

CITY OF WESTLAKE VILLAGE

2013-2021 HOUSING ELEMENT



Adopted by the Westlake Village City Council
Resolution 1707-14
February 12, 2014

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INTRODUCTION

AUTHORIZATION

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

PURPOSE AND CONTENT

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

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

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

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

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

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

RELATIONSHIP TO OTHER ELEMENTS AND PLANS

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

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

USE OF RELEVANT AND CURRENT DATA

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

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

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

CITIZEN PARTICIPATION

This housing element was developed through the combined efforts of City staff, the City Council, and the City's consultant, PMC. Citizen input was received by means of public meetings conducted by City Council Committees and the full City Council. The Committees included the City Council's Land Use Committee, the City Council's Administrative Committee, and the City Council's Business Park Specific Plan Committee. The Administrative Committee and the Land Use Committee convened separately to review the status of the draft element and various components of the Housing Program on October 29, 2013 and January 27, 2014. Each of those meetings was duly noticed and open for public participation and comment.

The Business Park Specific Plan Committee met with various stakeholder groups, as well as Homeowner Association representatives, at several meetings between 2010 and 2013. Each of these meetings was open to the public as well, although specific meetings were advertised by way of invitations sent to specific groups of stakeholders. The Business Park Specific Plan Committee meetings and workshops were held to solicit input from and deliver information to the various stakeholder groups and the general public. As a significant proposed change to the area was the inclusion of housing within an area historically developed only with commercial and industrial uses, these meetings were vital to the creation of the draft specific plan, and subsequent creation of the housing element. The overarching goal identified through the stakeholder meetings was to avoid furthering obsolete uses and underutilized sites by allowing for a broader range of uses and flexibility in the development program. The stakeholder input also expressed support for mixed-use development in appropriate locations to foster: 1) walkability between uses; 2) shared parking and off-peak trip generation; 3) more labor force housing (housing choices); 4) support for some retail uses proposed in the plan area; 5) synergy with the adjacent school, church, and Four Seasons hotel; and 6) live/work opportunities.

Similarly, the City Council reviewed the draft housing element and various components of the Housing Program at duly noticed public meetings on October 9, 2013, November 13, 2013, and February 12, 2014. Additional outreach to all segments of the community was achieved through a special joint meeting that the City Council conducted with the presidents of the City's 20 neighborhood homeowners' associations to present and discuss the draft element on October 29, 2013. In summary, the draft element was

available for public review and comment at six duly noticed public meetings during the 5-month period of its development.

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

Following the City Council adoption of the housing element in 2014, refinement and more detailed analysis of the specific plan, which is now known as the North Business Park Specific Plan, revealed that projected traffic increases could not be fully mitigated and exceeded the community's acceptance level. In addition, surrounding economic and physical conditions changed, which lowered the demand for some retail uses envisioned in the plan. This resulted in further analysis and testing of development scenarios for the specific plan area over the past several years. To assist in this on-going planning process, the City Council appointed a 10-member Community Advisory 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 planning area. The committee conducted a series of five public meetings, which were held between August 2019 and January 2020. Residents representing all economic segments of the community, as well as housing interest groups and potential developers were invited to and did participate in this public engagement process.

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

COMMUNITY PROFILE

POPULATION AND HOUSEHOLD CHARACTERISTICS

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

TABLE 1			
Selected Population and Household Characteristics (2000-2013)			
	City	County	State
Total Population 2000	8,368	9,519,338	33,871,648
Total Population 2013	8,341	9,958,091	37,966,471
Percent Change from 2000 to 2013	-0.3%	4.4%	10.8%
Age Composition – 2010			
Under 18 years	21.0%	24.5%	25.0%
18-54 years	40.6%	54.5%	50.0%
55 years+	38.4%	21.0%	25.0%
Median Age – 2010	48.7	34.8	37.2
Racial Composition – 2010			
White	88.6%	50.3%	57.6%
Black or African American	1.2%	8.7%	6.2%
American Indian & Alaska Native	0.1%	0.7%	1.0%
Asian	5.9%	13.7%	13.0%
Native Hawaiian & Pacific Islander	0.2%	0.3%	0.4%
Some Other Race	1.4%	21.8%	17.0%
Two or More Races	2.6%	4.5%	4.9%
Latino – 2010 (% of total population)	6.4%	47.7%	37.6%
Median Household Income – 2011	\$113,852	\$56,266	\$61,632
Average Household Size – 2013	2.52	3.00	2.93
Sources: 2010 Census of Population and Housing; 2011 American Community Survey; 2013 State of California Department of Finance, Demographics Research Unit.			

Population and Growth Trends

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

Age Composition

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



Racial and Ethnic Composition

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

Household Income

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

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

Employment

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



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

Recent development trends indicate that the number of jobs within the City has increased, and will continue to increase in the coming years. Previously, in 2000, the largest employer in the City was State Farm Insurance with approximately 800 employees, followed by Dole Food Company and Costco Wholesale, Inc. with 303 and 239 employees, respectively. In addition to the office, retail, and hotel development that has occurred in the City between 2000 and 2013, *The Shoppes at Westlake Village*, an approximately 244,000 square foot retail center that opened in 2014, added a significant number of new jobs within Westlake Village. With over 11,500 jobs, 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, over 11,500 persons were already employed within the City by 2013.

Household Size

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

HOUSING CHARACTERISTICS

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

Type and Supply

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



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

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



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

Housing Age and Condition

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

All units are well maintained, with virtually no exceptions. All but one of the City's neighborhoods are governed by stringent Codes, Covenants and Restrictions (CC&Rs) which regulate their appearance and activities. Architectural committees oversee all new construction and building alterations, as well as colors and materials. In the case of First Neighborhood, the architectural committee does a "walk-through"



twice a year to survey the condition of the neighborhood. The owners of residences or yards which do not conform to the CC&Rs are notified of the conflict. Based on the homeowner's response, the committee may take the necessary action itself and assess the owner for the costs. Therefore, it is highly unlikely that any existing units will be replaced in the near future, due to their condition, and that there will be more than a very limited demand for housing rehabilitation assistance.

Tenure

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

Overcrowding

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

Figure 1: Neighborhoods

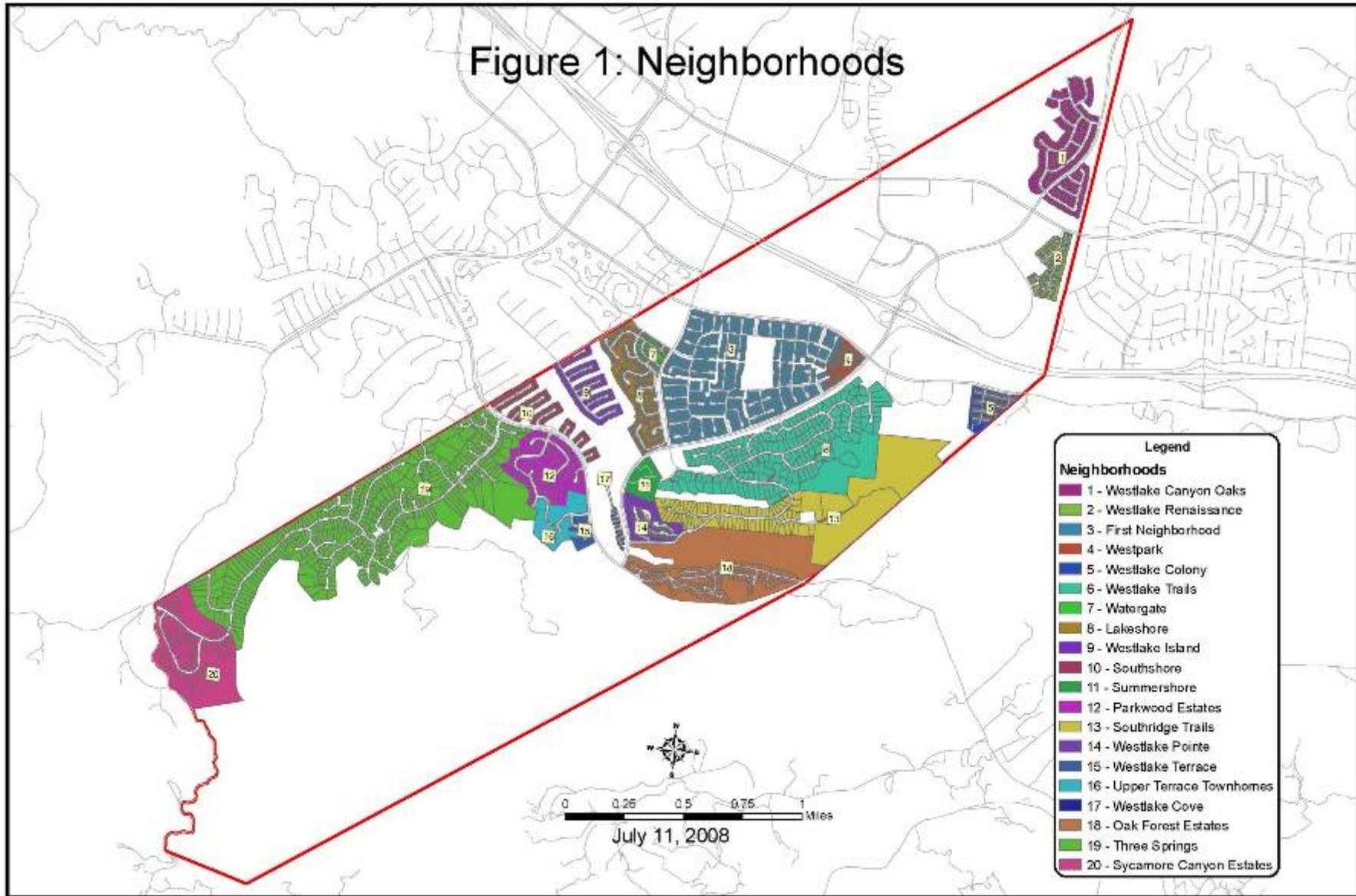


TABLE 3 Residential Neighborhoods		
Neighborhood *		Approximate Density (units/acre)
1.	Westlake Canyon Oaks	4.6 - 6.7
2.	Westlake Renaissance	7.6
3.	First Neighborhood	6.5
4.	Westpark	23.2
5.	Westlake Colony	8.9
6.	Westlake Trails	1.0
7.	Watergate	10.6
8.	Lakeshore	8.1
9.	Westlake Island	7.9
10.	Southshore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

Vacancy

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

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

Housing Values and Costs

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



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

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



ANALYSIS OF POTENTIAL HOUSING SITES

This section evaluates potential sites for the construction of additional housing units which could occur as a result of minimal infill development on the four remaining vacant, residentially zoned parcels in the City (Appendix C), as well as the redevelopment of four sites (Figure 3) within the City's aging and functionally obsolete business park that have been rezoned mixed-use to allow multi-family residential and commercial development. If redevelopment of the sites within these mixed-use zoning districts accommodates more than fifty percent of the low- and very low-income regional housing need, these sites allow for the development of a wholly residential land use (i.e., no commercial land use required as part of a redevelopment project) and require residential land use to occupy a minimum of at least fifty percent of the floor area of a mixed-use development.

LAND USE INVENTORY

The master-planned community of Westlake Village was developed by the American-Hawaiian Steamship Company, in partnership with the Prudential Insurance Company, beginning in the late-1960s. As initially planned, the community straddled the Los Angeles County/Ventura County boundary. That portion of the community located within Los



Angeles County was subsequently incorporated as the City of Westlake Village in December 1982. Over the following two decades the City was essentially built out in accordance with the original master plan, as reflected in the adopted citywide General Plan. Today the only vacant, undeveloped lands within the City, with the exception of a few scattered single-family residential lots, are large hillside tracts dedicated as permanent open space. The majority of these hillside parcels are owned by homeowner associations as common open space, are maintained by the Las Virgenes Water District as protected watershed or are within the Santa Monica Mountains National Recreation Area.

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

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

To the south of Thousand Oaks Boulevard, a major east/west oriented street, lies the City's non-residential core. The easterly half of this core area surrounds the Valley Oaks Memorial Park and has been developed in accordance with the Westlake North Specific Plan, which was adopted in 1989. As planned, the 130-acre Westlake North area is

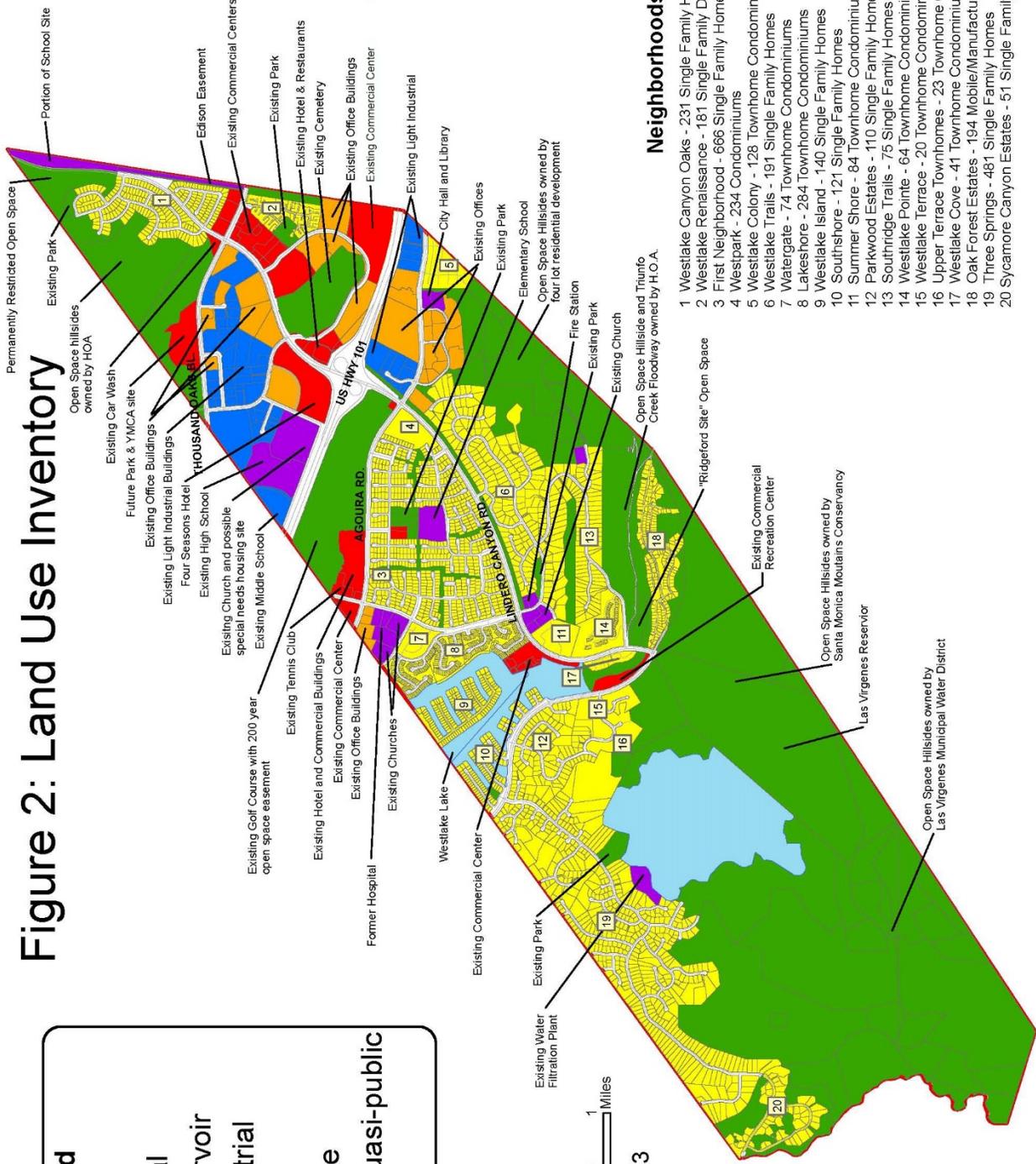
comprised of approximately 1.4 million square feet of retail commercial, office, hotel, and restaurant uses, together with 181 detached single-family condominiums and a small neighborhood park.

Figure 2: Land Use Inventory

Legend

Land Uses

- Commercial
- Lake/Reservoir
- Light Industrial
- Office
- Open Space
- Public & Quasi-public
- Residential



Neighborhoods

- 1 Westlake Canyon Oaks - 231 Single Family Homes
- 2 Westlake Renaissance - 181 Single Family Detached Condominiums
- 3 First Neighborhood - 666 Single Family Homes
- 4 Westpark - 234 Condominiums
- 5 Westlake Colony - 128 Townhome Condominiums
- 6 Westlake Trails - 191 Single Family Homes
- 7 Watergate - 74 Townhome Condominiums
- 8 Lakeshore - 284 Townhome Condominiums
- 9 Westlake Island - 140 Single Family Homes
- 10 Southshore - 121 Single Family Homes
- 11 Summer Shore - 84 Townhome Condominiums
- 12 Parkwood Estates - 110 Single Family Homes
- 13 Southridge Trails - 75 Single Family Homes
- 14 Westlake Pointe - 64 Townhome Condominiums
- 15 Westlake Terrace - 20 Townhome Condominiums
- 16 Upper Terrace Townhomes - 23 Townhome Condominiums
- 17 Westlake Cove - 41 Townhome Condominiums
- 18 Oak Forest Estates - 194 Mobile/Manufactured Homes
- 19 Three Springs - 481 Single Family Homes
- 20 Sycamore Canyon Estates - 51 Single Family Homes

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

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



The significance of these three redevelopment/adaptive reuse projects is that they each represent a major reinvestment of private capital in a business park district that is growing older and more functionally obsolete. It is estimated that, in combination, this private reinvestment may be in the vicinity of \$500 million. It is anticipated that this reinvestment will spur additional reinvestment in the surrounding business park area. In preparing for this future demand, the City adopted the North Business Park Specific Plan in 2020.



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

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

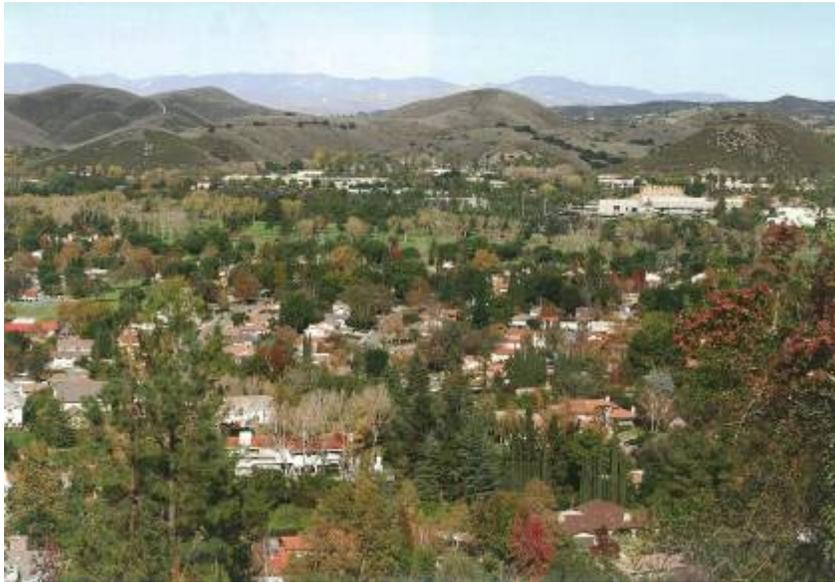
This specific plan has established new development regulations which will guide the future redevelopment of the area and ensure that applicable regulations and building entitlements are clear to all stakeholders. The specific plan provides incentives for property owners to improve their properties by adding greater flexibility to the requirements for siting and design and rezoning these properties to allow for a wider range of commercial uses, and in the mixed-use planning districts, to allow for the development of multi-family residential uses. In addition, the specific plan changes the zoning to allow for the development of up to 607 residential units spread between Sites 3 and 4 (Figure 3) of the specific plan area.¹ Additional infrastructure in the form of utility improvements, parking structures, and improved circulation options are also proposed in the specific plan.

To the south of the 101/Ventura Freeway corridor lay the majority of the City's residential neighborhoods. The 18-hole Westlake Golf Course fronts on the south side of the freeway, west of Lindero Canyon Road, mitigating direct freeway impacts on single-family homes within the First



Neighborhood. East of Lindero Canyon Road, the corridor along the southerly freeway frontage is primarily occupied by aging business park facilities. Some private redevelopment has occurred in this area, and more is anticipated pursuant to the zoning changes and redevelopment incentives provided by the North Business Park Specific Plan. One or more of the larger parcels may be future candidates for mixed-use development combining residential and non-residential land uses.

¹ The 607 residential units referenced here does not include the potential use of State Density Bonus Law (§65915 of the Government Code), which would allow for a minimum 20% increase in project densities, and other incentives and concessions, for the provision of lower income housing units. The zoning changes to allow for residential development within the specific plan area, plus the State's minimum density bonus of 20% for the provision of lower income housing units, would potentially result in up to 728 residential units.



Located south of Agoura Road are all but two of the City's twenty residential neighborhoods. While varying in housing type and density, all of the neighborhoods in Westlake Village are well maintained and in excellent condition. While four technically vacant lots remain within these neighborhoods, three of these are part of multi-lot residential estates located within The Trails

neighborhood. Given the condition and quality of the City's residential neighborhoods, there is virtually no potential for redevelopment and intensification.

Clustered within the southern portions of the City are the typical range of retail services, recreational uses, and public and quasi-public institutions and facilities. Within this area of the City, there exists only one vacant (6.5-acre) site that is located on Lakeview Canyon Road, south of Agoura Road, which was formerly occupied by the Westlake hospital facility.

UNDERDEVELOPED AND REDEVELOPABLE AREAS

Underdeveloped sites are defined as properties that are developed at less than their designated maximum densities would permit. While no such properties exist within the City, some intensification of residential development is expected to occur through the construction of accessory dwelling units on lots with existing single-family dwellings. In addition, redevelopment of aging, functionally obsolete business park areas with mixed-use development that includes residential and non-residential land uses, is anticipated as part of the implementation of the North Business Park Specific Plan. In fact, business park properties within the specific plan area are being re-purposed for use as student and employee (including their families) housing and are also being proposed for additional redevelopment with housing. These opportunities for the creation of new housing units are discussed in greater detail under Potential Housing Sites below.

SURPLUS LANDS

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

POTENTIAL HOUSING SITES

Based on the preceding analyses, four potential sites within the proposed North Business Park Specific Plan area have been identified for the creation of new housing units (Figure 3). In addition, there are four individual lots (Appendix A) scattered throughout the City's existing neighborhoods that are zoned and available for the development of single-family homes.

North Business Park Specific Plan

Two residential projects are moving forward within the specific plan area. These projects are the Oaks Christian student and employee housing and the Cedar Valley Senior Housing project. Both projects are located within the Mixed-Use Cedar Valley District of the specific plan area, the boundaries of which are shown on Figure 4. All potential and new housing sites within the specific plan area are discussed below.

Site 1 - Cedar Valley Senior Housing. Alliance Residential Company is proposing the redevelopment of property currently being used for industrial/manufacturing purposes at the southwest corner of Cedar Valley Drive and Via Rocas with a senior housing complex. The proposed project would consist of 126 multi-family dwelling units on an approximately 1.3-acre site. The resulting density would be 97 units per acre. The unit mix would be 101 assisted living units and 25 memory care units based upon the land use entitlement application submitted by Alliance Residential Company. The project consists of 126 units, of which 101 will qualify as "housing units". Thirteen (13) of the units would be deed restricted in perpetuity for occupancy by moderate-income households. The project would involve a single three-story quad-shaped structure above subterranean parking. The project will require a General Plan Amendment and Zone Change.

The Westlake Village City Council conducted a Concept Plan Review of the project in July 2019. The City Council's Land Use Committee subsequently conducted an additional Concept Plan Review in October 2019. Both reviews were held as advertised public meetings and participants included representatives of housing advocacy groups supportive of the project; no public comments were made during these meetings in opposition to the project. Based on the feedback and support expressed at these meetings, the proponents have formally filed an application for the necessary land use entitlements. The processing of the application is underway, and it is expected that the project will be presented to the City Council for their consideration and action in the fall of 2020.

Site 2 – Oaks Christian Student and Employee Housing. Oaks Christian High School has acquired business park properties located at the west end of Cedar Valley Drive in the specific plan area. Oaks Christian is re-purposing the existing business park structures for use as academic/administrative facilities, and student and employee housing. All necessary approvals have been granted by the City and the improvements are well underway. When completed, the re-purposed buildings will provide housing for 148 students and eight (8) employees (and their families) of the high school. In order 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 Cedar Valley pursuant to the adoption of the North Business Park Specific Plan), in which the properties are located, and approved multiple

land use entitlements authorizing the operation of student housing facilities in conjunction with the operation of Oaks Christian High School.

Site 3 – Mixed-Use Corsa District. This site consists of the Mixed-Use Corsa District of the specific plan (Figure 4). This specific plan district provides opportunities for residential, office, and restaurant uses in a pedestrian-oriented environment. Ancillary personal and convenience services and business support services are also permitted. Such development is intended to facilitate the grouping of innovative housing options with employment uses, public gathering spaces, and community amenities. This zoning district is intended to contain a mixture of residential and office uses and is not intended to become entirely residential or solely commercial in nature. However, it must be noted that redevelopment of these designated mixed-use zoning districts that accommodates more than fifty percent of the low- and very low-income regional housing need must allow for the development of a wholly residential land use, and at a minimum, the residential land use must occupy fifty percent of the floor area of a mixed-use development. The Mixed-Use Corsa District fosters pedestrian-oriented activity by providing a mix of uses in a compact and walkable area and encouraging large areas of open space in a plaza or village green setting. Attached residential uses are permitted within a horizontal or vertical mixed-use setting, as well as live-work units. The maximum residential density permitted by the specific plan is 20 dwelling units per acre, exclusive of density bonuses, with a maximum building height of 55 feet or 3 stories. The specific plan allocates 145 dwelling units to this zoning district, or up to 174 with the granting of density bonuses.

Site 4 – Mixed-Use Lindero District. This zoning district of the specific plan lies immediately south of the Mixed-Use Corsa District (Figure 4) and is intended to provide for corporate office and attached residential uses. This district allows for office uses to maintain this area as a major employment center. In addition, market forces and surrounding use are already suggesting that residential uses would be more suited for the area along Lindero Canyon Road. Although this zoning district is intended to be redeveloped to provide a balanced mixture of residential and commercial development, it too must allow for the development of solely residential land uses and must contain a minimum of fifty percent residential floor area should the redevelopment of this site accommodate more than fifty percent of the low- and very low-income regional housing need. The visibility and accessibility of residential uses along Lindero Canyon Road is beneficial with adjacent office uses to maintain a job-housing balance. The maximum residential density permitted by the specific plan is 32 dwelling units per acre, exclusive of density bonuses, with a maximum building height of 55 feet or 3 stories. The specific plan allocates 462 dwelling units to this zoning district, or up to 554 with the granting of density bonuses.

Site 4 currently contains several office uses with small industrial tenants. One parcel is largely a vacant demonstrated by it's parking lot being used for storage of cars for a nearby car dealership. None of the sites are dealerships.

Each of the three APNs have separate owners. All owners have contacted the City to explore redevelopment options. Property owners have attended specific plan outreach meetings and expressed interest in redevelopment. One site owner previously submitted conceptual drawings for redevelopment, which included residential units. With the lack of tenants, current uses of the buildings, the property owner's interest, and with adoption of the Specific Plan, site 4 could not be more suited for redevelopment.

Development Review of By Right Housing

In accordance with the requirements of Assembly Bill 1397, any residential projects proposed within the Mixed-Use Corsa or Lindero Districts that provide twenty 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. Since no discretionary actions are involved, these projects would not be subject to environmental review pursuant to the California Environmental Quality Act (refer to Measure D-2, Page 78). Instead, qualifying projects will undergo a ministerial design review and the objective criteria to be applied in conducting such review, as contained in the North Business Park Specific Plan, are as follows:

Building Siting and Orientation

- In residential projects, cluster units or break up into groups of structures, and avoid the use of long access balconies and corridors. Where clustering is impractical, provide a visual link between separate structures through the use of an arcade system, trellis or other open structure.
- Orient individual buildings in multi-family and mixed-use projects to promote privacy to the greatest extent possible. Offset or stagger windows, balconies or similar openings above the first story so as not to have a direct line-of-sight into adjacent units within the development. In mixed-use projects, locate residential windows so that they face away from loading areas and docks.
- In mixed-use districts and projects, protect residential uses with a sensitive transition in building location and massing. For example, locate the building massing of non-residential buildings away from residential uses; maintain lower profiles at residential edges.
- Whenever adjacent residential and commercial uses can mutually benefit from connection rather than separation, provide appropriate connective elements such as walkways, common landscaped areas, building orientation, gates and/or unfenced property lines.
- Site and orient buildings to maximize the use of sunlight and shade for energy savings, and to avoid blocking solar access to adjacent properties.
- Protect view corridors and frame views of the ridgelines, mountains and hillside area, particularly from open space areas.
- Integrate new development with the natural topography and avoid altering landforms and removing trees.

Building Form and Facades

- Design new development so that the scale and mass is similar to that of neighboring developments and does not overwhelm them with disproportionate size or incompatible design.
- Wall and roof planes should be varied and articulated into smaller modules that reduce the overall massing and scale of building and add richness and variety. Attenuate the appearance of building mass with arcades, courtyards, pergolas, color and material changes, and stepping stories back above the ground level.

- Variations in roof type, style, and height should be used to provide visual interest and to reduce the overall mass of the building. Overly complex and distracting roofs are not encouraged.
- Use building form and articulation to emphasize individual units within a residential building. Use the following design elements to articulate buildings and give individual identity to each vertical module or individual unit within a building:
 - Provide a deep notch (minimum of one foot) between the modules,
 - Vary architectural elements between units (e.g., window color, roof shape, window shape, stoop detail, railing type),
 - Provide porches and balconies, and
 - Vary color or materials of each individual module within a harmonious palette of colors and materials, etc.
- Avoid massive apartment-type structures in larger multi-family developments, including plain box shapes, large monotonous facades, and long straight-line building fronts. Massing should articulate individual units or clusters of units through varied heights and setbacks.
- Step back the upper stories of new multi-family buildings to scale down facades that face the street, common space, and adjacent residential structures.
- Windows and doors should be proportionate in scale to the building elevation. Windows should be articulated with accent trim, sills, kickers, shutters, flower boxes, awnings, or trellises authentic to the architectural style of the building. Where appropriate to the architectural character of the building, windows should be inset from building walls to create shade and shadow detail appropriate to the architectural style.

Open Space in Multi-Family Developments

- Design and orient common and private open space areas to take advantage of available sunlight and shelter from the noise and traffic of adjacent streets or other incompatible uses.
- Locate common open space areas convenient to the majority of dwellings and secure and visible from dwellings to ensure safe use.
- In common open space areas, provide amenities appropriate to the project's size; for example, play areas and recreation buildings are encouraged for larger projects, while barbeque areas and gazebos may be more appropriate for smaller projects.
- Locate private useable open space contiguous to the residential unit served and screen from public view for privacy. Substantially enclose patios that front a public street and provide solid balcony rail on balconies that front a public street for screening and privacy.
- Accessible rooftop open space may be used as common useable open space by the residents. It may also be used for private useable open space, when the space is directly accessible from the unit it serves.

Architectural Style

- Incorporate appropriately scaled windows, doors, and other building details consistent with the style of architecture to achieve stylistic coherence.

- Avoid excessive and overly gratuitous ornamentation that detracts from the visual clarity of the architecture.
- Buildings should incorporate 360-degree architecture, to create a building that is aesthetically pleasing from all angles. Employ architectural detail on all prominent building elevations.
- Provide appropriately scaled and proportioned façade elements consistent with the architectural style.

Materials, Finishes and Colors

- Treat buildings as a whole and finish appropriately on all sides to provide continuity; avoid piecemeal embellishment and frequent changes in materials.
- Design architectural features to be an integral part of the building and avoid ornamentation and features that appear “tacked on” or artificially thin; materials tend to appear substantial and integral to the structure when material changes occur at changes in plane.
- Use natural materials whenever possible; avoid synthetic materials and veneers to stimulate wood, masonry, stone, and brick. Natural roofing materials, such as clay tiles and slate, should be left in their natural color. Avoid the use of materials with glossy surfaces that appear unnatural.
- Use sustainable building materials that have a long-life span and are not energy-intensive to manufacture and, when feasible, use building products made from recycled materials.
- Limit the number of materials and colors used on the exterior of an individual building so that there is visual simplicity and harmony. Colors consistent with the prominent “earthen” colors of the hills surrounding the Westlake Village community and colors traditional to architectural themes previously approved in Westlake Village are required.
- Relate the transition between base and accent colors to changes in building materials or the change of building surface planes; colors should not meet or change without some physical change or definition to the surface plane.
- Consider the provision of a green roof to reduce the quantity of water entering the storm drain system. Consider solar panels or tile roof solar panels to capture solar energy for internal use of the project.

Exterior Lighting

- In mixed-use zoning districts, appropriately shield all exterior lighting so as not to spill over onto or otherwise adversely impact residential uses.
- Design light fixtures and their structural support to be architecturally compatible with the main buildings on-site.
- Avoid direct glare onto adjoining property, streets, or skyward and shield all lighting fixtures to confine the light spread on-site and direct lighting onto the intended area of illumination, such as paths, entryways and focal elements.
- Use low energy lights, such as LED or solar powered lights, whenever possible.

Service Areas and Mechanical Equipment

- Screen mechanical, ventilating, and security equipment from public view and locate it away from the street edge. This includes all ground, wall and roof mounted equipment. Roof mounted equipment may require extra screening to adequately

conceal the view of roof mounted equipment from the Westlake Village Community Park.

- Design screening elements to be an integral part of the architecture of the building and avoid giving the appearance of being “tacked on.”
- Provide equal capacity of enclosed and separate refuse and recyclable collection facilities for the residential units and commercial uses in a mixed-use development; locate all refuse collection facilities for commercial uses where associated odors and noise will not adversely impact the residential uses.

Specific Plan Status

The specific plan process commenced in 2010 and has since been ongoing. An initial series of public outreach/stakeholder meetings were conducted between 2010-2013. Based on stakeholder input from those meetings and the results of further land use, traffic, and economic analyses that followed, the specific plan underwent multiple refinements ultimately culminating in the current draft specific plan.

A second round of public outreach meetings focusing on the draft plan was initiated during 2019. To assist in this community participation process, the City Council appointed a 10-member Community Advisory Committee representing a cross-section of the City’s population. The committee conducted a series of five public meetings between August 2019 and January 2020. An Environmental Impact Report (EIR), which addresses the potential environmental impacts resulting from the redevelopment of the planning area, as envisioned by the specific plan, was prepared and circulated for public comment. Minimal comments were received on the EIR. The North Business Park Specific Plan was adopted by the City Council at their meeting on June 24, 2020.

Given the developed nature of the specific plan area, the likelihood that the existing land uses could be replaced by new residential development needs to be demonstrated. The redevelopment of this business park area with residential uses is realistic and feasible as demonstrated by actual development activity that is occurring in the area. As one example, existing office uses in the Mixed-Use Cedar Valley District have recently been re-purposed and converted for use as student and employee (including their families) housing for Oaks Christian High School. Additionally, another property in the Mixed-Use Cedar Valley District that is currently being used for industrial/manufacturing purposes has been proposed for redevelopment with a 126-unit senior housing complex. The project proponents have formally filed an application for the necessary land use entitlements and the project will be presented to the City Council for their consideration and action in the Fall of 2020.

The number of dwelling units which could be developed within the North Business Park Specific Plan area is shown in Table 4.

Under current and anticipated zoning, 716 units, exclusive of potential density bonuses, could be added to the City’s housing stock through redevelopment of Sites 1, 2, 3, and 4 (Figure 3). This represents an approximately 21 percent increase of the City’s 2013 housing stock. These sites can accommodate well in excess of SCAG’s Regional Housing Needs Assessment allocation for Westlake Village for the current planning period (Table 5, Page 3).

Figure 3: Areas of Potential Residential Development



Figure 4: Specific Plan Zoning

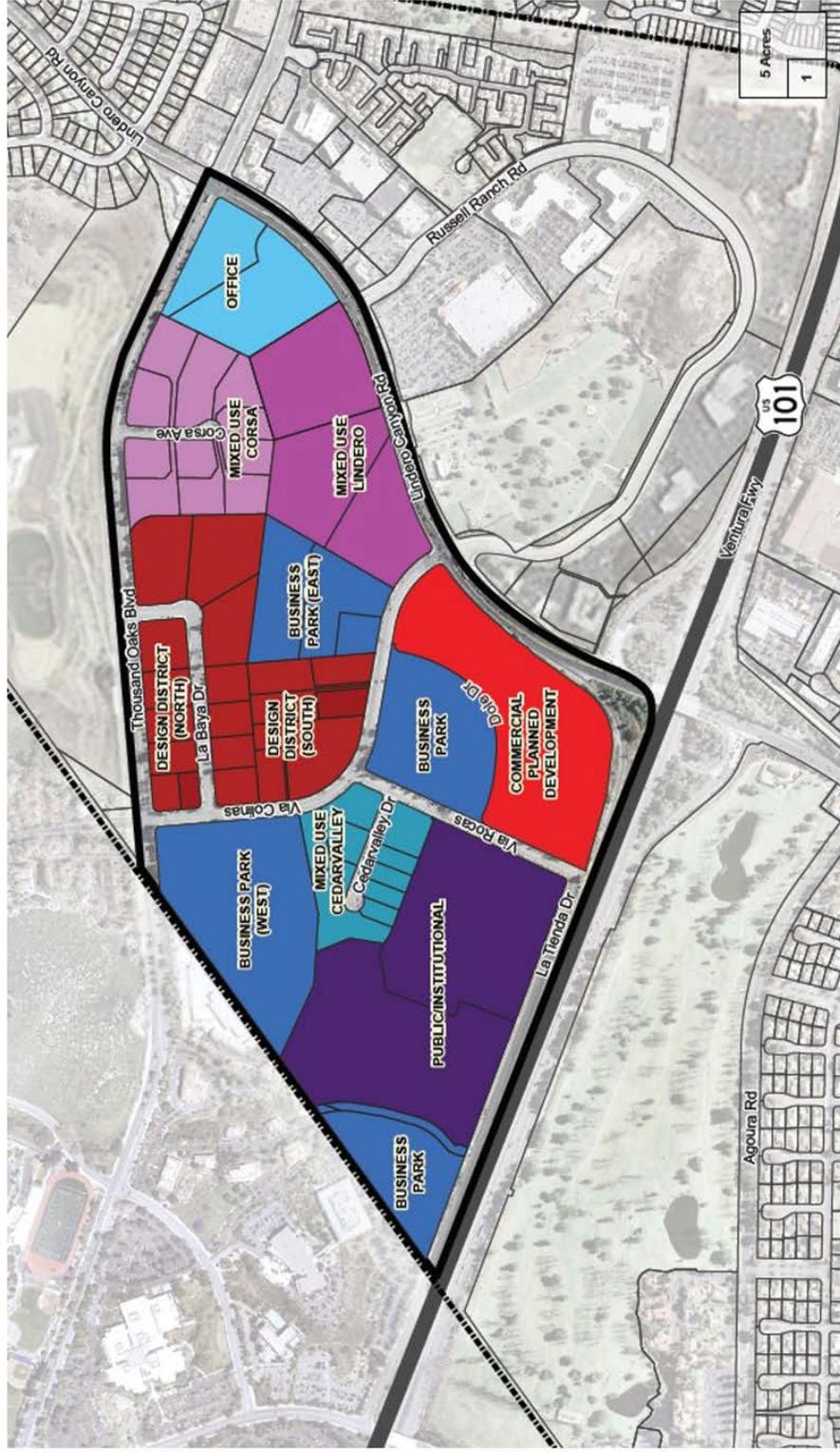


Figure 4
Specific Plan Zoning

- | | | | |
|---|----------------------------|---|--------------------------------------|
|  | Specific Plan Area |  | Office District |
|  | City Boundary |  | Mixed Use Cedarvalley District |
|  | Mixed Use Corsa District |  | Business Park (BP) |
|  | Mixed Use Lindero District |  | Public/Institutional (PI) |
|  | Design District |  | Commercial Planned Development (CPD) |

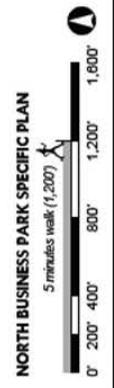


Table 4

Potential Residential Development Sites¹

Site No. ²	APN	Size (Acres)	Land Use Designation	Potential Units (Dwelling Units)	Sites Characteristics To be Considered in Preparing Development Plans	Development Incentives/Assistance To be Provided by City	Affordability
1	2054-031-030	1.30	North Business Park Specific Plan (Mixed-Use Cedar Valley District)	101 ³	Existing business park; no environmental constraints; all required infrastructure available at site and will be upgraded, as necessary, in conjunction with implementation of specific plan	Amended Zoning Ordinance to allow for residential use of the site at a significantly higher density than required by State density bonus law. Relaxation of development standards for building height, parking, and setbacks.	13 Units – deed restricted 88 Above Moderate units
2	2054-031-082	2.49 ⁴	North Business Park Specific Plan (Mixed-Use Cedar Valley District)	8	Existing business park; no environmental constraints; all required infrastructure available at site and will be upgraded, as necessary, in conjunction with implementation of specific plan	Attached residential uses permitted within a horizontal or vertical mixed-use setting, as well as live-work units. Residential projects that provide 20% of the dwelling units at a rate affordable to lower income households shall be permitted "by right." Residential density shall be allowed at a maximum density of 20 du/ac, exclusive of density bonuses. Relaxation of development standards in conjunction with density bonuses. Waiver of fees for projects providing lower-income housing units.	Above Moderate
3	2054-029-040 2054-029-041 2054-029-042 2054-029-043 2054-029-044 2054-029-045 2054-029-048 2054-029-049 2054-029-055 2054-029-056 2054-029-058	1.30 1.02 1.29 1.29 1.18 1.07 1.26 1.50 1.80 1.56 1.21	North Business Park Specific Plan (Mixed-Use Corsa District)	145	Existing business park; no environmental constraints; all required infrastructure available at site and will be upgraded, as necessary, in conjunction with implementation of specific plan	Attached residential uses permitted within a horizontal or vertical mixed-use setting, as well as live-work units. Residential projects that provide 20% of the dwelling units at a rate affordable to lower income households shall be permitted "by right." Residential density shall be allowed at a maximum density of 20 du/ac, exclusive of density bonuses. Relaxation of development standards in conjunction with density bonuses. Waiver of fees for projects providing lower-income housing units.	Moderate

**Table 4
Potential Residential Development Sites!**

Site No. 2	APN	Size (Acres)	Land Use Designation	Potential Units (Dwelling Units)	Sites Characteristics To be Considered in Preparing Development Plans	Development Incentives/Assistance To be Provided by City	Affordability
4	Site 3 Total	15.56		145			
	2054-029-035	7.59	Business Park, ultimately North Business Park Specific Plan (Mixed-Use Lindero District)	175	Existing business park; no environmental constraints; all required infrastructure available at site and will be upgraded, as necessary, in conjunction with implementation of specific plan	Attached residential uses permitted within a horizontal or vertical mixed-use setting, as well as live-work units. Residential projects that provide 20% of the dwelling units at a rate affordable to lower income households shall be permitted "by right." Residential density shall be allowed at a maximum density of 32 du/ac, exclusive of density bonuses. Relaxation of development standards in conjunction with density bonuses. Waiver of fees for projects providing lower-income housing units. These three sites can be developed independently.	30% or 139 units are assumed for lower income, remaining Above Moderate.
	2054-029-050	6.99		162			
	2054-029-051	5.40		125			
Site 4 Total	19.98		462				

Note: Does not include four individual vacant lots zoned for single-family residential development and scattered throughout existing residential neighborhoods. Refer to Figure 3 for a map of the available sites and Appendix A for additional details regarding these sites.

For site 4, the City took a conservative approach and assumed that only 30% of the units (139 units) broken out by APN as estimate could be 53 units on APN 2054-029-035, 49 units on APN 2054-029-050 and 37 units on APN 2054-029-051) would be affordable to lower income households. The individual site unit capacity is not a requirement, only an estimation.

Ability to Meet the City's RHNA

The table below provides a comparison of the City's RHNA (5th round shortfall and the unmet need from the 4th round) to the available capacity. As shown in Table 5, the City has more than enough capacity to meet the combined RHNA.

Table 5 City's Ability to Meet RHNA					
Income Category	4th Cycle RHNA Carry over	5th Cycle RHNA	NBPSP Capacity	SF Capacity from Appendix A	Surplus
Lower	52	19	139		68
Moderate		8	158		150
Above Moderate		18	419	4	405
Total	52	45	716	4	623
Source: Southern California Association of Governments, Regional Housing Needs Assessment, 2012 Refer to Table 4 for affordability breakdown					

HOUSING NEEDS

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

HOUSING ASSISTANCE NEEDS

According to the 2010 Census, there are an estimated 1,330 households within the City that are overpaying for housing. Of these households, 215 are renters and 1,115 are homeowners. Additional data provided by the American Community Survey and the HUD Comprehensive Housing Affordability Strategy indicates that 615 of these households are lower income households. These households, whose incomes are less than 80 percent of the County-wide median income adjusted for household size, are spending more than 30 percent of their monthly income for housing. This leaves a disproportionate share of their monthly income available to purchase other necessities such as food, medicine, and transportation. Moderate- and upper-income households may, and often do, expend more 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. A breakdown of existing housing assistance needs for lower income households is presented in Table 6.

TABLE 6 Housing Assistance Needs			
Housing Cost Burden by Income Category	Total Owners	Total Renters	Total Households
Low Income (50-80% of Median Household Income Adjusted for Household Size)			
Housing Cost Burden >30% of Annual Income	60	10	70
Housing Cost Burden >50% of Annual Income	205	15	220
Very Low Income (Less Than 50% of Median Household Income Adjusted for Household Size)			
Housing Cost Burden >30% of Annual Income	15	0	15
Housing Cost Burden >50% of Annual Income	190	120	310
Sources: American Community Survey, 2006-2010; US Department of Housing and Urban Development Comprehensive Housing Affordability Strategy.			

As defined by the State of California Department of Housing and Community Development, a lower income household is a household whose annual income is equal to or less than 80 percent of the County's median household income. Moderate income equals 80 to 120 percent of the County's median household income. While these thresholds vary with household size, the current (2013) upper limits for low- and moderate-income households in the City of Westlake Village are shown in Table 7, based on a median annual income of \$64,800 for a family of four.

TABLE 7 Income Limits for Low- and Moderate-Income Households		
Income Group	Income Range	Maximum Annual Household Income
Extremely Low	30% or less of median	\$25,600
Very Low	50% or less of median	\$42,700
Low	50-80% of median	\$68,300
Moderate	80-120% of median	\$77,750
* Based on a four-person household; limit varies with household size.		
Source: State of California Department of Housing and Community Development.		

Federal and State agencies regard 30 percent of gross annual income as a reasonable expenditure for housing. Based on this guideline, the maximum unit price can be estimated which is affordable to these income groups (assuming a 4.0 percent interest rate loan for a fixed term of 30 years with a 20 percent down payment). The same approach can be used to determine maximum monthly rents affordable to each group (which is also equal to the maximum monthly payment affordable to purchase a unit). Using this approach, the upper limits of purchase and rental housing affordable to low and moderate-income households in the City of Westlake Village have been determined and are shown in Table 8.

TABLE 8 Affordable Housing Limits for Low and Moderate-Income Households		
Income Group	Maximum Affordable Unit Price	Maximum Affordable Monthly Rent
Extremely Low	\$138,000	\$640
Very Low	\$219,600	\$1,067
Low	\$351,600	\$1,707
Moderate	\$400,800	\$1,944

HOUSEHOLDS WITH SPECIAL NEEDS

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

Elderly Households

According to the 2010 Census, 1,227 households in the City of Westlake Village had at least one individual 65 years or older living in the household. This represents 37.6 percent

of all households in the City and is an indication of an increasingly aging population. The 2010 Census further reported that there are 1,117 households in the City that are headed by persons 65 years or older. Of these households, it is estimated that 96 households are renting while the remaining 1,021 households own the dwellings that they reside in. The fixed or limited nature of their income poses a special problem with regard to housing affordability for the elderly. This fact is documented by the 2010 Census which reported that 4.8% of elderly persons were living below the Federal poverty level in Westlake Village. In addition, the elderly often have special needs in terms of the size, design, and accessibility of housing. The City has included policies and implementation measures that address the housing needs of elderly households in the Housing Program section of this element. Moreover, plans have been submitted by the Alliance Residential Company for the development of a 126-unit senior housing complex on Cedar Valley Drive (Figure 3) and are currently being processed by the City. Thirteen of these new senior housing units will be deed restricted in perpetuity for occupancy by moderate income households. It is expected that the project will be presented to the City Council for their consideration and action in the fall of 2020.

Disabled Persons

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

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

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

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

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

TABLE 9						
Developmentally Disabled Persons by Age						
Zip Code Area	0-14 Years	15-22 Years	23-54 Years	55-65 Years	65+ Years	Total
91361	14	14	14	0	0	42
91362	5	4	2	3	0	14
Total	19	18	16	3	0	56

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

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

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

The City has not established maximum concentration requirements for residential care facilities or enacted any site planning requirements that could constrain the development of housing for persons with disabilities and the Westlake Village Municipal Code defines a "family" as one or more individuals occupying a dwelling unit and living as a single household unit. The City has not established any special or unique parking requirements for housing for persons with disabilities but, on the contrary, has the ability to reduce/waive the parking requirements for such projects through the Planned Development Permit process. In addition, the City operates a Community Development Block Grant funded housing rehabilitation program that provides for the removal of architectural barriers in housing occupied by disabled persons.

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

Large Families

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

Female-Headed Households

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

Farmworker Housing

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

Extremely Low-Income Households

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

Emergency Shelter

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

While the 2010 Census reports 37 homeless persons in Westlake Village, the input received from the various public and quasi-public agencies that were contacted indicates that there are no chronically homeless persons in the City. The emergency shelter offered by the Westminster Presbyterian Church adequately serves the needs of the transient homeless that may seek shelter in Westlake Village. However, in order to facilitate the establishment of an additional, year-round emergency shelter(s) in the City, should the need arise, the City amended its Zoning Ordinance during the process of updating this

element (i.e., in December 2013) to permit emergency shelters in the Business Park (BP) zone without a conditional use permit or other discretionary action and subject only to the same development standards that apply to the other permitted uses in the BP zone and written objective standards unique to emergency shelters as set forth in Section 65583(a)(4) of the California Government Code. There are properties suitable for the establishment of an emergency shelter in the BP zone, which is approximately 218 acres in area, based on proximity to services, facilities and transit, and existing buildings within the zone that are capable of being converted to use as an emergency shelter. The City will also support the efforts of the neighboring City of Thousand Oaks and local churches to establish a shelter for homeless persons who live elsewhere in the Conejo Valley (see Housing Program section of element).



ADEQUATE SUPPLY

SCAG periodically prepares housing need estimates for all cities in Southern California. According to estimates prepared by SCAG in 2012, 45 additional housing units will need to be constructed within the City by 2021 in order to accommodate anticipated population growth. This translates into a minimum of 6 housing starts per year between January 1, 2014 and October 1, 2021. While four new homes have been constructed within the City since January 1, 2006, the City has identified potential housing sites that could accommodate the construction of at least 716 additional housing units. The locations of these four sites are shown on Figure 3 and a detailed breakdown of how 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, is provided in Tables 4 and 5.

REGIONAL HOUSING NEEDS

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

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

determining the fair share for each community:

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

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

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

TABLE 10 Distribution of Projected New Construction by Household Income Cumulative RHNA 1/1/2014 – 10/1/2021 (Combined New and Carryover Household Growth Estimates)		
Income Category	Additional Units Needed by 2021	
	Number	Percent of Total
Very Low (less than 50% of County median)	26	27%
Low (50 to 80% of County median)	16	17%
Moderate (80 to 120% of County median)	17	17%
Above Moderate (over 120% of County median)	38	39%
Source: Southern California Association of Governments, Regional Housing Needs Assessment, 2012		

AT-RISK HOUSING

As required by Government Code Section 65583, the City must analyze the extent to which low income, multi-family rental units are at risk of becoming market rate housing and, if necessary, develop programs to preserve or replace these assisted housing units. The multi-family units to be considered are any units that were constructed using various federal assistance programs, state or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees or an inclusionary housing ordinance, or density bonuses. Low income multi-family housing is considered to be at risk if it is eligible to convert to non-low income housing due to: 1) the termination of a rental subsidy contract; 2) mortgage prepayment; or 3) the expiration of affordability restrictions. The time period that is to be considered in making this determination is the 10-year period following the last mandated

updating of the housing element, which in the case of Westlake Village is 2013-2023. There are no low-income, multi-family rental units in the City that have been constructed with the use of federal assistance programs, state, or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees or inclusionary housing ordinance or density bonuses.

CONSTRAINTS ON HOUSING DEVELOPMENT

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

NON-GOVERNMENTAL CONSTRAINTS

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

Financing Costs

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

Construction Costs

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

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

Land Costs

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

As indicated above, four single-family lots comprise the only vacant, residentially zoned land in the City. Hence, future residential development, and particularly any affordable housing development, will almost entirely occur on previously developed properties. These previously developed properties consist of aging, functionally obsolete business parks 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 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 4, range from approximately \$9,400,000 to \$35,000,000. However, in order to mitigate this constraint, the City has incorporated various incentives in the specific plan including encouraging mixed-use development and allowing for multi-family residential development at densities of 20 to 32 dwelling units per acre, before the application of any density bonuses. Additionally, ongoing residential development activity occurring within the specific plan area is an indication that land costs are not a deterrent to redeveloping these business park properties with residential uses.

Rising Housing Values

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

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

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

Land Availability/Environmental Constraints

Most of the developable land area within Westlake Village is designated for residential development and the General Plan provides for a wide range of housing types and densities. Nearly all of the residentially designated land in the City has already been developed. In the previously developed areas of the City, most residential parcels are developed to their maximum permitted density and very little opportunity for infill development exists, particularly due to the well-maintained condition of the City's housing stock. There are only 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 2021, upon developing these sites, the City's residentially developed land will be completely consumed and, as indicated earlier, there is little if any potential for the future intensification of existing residential uses. Continued residential development could only be accomplished through the recycling/redevelopment or adaptive reuse of non-residentially developed land. Therefore, land availability is an actual constraint on the future development of housing within the City. The availability of land for future residential development is discussed in greater detail under the Analysis of Potential Housing Sites section of this element.

Other Non-Governmental Constraints

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

GOVERNMENTAL CONSTRAINTS

Potential constraints on the provision of housing which could be attributed to governmental actions include land use controls, development standards, fees, codes, review procedures, and funding limitations. Each potential constraint and its effect on housing are discussed below.

Building Codes

The City's building codes are based upon the 2019 California Building Standards Code, based on the 2019 International Building Code (IBC), Plumbing, Mechanical, and Electrical Codes and are considered to be the minimum necessary to assure protection of the public's health, safety, and welfare. No regulations have been identified which would unnecessarily add to housing costs. Moreover, the City utilizes its code enforcement powers in a manner that does not constrain housing development or improvement. Therefore, it has been concluded that local building codes and their enforcement do not represent either a potential or actual constraint on the provision of affordable housing.

Development Review

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

In terms of process, the City requires a planned development permit for any new residential units or any residential construction exceeding 1,000 square feet. Depending upon the type of environmental documentation required, a development application can be processed for City Council review and final action within two to three months. The Planning Department consists of the Planning Director, 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.

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

1. The proposed use is one permitted within the subject zone and complies with all of the applicable provisions of this Article.
2. With the application of appropriate conditions, the proposed use would not impair the integrity and character of the zone in which it is to be located.

3. With the application of appropriate conditions, the subject site would be physically suitable for the type of land use being proposed.
4. With the application of appropriate conditions, the proposed use would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located.
5. With the application of appropriate conditions, there would be adequate provisions for water, sanitation and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.
6. With the application of appropriate conditions, there would be adequate provisions for public access to serve the subject proposal.
7. With the application of appropriate conditions, the proposed use would be consistent with the objectives, policies, general land uses and programs of the Westlake Village General Plan.
8. With the application of appropriate conditions, the proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.

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

While the purpose and intent of the planned development permit process is to objectively determine that a proposed project complies with established development controls and will not adversely affect surrounding uses, the mandatory findings cited above are somewhat subjective and repeatedly refer to the application of appropriate conditions. Given the nature of the required findings, there appears to be little differentiation between the planned development permit and the conditional use permit processes. Therefore, the City intends to re-examine and revise, as necessary, the mandatory findings for planned development permit approval to have them better align with the purpose and intent of this permit process.

It should be apparent from the above, and the discussion that follows, that the City's regulatory process, including standards, timeframes and mandatory findings, does not, and 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.

Development Standards

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

One of the primary tools for carrying out the intent of the General Plan is the City's Zoning Ordinance. The Zoning Ordinance contains three residential zoning districts: 1) R-1 – Single-Family Residential; 2) RPD – Residential Planned Development; and 3) MHP – Mobile Home Park. The R-1 zone is typical of R-1 zoning in most jurisdictions, with setback, building height and lot coverage standards typical of most single-family neighborhoods. The RPD zone, on the other hand, is extremely flexible. It can accommodate any type of residential use ranging from estate housing to stacked flat apartments, and development standards, such as setbacks, lot coverage, and FAR's, can be established on a case by case basis. The MHP zone, as the name implies, provides for mobile/manufactured home parks and subdivisions.

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

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

The City's Zoning Ordinance provides for flexibility in the application of the default standards of the R-1 and RPD Zones through the use of the Planned Development Permit process. This process allows development standards to be established on a site-specific basis in response to the unique characteristics of the project and the site under

consideration with allowable density established by the General Plan. The Zoning Ordinance also provides for the development of manufactured housing and accessory dwelling units, as well as density bonuses, consistent with the requirements of AB2299, SB1069, AB68, AB881, SB13, and State density bonus law (AB1763). Furthermore, the City has identified various measures in the Housing Program section of this element that will provide additional relief from its development standards for affordable housing projects. Therefore, with the existing and expanded flexibility incorporated into the City's Zoning Ordinance, the application of the City's development standards does not constitute a constraint on the provision of affordable housing.

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. Based on proformas prepared for multi-family housing projects in the Conejo Valley, the construction cost for an average hypothetical three-story frame and stucco apartment would range from \$150,000 to \$250,000 per unit, depending upon the manner in which parking is provided. When compared to these construction costs, the \$40.50 fee per unit mentioned above represents a fraction of one percent of total building cost per unit and is far from being a constraint on housing development.

The Arterial System Finance Program fee is collected pursuant to Ordinance No. 216-12. While it can be substantial (currently the fee is set at \$2,878 per PM peak hour trip generated), it is anticipated that the application of this fee to previously developed sites would result in the fee being charged to only the incremental increase in PM peak hour trips. Developments of less than 5 homes are exempt from the fee. In the case of the 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 11.

The City recently received an application for a proposed 126-unit multifamily residential development. The per unit fee cost 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% 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% 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 11 below 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, in order 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 the Housing Program section of this element.

**TABLE 11
Comparative Permit Fees**

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

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

On and Offsite Improvement Requirements

As a result of the master-planned and nearly built out nature of the community, adequate infrastructure, such as streets, storm drains, waterlines, sewer and utility lines is already in place. The only infrastructure improvements required at any of the potential housing sites, which are currently zoned for residential development, are the installation of curb, gutter and sidewalk. In the case of Sites 3 and 4 (Figure 3) within the North Business Park Specific Plan area, the Final Programmatic Environmental Impact Report prepared for the Specific Plan indicates that there are no major backbone infrastructure (i.e., water, sewer, or drainage system) upgrades required to meet the demands of projected development in the Specific Plan area. Therefore, there is adequate existing infrastructure capacity to support the construction of housing to meet the estimated housing needs identified in SCAG's RHNA. 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 and has established measures in the Housing Program section of this element that will help to mitigate this potential constraint for the development of affordable housing.

Utilization of State and Federal Assistance Programs

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

Additionally, the City's high housing values result in rents which generally exceed the maximum levels for participation in the Section 8 Rental Assistance Program under which HUD pays landlords the difference between what a lower income household can afford (30 percent of its income) and the fair market rent for adequate housing in the private market. It has been concluded, therefore, that the availability of Federal and State funding for housing programs is an actual constraint. However, despite the general inapplicability or unavailability of funding under such programs, limited opportunities do exist to use State and Federal funds to provide affordable housing. Some of the most commonly utilized programs are discussed in Appendix C to this element while their applicability to the City of Westlake Village is examined in Table 12.

**TABLE 12
Applicability of Housing Programs**

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

**TABLE 12
Applicability of Housing Programs**

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

**TABLE 12
Applicability of Housing Programs**

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

**TABLE 12
Applicability of Housing Programs**

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

Removal of Governmental Constraints

In the Housing Program section of this element, the City has set forth various measures that it will undertake to mitigate or remove governmental constraints that hinder the City from meeting its share of the regional housing needs. These measures include waiving or deferring payment of permit and development impact fees, possibly subsidizing the cost of land and offsite improvements, and reducing parking and other development standards for projects involving the construction of affordable housing. Prototypical development analyses illustrating how these and other measures can be used by the City to facilitate the production of affordable housing are presented in Tables 14 and 15 on pages 77 and 87, respectively.

PROGRESS TOWARD ACHIEVING GOALS

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

As outlined in the 2010 Housing Element Update, six priority categories were identified as community challenges with regard to housing issues in the City of Westlake Village. In order to remedy these challenges, the City has implemented programs and policies to alleviate obstacles with regard to: accessibility, neighborhood preservation, preservation of affordability, identification of adequate housing sites, provision of housing for all economic segments of the community, and maintenance of an adequate jobs/housing balance. Table 13 summarizes in more detail each implementation measure, expectation, accomplishment, and recommendations for change.

**TABLE 13
Status of Implementation Measures Contained in Prior Element**

Measure	Expectation	Accomplishment	Recommended Changes
A. Accessibility			
1. Continue to utilize the services of the Fair Housing Congress of Southern California.	Investigation of all complaints of housing discrimination in the City and the provision of counseling in landlord/tenant disputes, special assistance for Latino and female-headed households, and other housing services.	No complaints or requests for assistance were received.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period.
2. Continue to utilize the housing referral and other services offered by the Los Angeles County Community Development Authority (CDA).	Provision of assistance to low/moderate income households seeking affordable rental and purchase housing.	No inquiries for housing assistance were received.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period.
3. Respond to complaints about failure of local lending institutions to comply with the Community Reinvestment Act.	Provision of home financing to all economic segments of the community.	No complaints regarding failure of local lending institutions to comply with the Community Reinvestment Act were received.	Due to absence of complaints and enforcement conducted by federal regulatory agencies, measure is not needed and should be discontinued.
4. Prepare brochure for public distribution identifying referral and other services provided by County and local housing agencies.	Assist low/moderate income households in locating resources to meet housing needs	No demand for brochure experienced. Adequate informational materials regarding housing services are already available from the County and local agencies offering such services and are distributed at Westlake Village City Hall and Library.	Measure is no longer needed and should be deleted.
B. Preserving Housing and Neighborhoods			
1. Support enforcement of neighborhood CC&R's.	Prevention of property deterioration and other unsightly conditions in well-maintained neighborhoods.	Ongoing enforcement of neighborhood CC&Rs as required.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period.
2. Require design of affordable housing to complement neighborhood character and to be physically integrated therein.	Integration of new affordable housing units into fabric of surrounding residential neighborhoods.	No new affordable units were created during the prior planning period.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period.

**TABLE 13
Status of Implementation Measures Contained in Prior Element**

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

TABLE 13
Status of Implementation Measures Contained in Prior Element

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

**TABLE 13
Status of Implementation Measures Contained in Prior Element**

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

**TABLE 13
Status of Implementation Measures Contained in Prior Element**

<u>Measure</u>	<u>Expectation</u>	<u>Accomplishment</u>	<u>Recommended Changes</u>
D. Standards and Plans for Adequate Sites			
1. Continue to use the General Plan and Zoning Ordinance to provide adequate, suitable sites for new housing construction.	Provision of adequate sites for production of at least 89 new housing units between 2006 and 2014, per SCAG need estimates.	No new residential units were constructed on potential housing sites during the prior planning period.	Measure should be carried forward into current planning period, with expectation for new housing construction based upon 2012 SCAG RHNA estimates.
2. Retain a multi-disciplined consulting firm to develop strategic plans for the redevelopment, revitalization and/or adaptive reuse of functionally obsolete business parks for sustainable, mixed-use residential and employment centers. Said plans to include implementation alternatives and incentives.	Formulation of strategic plans for sustainable reuse of aging business parks that could include housing in mixed-use configuration with offices and commercial uses.	City did proceed with a multi-year planning effort that culminated in the formulation of the North Business Park Specific Plan, which provides for the redevelopment, revitalization and/or adaptive reuse of a functionally obsolete business park in the City as a sustainable, mixed-use residential and employment center. The Specific Plan was adopted by the City Council on June 24, 2020.	No recommended changes. Measure has been implemented through the creation and adoption of the North Business Park Specific Plan.
3. Direct affordable housing construction to sites that conform to established siting criteria.	Development of affordable housing on sites considered appropriate for this use.	No new residential units were constructed in the City during the prior planning period.	Given location and nature of available sites for affordable housing, measure is irrelevant and should be discontinued.
E. Adequate Provision of Housing for All Economic Segments of the Community			
1. Periodically evaluate impact of development processing system on housing costs in conjunction with periodic updating of the Housing Element.	Minimize impact of City's development processing system on housing costs.	Upon survey of other comparable cities, Westlake Village development review process was determined to be timely, efficient and reasonable.	Evaluation of development review process is a basic requirement of all future Housing Element updates, per State law. Measure should be discontinued.
2. Prepare and implement expedited processing schedule as plans are submitted for projects containing five or more units.	Facilitate development of affordable housing.	No affordable housing projects were proposed during the prior planning period.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period.

**TABLE 13
Status of Implementation Measures Contained in Prior Element**

<u>Measure</u>	<u>Expectation</u>	<u>Accomplishment</u>	<u>Recommended Changes</u>
3. Permit development of congregate housing.	Facilitate development of affordable housing for senior citizens.	No new housing was constructed in the City during the prior planning period.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period.
4. Allow use of construction and siting techniques that reduce housing costs. Such techniques shall be further explored in the course of carrying out Implementation Measure D-2.	Facilitate development of affordable housing.	No new housing was constructed in the City during the prior planning period. Construction and siting techniques that reduce housing costs were explored and incorporated into the North Business Park Specific Plan that was adopted on June 24, 2020.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period, but without reference to Implementation Measure D-2 since Measure D-2 has been accomplished.
5. Support non-profit housing sponsors with the preparation of applications for Federal/State funding for the construction of housing affordable to lower-income households. Apprise potential non-profit sponsors of the release of Notices of Funding Availability (NOFAs) for Federal/State funds for affordable housing development and offer assistance, to the extent possible, with the preparation and submittal of grant applications in response to the NOFAs. This program is related to and would be coordinated with City activities under Implementation Measures E-16 and E-17.	Utilization of non-profit organizations as sponsors for development and management of affordable housing.	As proposed, measure proved to be unrealistic based on limited staff availability and lack of expertise/knowledge with regard to housing programs.	Measure continues to be relevant but should be modified to shift focus to support of non-profit housing sponsors with the preparation of applications for Federal/State funding for the construction of housing affordable to lower-income households.
6. Apply development controls to provide for a range of residential styles at various locations and densities.	Provision of housing to meet the varying needs/lifestyles of the City's residents.	Except for 4 single-family lots, there are no vacant sites remaining within the City that are physically suitable for residential development. However, the City did adopt the North Business Park Specific Plan, which will facilitate residential development through the redevelopment of non-residential properties.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period.

TABLE 13
Status of Implementation Measures Contained in Prior Element

<u>Measure</u>	<u>Expectation</u>	<u>Accomplishment</u>	<u>Recommended Changes</u>
7. Continue to provide density bonuses or other incentives for developments incorporating affordable units.	Facilitate and encourage development of 75 units of low/moderate income housing between 2006 and 2014.	No new affordable housing units were proposed in the City during the prior planning period.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period.
8. Permit density bonuses to be transferred to other sites when appropriate.	Development of affordable housing on sites most capable of accommodating density bonus units.	Except for 4 single-family lots, there are no vacant sites remaining within the City that are physically suitable for residential development. However, the City did adopt the North Business Park Specific Plan, which will facilitate future residential development through redevelopment of non-residential properties.	Measure continues to be relevant and appropriate and should be carried forward into the current planning period.

**TABLE 13
Status of Implementation Measures Contained in Prior Element**

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

**TABLE 13
Status of Implementation Measures Contained in Prior Element**

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

**TABLE 13
Status of Implementation Measures Contained in Prior Element**

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

TABLE 13
Status of Implementation Measures Contained in Prior Element

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

The prior element identified sites capable of accommodating the development of up to 84 additional housing units over the prior planning period (2006-2014). The 2007 Regional Housing Needs Assessment conducted by the Southern California Association of Governments estimated that 52 additional housing units needed to be constructed in Westlake Village during the prior 8½ year planning period. The distribution of these housing units by income category included 14 very low income, 9 low income, 9 moderate income, and 20 above moderate income. In reality, four new residential units have been constructed within the City since January 2006. The absence of any new construction has largely been due to the unavailability of readily developable sites as the City increasingly approached the build out of its residentially zoned land and the downturn in the housing market that prevailed over much of the prior planning period.

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

HOUSING PROGRAM

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

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

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

HOUSING POLICIES AND IMPLEMENTATION MEASURES

Accessibility to Housing

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

- 1.1 Promote accessibility to housing opportunities by all households, regardless of race, color, national origin, religion, sex, familial status, income, age, household size, physical or developmental disability, sexual orientation, gender identity and gender expression, marital status, medical condition, ancestry, source of income, and genetic information.

Implementation Measures

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

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

Preserving Housing and Neighborhoods

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

- 2.1 Encourage the continued high maintenance levels currently in practice.
- 2.2 Ensure that new residential development is consistent with the plans and policies of the General Plan.
- 2.3 Ensure the compatibility of new development with existing residential uses.

Implementation Measures

- 2-1 Support the enforcement of neighborhood covenants, codes, and restrictions which maintain the community's appearance, but strive to eliminate CC&R provisions that prohibit residential construction in non-residentially developed areas.
- 2-2 Require the design of affordable housing projects to complement the character of the surrounding area and to not be artificially separated from the community.
- 2-3 Ensure that affordable units required for a project receiving a density bonus do not differ in appearance from market rate units of the same model.

- 2-4 Continue to conduct monthly code enforcement inspections and monitor and respond to service requests received from community residents.
- 2-5 Continue to offer a citywide housing rehabilitation assistance program 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.

Preserving Affordability

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

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

Implementation Measures

- 3-1 Under the City’s existing service contract with Los Angeles County, coordinate with the County’s Community Development Authority to continue to oversee and administer a Section 8 Rental Assistance Voucher Program for Westlake Village. Inform local households of program availability and refer interested income eligible households to CDA (see related Measure 1-2).
- 3-2 Enforce the residential energy conservation requirements set forth in Title 24 of the California Administrative Code as a means to lower long-term housing costs and enhance affordability.
- 3-3 Make local residents aware of the energy audits, appliance replacement rebates, and other types of assistance available from the Southern California Edison Company (SCE) and the Southern California Gas Company (SCG) as a means to reduce energy consumption and, in turn, overall long-term housing costs. In coordination with SCE and SCG, disseminate information to local residents regarding the types of assistance available through the City’s monthly newsletter (City News), press releases to local newspapers, postings on the City’s website, and brochures placed at the public information counter at City Hall and distributed at community events.
- 3-4 Encourage the use of energy conserving techniques in the siting and design of new housing through the development review process. During the processing of plans for proposed development projects, the City’s Planning and Building and Safety Departments will encourage applicants to maximize the use of natural lighting and active and passive solar energy systems in the design and siting of their projects. As an incentive to encourage energy efficient design, the City will application/permit fees for

projects that exceed the energy conservation requirements of Title 24 of the California Administrative Code.

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

Standards and Plans for Adequate Sites

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

- 4.1 Ensure the availability of adequate sites for a variety of housing types.
- 4.2 Encourage the infilling of vacant residential land.

Implementation Measure

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

Adequate Provision of Housing for All Economic Segments of the Community

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

- 5.1 Provide a range of residential styles, locations, and densities.
- 5.2 Minimize the impact of the City's development processing on housing costs.
- 5.3 Encourage the use of innovative land use techniques and construction methods to lower housing costs without compromising basic health, safety, and aesthetic considerations.
- 5.4 Strive to provide incentives for and otherwise encourage the private development of new affordable housing for low- and moderate-income households.
- 5.5 Investigate and pursue programs and funding sources designed to expand housing opportunities for low- and moderate-income households, including first time home buyers, the elderly and handicapped.
- 5.6 Periodically reexamine local building and zoning codes for possible amendments to reduce construction costs without sacrificing basic health and safety considerations.

Implementation Measures

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

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

- 5-2 Permit the development of congregate housing (units with common cooking and dining facilities, and separate living quarters) in order to provide affordable housing opportunities for senior citizens.
- 5-3 Allow the use of construction and siting techniques which would result in lower housing costs but would preserve the City's overall residential character.
- 5-4 Support non-profit housing sponsors with the preparation of applications for Federal/State funding for the construction of housing affordable to lower-income households This program is related to and would be coordinated with other City activities under Implementation Measure 5-13.
- 5-5 Apply City development controls in a manner that provides for a range of residential styles at various locations and densities within the City.
- 5-6 Continue to provide density bonuses and other incentives in accordance with Government Code Sections 65915-65918 (mandatory density bonus), subject to the following conditions:
 - a. That prior to issuance of any zone clearance related to the project, the developer shall enter into an Affordable Agreement, the contents of which shall include but not be limited to unit price, phasing, outreach methods, deed restrictions, and sale of units to non-target income households.
 - b. That the developer shall undertake an outreach program for the purpose of notifying potential target income households of the availability of affordable units. Said program shall be in a form and of duration acceptable to the City.
- 5-7 Permit density bonus units to be transferred to another location when appropriate.
- 5-8 Continue to permit accessory dwelling units to be constructed on parcels with an existing single-family residence, in accordance with the provisions of the Westlake Municipal Code, Sections 9.5.030, 9.6.030, and 9.14.070.
- 5-9 Support and financially contribute, through the City's Community Services Grant funds, to the efforts of local organizations, in conjunction with neighboring cities, to provide temporary assistance, as well as a permanent shelter and transitional and supportive housing for the homeless in the Conejo Valley area. The City annually awards these grants which are funded by the City's General Fund.

- 5-10 Waive payment of 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.
- 5-11 Assist with subsidizing the cost of land and off-site improvements for projects proposing the construction of lower-income housing through execution of Implementation Measures 5-4 and 5-13.
- 5-12 Continue to provide for the reduction or modification of residential development standards for projects in which the total number of units affordable to low/moderate income households meet the thresholds set forth in Government Code Section 65915.
- 5-13 The City, in coordination with non-profit housing organizations, shall seek to identify opportunities for development of housing affordable to low and very low income households, and shall jointly pursue State and Federal funding resources to pay for the cost of land, construction and off-site improvements.
- 5-14 Continue to allow accessibility improvements in homes occupied by physically and developmentally disabled persons as eligible activities under the City's CDBG funded housing rehabilitation assistance program (see Implementation Measure 2.5).
- 5-15 Initiate a Zoning Ordinance amendment to allow transitional and supportive housing in all zones permitting residential uses subject only to the same permitting processes and regulatory requirements that apply to other residential uses in the same zone.
- 5-16 Initiate a zone text amendment, as part of the North Business Park Specific Plan, that would establish a district use standard conditionally permitting single-room occupancy units in the Business Park East district (see Figure 3 and Table 4). This measure is related to and would be implemented in conjunction with Measure 4-2.
- 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."

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.

Implementation Measures

- 6-1 Comply with the conformity review requirements set forth in the Regional Air Quality Management Plan related to achieving an improved jobs/housing balance within the Las Virgenes-Malibu subregion.
- 6-2 Through the development review and approval process, ensure that new commercial, office, and business park uses are compatible with established community character, and are consistent with City design and development standards.
- 6-3 Use the General Plan and Zoning Ordinance to ensure that future nonresidential development will primarily consist of uses (e.g., business parks, corporate headquarters, research and development facilities, and mixed housing/employment development) that can take advantage of the skilled, professional work force residing in the Las Virgenes-Malibu subregion, thereby minimizing lengthy commuting to jobs outside the City.

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

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

TABLE 14
Housing Action Plan 2013 - 2021

Measure	Expectation	Responsible Agency	Funding	Schedule
A. Accessibility				
1. Continue to utilize the services of the Fair Housing Congress of Southern California 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.	San Fernando Valley Fair Housing Council, City Manager's Office	CDBG	2013-2021
2. Continue to utilize the housing referral and other services offered by the Los Angeles County Community Development Authority (CDA).	Provision of assistance to low/moderate income households seeking affordable rental and purchase housing.	LA County CDA, City Manager's Office	General Fund	2013-2021
B. Preserving Housing and Neighborhoods				
1. Support enforcement of neighborhood CC&R's and modification of CC&R's 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 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.	City Planning Department, City Attorney's Office	General Fund	2013-2021

TABLE 14
Housing Action Plan 2013 - 2021

Measure	Expectation	Responsible Agency	Funding	Schedule
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.	City Planning Department	Development Requirement	Beginning in January 2015 and continuing over the course of the planning period
3. Ensure that affordable units do not differ in appearance from market rate units in the same development.	Assurance that affordable units, created by density bonuses, are indistinguishable from market rate units in the same development.	City Planning Department	Development Requirement	Beginning in January 2015 and continuing over the course of the planning period
4. Continue to conduct monthly code enforcement inspections and monitor and respond to service requests received from residents.	Prevention and correction of unhealthy and hazardous conditions in residential areas. Based on historical data, it is anticipated that standard 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.	City Planning Department	General Fund	2013-2021
5. Continue to offer a citywide housing rehabilitation assistance program using CDBG funds.	Continue to operate a CDBG-funded housing rehabilitation program as a means for preventing the deterioration of housing units owned and/or occupied by low/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.	City Manager's Office	CDBG	2013-2021
C. Preserving Affordability				

TABLE 14
Housing Action Plan 2013 - 2021

Measure	Expectation	Responsible Agency	Funding	Schedule
<p>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).</p>	<p>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.</p>	<p>City Manager's Office</p>	<p>Section 8 Housing Assistance Program</p>	<p>2013-2021</p>
<p>2. Enforce the residential energy conservation requirements set forth in Title 24 of the California Administrative Code.</p>	<p>Lower long-term operating costs and enhance housing affordability through energy conservation.</p>	<p>City Building and Safety Department</p>	<p>Development Requirement</p>	<p>2013-2021</p>
<p>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.</p>	<p>Reduce long-term housing costs and enhance affordability through energy conservation.</p>	<p>City Manager's Office, Southern California Edison Company and Southern California Gas Company</p>	<p>No cost to City, materials and services provided by SCE and SCG.</p>	<p>2013-2021</p>

TABLE 14
Housing Action Plan 2013 - 2021

Measure	Expectation	Responsible Agency	Funding	Schedule
<p>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.</p>	<p>Incorporate measures in new residential developments to reduce energy consumption and long-term housing costs.</p>	<p>City Building & Safety and Planning Departments</p>	<p>Development Requirement</p>	<p>2013-2021</p>
<p>5. Allow weatherization and other energy conservation improvements under City's residential rehabilitation assistance program.</p>	<p>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.</p>	<p>City Manager's Office</p>	<p>CDBG</p>	<p>2013-2021</p>
<p>D. Standards and Plans for Adequate Sites</p>				

TABLE 14
Housing Action Plan 2013 - 2021

Measure	Expectation	Responsible Agency	Funding	Schedule
<p>1. Continue to use the General Plan and Zoning Ordinance to provide adequate, suitable sites for new housing construction.</p>	<p>Provision of adequate sites for production of at least 97 new housing units between 2013 and 2021, per SCAG need estimates.</p>	<p>City Planning Department</p>	<p>General Fund</p>	<p>2014-2021</p>
<p>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 4th cycle (52 units) and the 5th cycles (19 units). The sites will allow 100 percent residential development, and if mixed-use development is proposed for the site, a minimum of 50 percent of the square footage will be dedicated to residential uses. Owner and rental multifamily uses will be allowed by-right when 20 percent or more of the units in the development accommodate housing affordable to lower-income households. For such projects, no conditional use permit, planned unit development permit, or other discretionary review or approval that would constitute a "project" with regard to CEQA will be required.</p>	<p>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).</p>	<p>City Planning Department</p>	<p>General Fund</p>	<p>June 24, 2020</p>
<p>E. Adequate Provision of Housing for All Economic Segments of the Community</p>				
<p>1. Prepare and implement expedited processing schedule as plans are submitted for projects containing five or more units.</p>	<p>Facilitate development of affordable (i.e., low/moderate income) housing units.</p>	<p>City Planning, Building & Safety and Engineering Departments</p>	<p>General Fund</p>	<p>Beginning in January 2015 and continuing over the course of the planning period</p>

TABLE 14
Housing Action Plan 2013 - 2021

Measure	Expectation	Responsible Agency	Funding	Schedule
2. Continue to permit development of congregate housing.	Facilitate development of over 100 housing units.	City Planning Department	No cost development incentive.	Entitle development by December 31, 2020
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.	City Planning and Building & Safety Departments	No cost development incentive.	Beginning in January 2015 and continuing over the course of the planning period
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 City's website and conduct outreach to potential housing sponsors.	City Manager's Office and City Planning Department	General Fund, CDBG, HOME, Section 202, Section 811, Tax Credits	Following adoption of the North Business Park Specific Plan and carrying forward, dependent on developer interest.
5. Apply development controls (i.e., General Plan, zoning, and development standards) to provide for a range of residential styles (i.e., single-family detached and attached homes, manufactured homes, condominiums, multi-family rental housing, and mixed-use housing) at various locations and densities (i.e., from 5 to 25 units per acre, and up to 35 units per acre with a density bonus.	Provision of housing to meet the varying needs/lifestyles of the City's residents.	City Planning Department	General Fund	2013-2021

TABLE 14
Housing Action Plan 2013 - 2021

Measure	Expectation	Responsible Agency	Funding	Schedule
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.	City Planning Department	No cost development incentive.	2014-2021
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.	City Planning Department	No cost development incentive.	Following adoption of the North Business Park Specific Plan and carrying forward, dependent on developer interest.
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 second units.	City Planning Department	No cost development incentive.	2013-2021. Amend the Zoning Ordinance by October 2020.

TABLE 14
Housing Action Plan 2013 - 2021

Measure	Expectation	Responsible Agency	Funding	Schedule
9. Support and financially contribute to the efforts of local organizations to provide temporary assistance, as well as emergency shelter and transitional and supportive housing for the homeless in the Conejo Valley area. The City annually supports such efforts by awarding Community Services Grants, which are funded by the City's General Fund.	Provision of transitional and supportive housing and emergency shelter for homeless persons in subregion.	City Manager's Office	General Fund	2013-2021
10. Waive payment of 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,	City Planning, Building & Safety and Engineering Departments	General Fund	Beginning in January 2015 and continuing over the course of the planning period
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.	City Manager's Office, City Planning Department	CDBG, HOME	2014-2021 (project-by-project basis, depending on developer interest/requests)
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 set back and related landscaping, lot coverage, building height and parking requirements.	City Planning Department	No cost development incentive.	Following adoption of the North Business Park Specific Plan and carrying forward, dependent on developer interest.

TABLE 14
Housing Action Plan 2013 - 2021

Measure	Expectation	Responsible Agency	Funding	Schedule
<p>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.</p>	<p>Utilization of non-profit organizations as sponsors for development and management of affordable (i.e., extremely low/low/moderate income) housing units.</p>	<p>City Manager's Office and Planning Department</p>	<p>General Fund</p>	<p>Same as above</p>
<p>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.</p>	<p>Elimination of architectural barriers in homes occupied by disabled persons.</p>	<p>City Manager's Office</p>	<p>CDBG</p>	<p>December 11, 2013</p>
<p>15. Adopt a Zoning Ordinance amendment to allow transitional and supportive housing in all zones permitting residential uses subject only to the same permitting processes and regulatory requirements that apply to other residential uses in the same zone. Presently, transitional and supportive housing are permitted in all residential zones, but not in the Multiple Use (MU) zone which also permits housing. The Zoning Ordinance will be amended to clarify that transitional and supportive housing are permitted in the MU zone.</p>	<p>Facilitate the provision of transitional and supportive housing to meet the needs of the recently homeless.</p>	<p>City Planning Department</p>	<p>General Fund</p>	<p>By December 31, 2020</p>

TABLE 14
Housing Action Plan 2013 - 2021

Measure	Expectation	Responsible Agency	Funding	Schedule
<p>16. Adopt a zone text amendment, that would define single-room occupancy units (SROs) and establish a district use standard conditionally permitting single-room occupancy units in the Business Park (East) Zoning District.</p> <p>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.</p>	<p>Facilitate the provision of single-room occupancy units as an alternative means of meeting the housing needs of lower income persons.</p>	<p>City Planning Department</p>	<p>General Fund</p>	<p>Annual outreach to developers, prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis.</p>
<p>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."</p>	<p>Minimize time, effort and cost associated with processing of planned development permits.</p>	<p>City Planning Department, City Attorney's Office</p>	<p>General Fund</p>	<p>By June 24, 2020</p>
<p>F. Jobs/Housing Balance</p>				

TABLE 14
Housing Action Plan 2013 - 2021

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

**TABLE 15
PROTOTYPICAL DEVELOPMENT ANALYSIS
AFFORDABLE SENIOR/DISABLED CITIZEN HOUSING**

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

**TABLE 16
PROTOTYPICAL DEVELOPMENT ANALYSIS
AFFORDABLE NON-AGE RESTRICTED HOUSING**

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

QUANTIFIED OBJECTIVES

As shown in Tables 5 and 17, at least 716 new dwelling units could be constructed in Westlake Village during the current (2013-2021) planning period. All new housing units quantified in both of these tables would be developed within the North Business Park Specific Plan area as the result of the redevelopment of existing developed sites. Although the Specific Plan does not specify the affordability level for all new housing development, affordability was assumed based on established density levels. The City took a conservative approach and assumed that only 25% of the units on Sites 3 and 4 (Figure 3) that have maximum densities of 18 and 32, respectively, would be affordable to lower-income households. Additionally, 13 of the housing units from Site 1 will be deed restricted to be affordable to moderate-income households in perpetuity. It has been further assumed that 25% of Sites 3 and 4 will be affordable to moderate income households. Lastly, the remaining balance of housing units from Sites 3 and 4 constitutes the portion of housing that will be affordable to above moderate-income households.

Based on the community response to the City's housing rehabilitation program and the CDBG funding available for operation of the program, it is anticipated that 32 units owned and occupied by lower-income households could be rehabilitated between 2013 and

2021. Although there are no at-risk units in the City, it is further anticipated that 150 affordable housing units will be preserved through the retention of the Mobile Home Park zoning designation on Oak Forest Estates – a manufactured housing subdivision located along Triunfo Creek at the southerly terminus of Lindero Canyon Road.

Income Category	Additional Units Needed by 2021 ⁽¹⁾	Units that could be Constructed by 2021	Units that could be Rehabilitated	Units that could be Conserved/ Preserved ⁽²⁾
Lower	42	152	32	100
Moderate	17	165	0	50
Above Moderate	38	399	0	0
Total	97	716	32	150
<p>(1) Southern California Association of Governments' Regional Housing Needs Assessment, 2012, adjusted to include un-accommodated need for 52 units from prior (2006-2014) planning period.</p> <p>(2) Number of affordable housing units that could be preserved through retention of Mobile Home Park (MHP) zoning designation for Oak Forest Estates.</p>				

PRIORITIES

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

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

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

Priority 2 - Preservation of existing affordable housing opportunities.

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

OPPORTUNITIES FOR ENERGY CONSERVATION

As non-renewable energy resources have been progressively depleted and energy costs continue to rise, homeowners have become increasingly aware of energy conserving measures primarily as a means to offset and control the rising costs of fuel. While the use of alternative energy sources is most advantageous in developing new housing, there are numerous energy conserving measures which can be retrofitted onto existing and older housing which conserve the use of nonrenewable fuels and save money. Some of the most readily available and feasible measures are briefly described below. In addition, energy conserving fixtures for new and existing units and energy conservation measures for residents are presented in Tables 18 and 19, at the end of this section. Southern California Gas Company (SCG) and Southern California Edison (SCE) offer rebate programs for residents and businesses who implement energy conservation recommendations. Details pertaining to SCG and SCE energy conservation rebates are provided by the individual purveyors.

**TABLE 18
Energy Conservation Features Suggested for New Construction and Existing Units**

<p>A. <u>Energy-Efficient Equipment</u></p> <ol style="list-style-type: none"> 1. Energy-efficient gas ranges with pilotless ignitions. 2. Energy-efficient gas built-in surface units with pilotless ignitions. 3. Energy-efficient gas built-in oven units with pilotless ignitions. 4. Energy-efficient gas water heaters. 5. Energy-efficient gas forced air furnaces with pilotless ignitions. 6. Energy-efficient gas wall furnaces with automatic thermostats. 7. Energy-efficient gas clothes dryers with pilotless ignitions (per dwelling unit). 8. Gas outlets for energy-efficient gas clothes dryers (single-family and condominiums). 	<p>C. <u>Energy-Efficient Construction</u></p> <ol style="list-style-type: none"> 1. Double-glazed windows and doors. 2. Glass area less than 12 percent of heated space. 3. Foam-filled (or equivalent) insulated exterior doors (per door). 4. Insulation in attic increased to R-22 or R-30. 5. Insulation in walls increased to R-19. 6. Slab perimeter insulation R-7 or greater. 7. Hot water pipe insulation of R-7 or more in unheated areas. 8. R-7 or greater insulation installed under wood floors.
<p>B. <u>Energy-Efficient Support Measures</u></p> <ol style="list-style-type: none"> 1. Gas heating thermostats with setback capability. 2. Clogged-filter indicators for gas heating systems. 3. Fireplace dampers with exposed handles. 4. Heat exchangers in fireplace or freestanding solid fuel units. 5. Humidifiers added to gas heating system. 6. Flue dampers as integral part of forced air unit heating systems. 	<p>D. <u>Energy-Efficient Solar/Gas Installations</u></p> <ol style="list-style-type: none"> 1. Energy-efficient solar/gas water heating. 2. Energy-efficient solar/gas space heating. 3. Energy-efficient solar/gas pool heating (all dwelling units). <p>E. <u>Energy-Efficient Electrical Equipment</u></p> <ol style="list-style-type: none"> 1. Air economizers in conjunction with cooling system. 2. Dishwashers with power saving drying cycles. 3. Air conditioning (central) or room units with Energy Efficiency Rating of 9 or more. 4. Energy-efficient lighting fixtures (i.e., fluorescent, compact fluorescent, or light emitting diodes) throughout house.

TABLE 19
Energy Conservation Measures Suggested for Residents

<p><u>A. Heating</u></p> <ol style="list-style-type: none"> 1. Keep room temperature at 65 degrees or lower. Turn heating control down at night or when away from home. Install a thermostat with a night setback feature which does this automatically. 2. Draw draperies at night to limit heat loss, open them on sunny days to let the heat in. 3. Close damper when fireplace is not in use, but not on natural gas equipped fireplaces. 4. Check the furnace filter monthly and replace it when dirty. To check filter, hold it to the light; if light does not pass through readily, replace filter. Cleaning is not recommended (unless equipped with a permanent filter). 5. Turn off furnace pilot at end of heating season. 6. Weatherstrip windows and doors. 7. Caulk cracks around windows and doors. 	<p><u>B. Laundry</u></p> <ol style="list-style-type: none"> 1. Wash and dry full loads of clothes or adjust water level for the size of the load. 2. Wash clothes in warm or cold water. 3. Do not over-dry clothes; follow manufacturer's instructions for drying time.
<p><u>C. Water Heating</u></p> <ol style="list-style-type: none"> 1. Take fast showers. 2. Repair leaky faucets. 3. Install water-saving showerheads, which restrict water flow. 4. Operate dishwashers only for full loads. 5. Set water heater thermostat below "normal". Turn to "pilot" position when away for extended periods of time (one week or longer). 6. Use cold water for operating food waste disposer and for pre-rinsing dishes. 7. When hand washing dishes, avoid rinsing under continuous hot running water. 8. Insulate water heater with an insulation blanket. 	<p><u>D. Cooking</u></p> <ol style="list-style-type: none"> 1. Reduce burner flame to simmer after cooking starts. 2. Cook by time and temperature; avoid opening oven door while food is cooking. 3. Use one-place cooking when possible to prepare meals using only the oven, broiler, or top burner. 4. Check to make sure all burners are off when not in use.

Source: Southern California Gas Company.

INSULATION AND WEATHERPROOFING

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

NATURAL LIGHTING

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

SOLAR ENERGY

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

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

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

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

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

WATER CONSERVATION

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

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

ENERGY AUDITS

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

NEW CONSTRUCTION

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

Appendix A Detail of Potential Residential Development Sites ¹				
Site Number/APN(s)	Lot Size (Acres)	Location/Existing Use	Zoning ²	General Plan
Potential Development Sites				
Site No. 1 2054-031-082	2.49	Student/Employee (and their families) Housing	Multiple Use No maximum density	North Business Park Specific Plan
Site No. 2 2054-031-030	1.30	Existing Business Park	Multiple Use Maximum allowed density 97 du/acre	North Business Park Specific Plan
Site No. 3 2054-029-040	1.02	Existing Business Park	Multiple Use Maximum allowed density 20 du/acre	North Business Park Specific Plan
Site No. 3 2054-029-041	1.29	Existing Business Park	Multiple Use Maximum allowed density 20 du/acre	North Business Park Specific Plan
Site No. 3 2054-029-042	1.29	Existing Business Park	Multiple Use Maximum allowed density 20 du/acre	North Business Park Specific Plan
Site No. 3 2054-029-043	1.18	Existing Business Park	Multiple Use Maximum allowed density 20 du/acre	North Business Park Specific Plan
Site No. 3 2054-029-044	1.07	Existing Business Park	Multiple Use Maximum allowed density 20 du/acre	North Business Park Specific Plan
Site No. 3 2054-029-045	1.26	Existing Business Park	Multiple Use Maximum allowed density 20 du/acre	North Business Park Specific Plan
Site No. 3 2054-029-048	1.50	Existing Business Park	Multiple Use Maximum allowed density 20 du/acre	North Business Park Specific Plan
Site No. 3 2054-029-049	1.80	Existing Business Park	Multiple Use Maximum allowed density 20 du/acre	North Business Park Specific Plan
Site No. 3 2054-029-055	1.56	Existing Business Park	Multiple Use Maximum allowed density 20 du/acre	North Business Park Specific Plan
Site No. 3 2054-029-056	1.21	Existing Business Park	Multiple Use Maximum allowed density 20 du/acre	North Business Park Specific Plan
Site No. 3 2054-029-058	2.39	Existing Business Park	Multiple Use Maximum allowed density 20 du/acre	North Business Park Specific Plan
Site No. 4 2054-029-035	7.59	Existing Business Park	Multiple Use Maximum allowed density 32 du/acre	North Business Park Specific Plan
Site No. 4 2054-029-050	6.99	Existing Business Park	Multiple Use Maximum allowed density 32 du/acre	North Business Park Specific Plan
Site No. 4	5.40	Existing Business Park	Multiple Use	North Business Park Specific Plan

² Listed maximum densities do not reflect the addition of density bonuses to the site.

Appendix A Detail of Potential Residential Development Sites ¹			
Site Number/APN(s)	Lot Size (Acres)	Location/Existing Use	Zoning ²
2054-029-051			Maximum allowed density 32 du/acre
Scattered Individual Residentially Zoned Vacant Lots			
2057-006-003	0.47	Vacant	Residential Planned Development Maximum allowed density 4 du/acre Realistic Capacity – 1 unit
2057-007-024	0.60	Vacant	Residential Planned Development Maximum allowed density 4 du/acre Realistic Capacity – 1 unit
2057-007-002	0.62	Vacant	Residential Planned Development Maximum allowed density 4 du/acre Realistic Capacity – 1 unit
2059-021-003	0.14	Vacant	Residential Planned Development Maximum allowed density 7 du/acre Realistic Capacity – 1 unit
			General Plan
			Low Density Residential
			Low Density Residential
			Low Density Residential
			Medium Density Residential

¹ See Figure 3 for locations.

**Appendix B
SUMMARY OF DEVELOPMENT STANDARDS**

DEFAULT DEVELOPMENT STANDARDS	RESIDENTIAL ZONED DISTRICTS			SPECIFIC PLAN DISTRICTS	
	Single Family Residential	Residential Planned Development	Mobile Home Park	Mixed-Use – Corsa	Mixed-Use – Lindero
	R-1¹	RPD²	MHP	MU	MU
Residential Setbacks	Front	20'	N/A	10-30'	30-80'
	Rear	25'	5' ³	10-30'	10-30'
	Side	Up to a 10' Maximum	5' ³	10-30'	10-50'
Maximum Building Height	Main Building	2 Stories up to 35'	N/A	3 Stories up to 55'	3 stories up to 55'
	Accessory Structure	20'	N/A	N/A	N/A
Minimum Distance Between Buildings	Guest House	One Story and 18'	N/A	N/A	N/A
		10'	10'	10'	10'
Maximum Lot Coverage	Main Building	See Setbacks	75% of Lot	60%	40%
	Accessory Building	50% of Lot	N/A	N/A	N/A
Minimum Lot Width		65'	N/A	May Vary	May Vary
Minimum Lot Area		8,000 Sq. Ft.	2,000 Sq. Ft	May Vary	May Vary
Second Dwelling Unit Permitted		Yes	No	No	No

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

Summary of Residential Parking Standards

SINGLE-FAMILY RESIDENTIAL STANDARDS

Enclosed Covered Parking Spaces
2-Spaces per unit

MULTIFAMILY RESIDENTIAL STANDARDS

Condominium or Townhome
(Studio and 1 Bedroom):
1-Space per unit

Condominium or Townhome
(2, 3 or more Bedrooms):
2-Spaces per unit

Apartment
(Studio and 1 Bedroom):
1-Space per unit

Apartment
(2, 3 or more Bedrooms):
2-Spaces per unit

Condominium or Townhome
(Any size):
1-Space per each 5-units

Apartment
(Any size):
1-Space per each 5-units

North Business Park Specific Plan area
Studio and 1 Bedroom
1.5-Spaces per unit

North Business Park Specific Plan area
2, 3 or more Bedrooms
2-Spaces per unit

North Business Park Specific Plan area
Live-work Units
1.5-Spaces per unit

North Business Park Specific Plan area
Guest Parking for All Residential Development
0.25-Spaces per unit

Appendix C
POTENTIAL FUNDING SOURCES FOR HOUSING IMPLEMENTATION MEASURES

1. Section 8 Existing

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

2. Section 8 Moderate Rehabilitation

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

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

3. Section 8 New Construction

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

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

4. Section 202

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

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

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

5. Section 106(b) - Seed Money Loans

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

6. Community Development Block Grant

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

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

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

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

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

7. California Housing Financing Agency - Direct Lending

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

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

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

9. California Self-Help Housing Program

The California Self-Help Housing Program (CSHBP), formerly the California Housing Advisory Service, provides grants and loans to local government agencies and nonprofit corporations that assist low- and moderate-income families to build or rehabilitate their homes with

their own labor. Mortgage and technical assistance funds are available. CSHBP technical assistance grants are used to cover the various administrative and training costs associated with the provision of technical assistance to self-help households. These services include training and supervision of self-help builders' project planning, loan packaging and counseling services, and workshops. Mortgage assistance funds are used to reduce the cost of the self-help units.

10. Mobile Home Park Assistance Program

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

11. Emergency Shelter Program

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

12. Special User Housing Rehabilitation Program

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

13. Predevelopment Loan Program

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

14. Senior Citizens Shared Housing Program

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

15. Section 811

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

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

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

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

16. Rental Housing Construction Program

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

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

17. Deferred Payment Rehabilitation Loans

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

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

Generally, eligible borrowers are low- or moderate-income owner/occupants of 1 to 4-unit properties and non-owner-occupants of rental properties. Loans are made to borrowers at 3 percent interest and must be repaid at the end of 5 years or upon the sale or transfer of the property, whichever comes first. Loans may be extended for additional 5-year period if owner/occupants are unable to repay the loans or, in the case of rental properties, if low-income tenants continue to benefit. There is no 5-year repayment requirement on loans made to elderly owner-occupants. Local public entities/nonprofits repay the State at 3 percent interest upon collection from property owners.

18. Marks-Foran Residential Rehabilitation Act

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

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

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

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

19. AB 2280 - Density Bonuses and Other Incentives

This legislation, which was enacted in September 2008, amended Chapter 4.3 of the California Government Code that requires local governments to offer density bonuses and other incentives to developers, who agree to construct either: 1) 10 percent of the total units in a common interest development for moderate-income persons and families; 2) 10 percent of the total units of a housing development for lower-income households; 3) a senior housing development or mobile home park that limits residency based on age requirements for older persons; or 4) 5 percent of the total units of a housing development for very low income households. These density bonuses shall apply to housing developments consisting of five or more dwelling units. The density bonus to be granted for a senior housing development shall be 20 percent of the number of senior housing units while the density bonuses for all other developments shall be provided on a graduated scale based on the percentage of very low, low, or moderate income units included within the developments. Depending upon the percentage of affordable units included, the mandatory density bonuses can range from 5 to 35 percent. In addition to the required density bonuses, 1 to 3 concessions or incentives shall also be provided depending upon the percentage of affordable units included in the developments, unless specific findings can be made by the local government. An incentive or concession, as defined in the legislation,

means any of the following: 1) a reduction in site development standards or a modification of zoning code requirements or architectural design requirements such as a reduction in setback, square footage, or parking requirements; 2) approval of mixed-use zoning in conjunction with the housing project; and 3) other regulatory incentives or concessions proposed by the developer or the local government that result in identifiable, financially sufficient, and actual cost reductions.

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

20. AB 655 - Multi-Family Bond Program

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

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

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

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

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

21. Mortgage Revenue Bonds

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

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

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

22. Home Investment Partnerships (HOME)

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

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

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

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

23. FHLB Affordable Housing Program

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

24. Tax Exempt Affordable Mortgage Program

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

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

25. Low-Income Housing Tax Credit Program

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

Each state is allowed an annual housing credit ceiling of \$1.25 per capita and may qualify for a prorated share of credits available annually in a national pool comprised of states' unused credits. Also, any credits returned to a state from a credit recipient can be allocated to new projects. From the total ceiling amount available to California, the Committee allocates credit amounts based upon assessments of eligible project costs, as defined by IRC Section 42. The housing sponsor uses or sells ten times the allocation amount, since investors can take the annual credit each year for a 10-year period. Although the credit is taken over a 10-year period, the Internal Revenue Code requires that the project remain in compliance for at least 15 years.

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

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

26. Section 203(k) Rehabilitation Mortgage Insurance

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

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