

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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August 10, 2020

Rob de Geus, City Manager
City of Westlake Village
31200 Oak Crest Drive
Westlake Village, CA 91361

Dear Rob de Geus:

RE: Westlake Village's (2013-2021) Adopted Housing Element Update

Thank you for submitting the City of Westlake Village's (City) housing element adopted July 22, 2020 and received for review on July 23, 2020. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element was found to be substantially the same as the revised draft element that HCD's June 15, 2020 review determined met statutory requirements. HCD's finding was based on, among other reasons, adoption of the North Business Park Specific Plan (NBPSP) on June 24, 2020. The NBPSP accommodates the City's shortfall of adequately-zoned sites for lower-income households for both the 4th and 5th cycle planning periods.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at:

http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and
http://opr.ca.gov/docs/Final_6.26.15.pdf.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, CalTrans Senate Bill (SB) 1 Sustainable Communities grants; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program; the SB 2 Planning Grants as well as ongoing SB 2 funding (Permanent Local Housing Allocation), consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With housing element compliance, the City meets the housing element requirements for these and other funding sources.

HCD appreciates the assistance and cooperation Philippe Eskandar, Deputy City Manager, Megan Sinkula, Associate Planner, and the City's consultant, Cynthia Walsh provided throughout the course of the housing element review. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Robin Huntley, of our staff, at (916) 263-7422.

Sincerely,

A handwritten signature in black ink, appearing to read 'Megan Kirkeby', with a small dot at the end of the signature.

Megan Kirkeby
Deputy Director