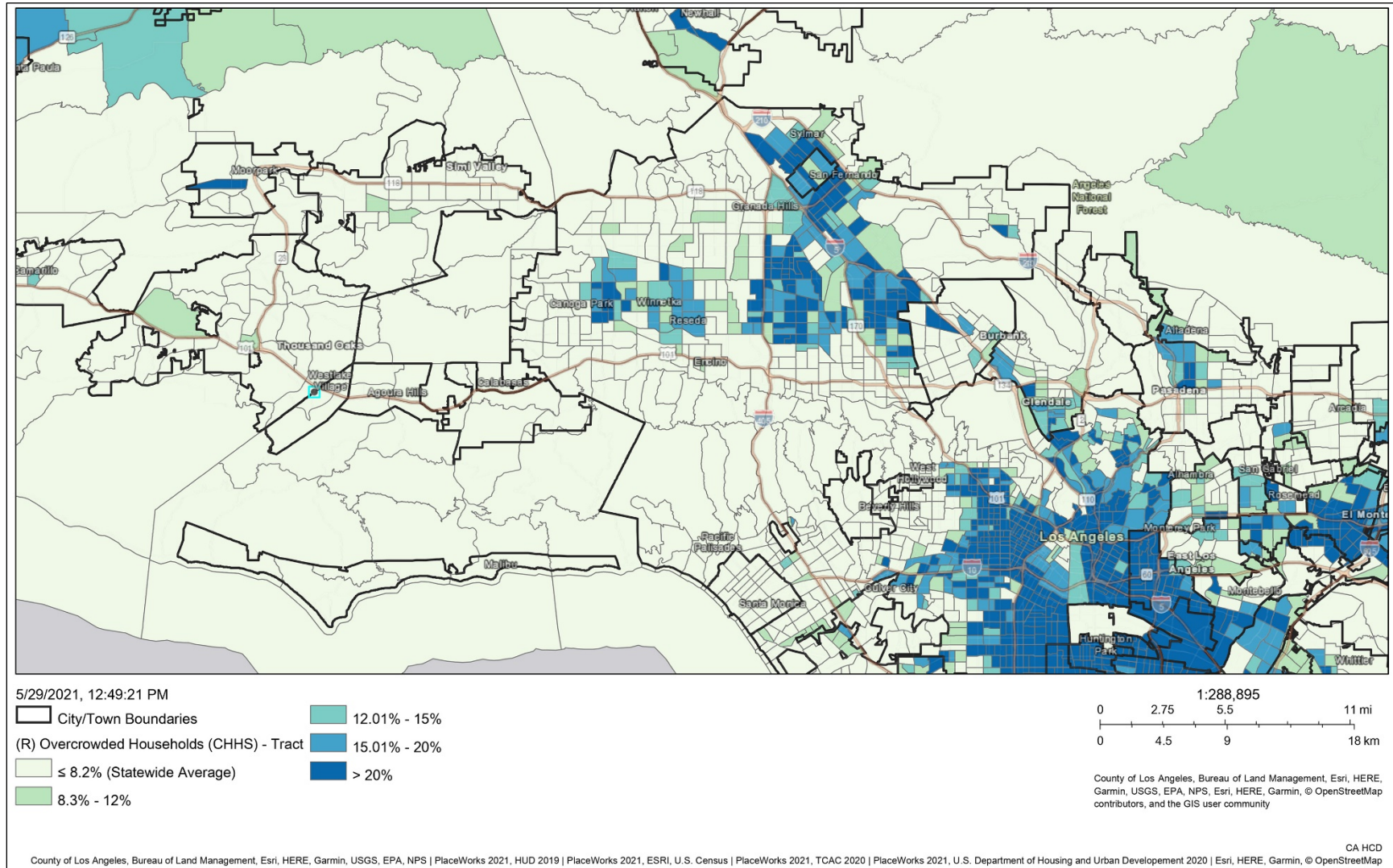


Figure D-17. Percent of All Households with Severe Housing Problems – Regional



CITY OF WESTLAKE VILLAGE
Housing Element 2021-2029

Figure D-18. Overcrowded Households – Regional



CITY OF WESTLAKE VILLAGE
Housing Element 2021-2029

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 the Housing Element.

Displacement Risk

Due to the relative affluence of the community and the stable housing stock, the City does not currently face displacement risks. This is supported by a review of the Sensitive Communities maps provided in the Data Viewer, which showed no vulnerable communities within the City.

Other Data

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.

Mortgage Lending – 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.

2.6 Outreach

State law requires that the preparation, adoption, and implementation of a housing element include a diligent effort to include public participation from all economic segments of the

community. A diligent effort means going beyond simply giving the public an opportunity to provide input and should be proactively and broadly conducted through a variety of methods to assure access and participation. AB 686 also requires jurisdictions to include a summary of their fair housing outreach capacity. To address these requirements, the housing element must describe meaningful, frequent, and ongoing public participation with key stakeholders. Outreach efforts are described in Section A.4 of the Housing Element.

2.7 Summary of Fair Housing Issues and Additional Fair Housing Concerns

Findings from 2020 Regional Analysis of Impediments to Fair Housing Choice

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. A summary of the AI's goals and actions that are most relevant to the City of Westlake Village is provided in Section 4 of this assessment. An additional fair housing concern that became evident based on the assessment was the need to expand information on the City's website regarding Housing Rights Center services.

2.8 Local Data and Knowledge

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. Sixteen 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 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.

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. All but one of the City's neighborhoods are governed by Conditions, 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. The North Business Specific Plan area, discussed below in Section 3 of this assessment, provides the City's best opportunity to expand the multi-family housing stock and address fair housing needs.

3. SITE INVENTORY

AB 686 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.

While the City of Westlake Village enjoys safe and healthy communities, it does face challenges in providing a range of housing types and prices suitable for lower-income households. The North Business Park Specific Plan, adopted on June 24, 2020, provides the most viable near-term opportunities for expanding the supply of housing in Westlake Village. 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 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 development program in the Specific Plan allows for up to 607 residential units. 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. It 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.

A map of the City's site inventory is overlaid with Figures 3 and 6 of this assessment, to show where the RHNA sites are located with respect to low-moderate-income levels, racial demographics and opportunity areas. The majority of the City's RHNA sites are located within the Specific Plan area.

As shown on Figure D-3, the RHNA sites within Specific Plan area are within Census Blocks showing the lowest percent of low-moderate-income areas. This is consistent with Figure D-4 showing that median income in these blocks is greater than \$125,000. As discussed in Section 2.4, the entire City is within the high and highest opportunity areas, and the Specific Plan RHNA sites shown on Figure D-7 are within the areas of highest opportunity in the City.

The Specific Plan area offers excellent amenities to future residents. Figure 4 in Housing Element Section D.2 shows the location of transit stops, schools and parks within walking distance to the residential opportunity sites. Lindero Middle School, which services Westlake Village residents, is within walking/biking distance, as well as Westlake Village Community Park, which is a key amenity. This park spans a total of 18 acres and contains eight acres of lighted synthetic turf athletic fields for soccer, football, baseball, softball, and other sports, a walking/jogging trail, skate

park, picnic areas, outdoor sand volleyball and basketball courts, fitness equipment, restroom/concession facilities, and two children’s play areas. There is a one-way entrance and a one-way exit off Thousand Oaks Boulevard that can be accessed by vehicle, bicycle, or sidewalk during park hours. In addition to the City facilities, the park is home to a 60,000-square-foot facility for the Yarrow Family YMCA.

In addition, the Specific Plan area does not exhibit housing problems related to overcrowding or substandard conditions, similar to the rest of the City. However, as shown on Figure 13-B, the area of the City where the Specific Plan is located encompasses areas where 60 percent to 80 percent of renters are overpaying (facing the highest cost burden) as of 2019. The percentage of owner households overpaying went down during this same time period, as further discussed in Section 2.5. To address this, the Fair Housing Program developed for the Housing Element includes actions to publicize available housing programs and to promote Specific Plan development to meet RHNA goals.

4. IDENTIFICATION AND PRIORITIZATION OF CONTRIBUTING FACTORS

The Los Angeles County 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 lacks access to high quality transit options and faces a high housing cost burden, as discussed in Section 2.4 of this assessment.

Given the City’s high degree of resources, the AI-identified goals and actions most applicable to the City include the following:

- Enhance accessible facilities and infrastructure for persons with disabilities
- Enhance accessible housing and supportive services to persons with disabilities
- Promote understanding and knowledge of fair housing and ADA laws
- Promote more affordable and accessible housing

Overall, these goals 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 AI identified impediments and actions that are most relevant to the City of Westlake Village were incorporated into Section F.2 - Program 8.