

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

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February 26, 2010

Mr. John Prescott
Community Development Director
City of Thousand Oaks
2100 Thousand Oaks Boulevard
Thousand Oaks, CA 91362-2903

Dear Mr. Prescott:

RE: Review of the City of Thousand Oaks' Draft Housing Element

Thank you for submitting draft revisions for Thousand Oaks' adopted housing element received for review on December 29, 2009. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b).

As you know, the Department's November 4, 2009 review of the City's adopted housing element with draft revisions addressed the statutory requirements of State housing element law. However, as mentioned in that review, amendment of the element was required if the City intended to meet a portion of its identified shortfall through the acquisition and conversion of the 148-unit Shadows Apartment project pursuant to Government Code Section 65583.1. Recent statutory changes to State law under Chapter 467, Statutes of 2009 (AB 720), extend the timeframe for eligibility to credit. The City has revised its element to demonstrate 102 of the units in the Shadows Apartment project meet the requirements of Government Code Section 65583.1(c)(2)(B) and are eligible for crediting against the 2008-2014 regional housing needs allocation. As a result, the City has revised Program 1.1 to commit to rezoning 2.1 acres to R-3 allowing for multifamily uses by-right with minimum densities of 20 units per acre to address the identified shortfall of 63 units.

In addition, the Program commits to amend the element to identify alternative sites or provide committed assistance, pursuant to Government Code Section 65582.1, to address the remaining regional housing need if pending affordable housing projects on Sites 18 and 87 are not approved or Site 104 is not rezoned as planned or developed at less than 30 units per acre. The City should report on the implementation of this and other programs through its annual progress report required pursuant to Government Code Section 65400.

As a result, the revised element will comply with State housing element law (Article 10.6 of the Government Code) when these revisions are adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

Please note, pursuant to Government Code Section 65863, local governments must ensure the inventory of sites or any site programs accommodate the regional housing need throughout the planning period of the element. In addition, no local government action shall reduce, require or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density than identified in the site inventory or program unless the local government makes written findings, the reduction is consistent with the adopted general plan, including the housing element and the remaining sites identified in the housing element are adequate to accommodate the jurisdiction's share of the regional housing need.

The Department looks forward to receipt of Thousand Oaks' adopted housing element. If you have any questions, please contact Jennifer Seeger, of our staff, at (916) 322-4263.

Sincerely,

A handwritten signature in black ink that reads "Cathy E. Creswell". The signature is written in a cursive, flowing style.

Cathy E. Creswell
Deputy Director

cc: Jeff Specter, Senior Planner