

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

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June 15, 2020

Philippe Eskandar, Deputy City Manager
City of Westlake Village
31200 Oak Crest Drive
Westlake Village, CA 91361

Dear Philippe Eskandar:

RE: Review of the City of Westlake Village's 5th Cycle (2013-2021) Draft Housing Element Update

Thank you for submitting the City of Westlake Village's (City) draft housing element update received for review on May 29, 2020, along with revisions which were received on June 9 and 10, 2020. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on June 8, 2020 with you, Megan Sinkula, Associate Planner, and Cynthia Walsh, Placeworks.

The draft element, incorporating the revisions submitted, meets the statutory requirements described in HCD's May 20, 2014 review. This finding was based on, among other reasons, adoption of The North Business Park Specific Plan and implementation of Measure 2, which commits to rezone Site 4 (APNs 2054-029-035, 2054-029-050, and 2054-029-051) pursuant to the requirements of Government Code section 65583.2, subdivisions (h) and (i), by June 24, 2020. The rezoning accommodates a shortfall of 52 units of adequately-zoned sites for lower-income households carried over from the previous planning period and 19 units for the current planning period.

Pursuant to Government Code section 65584.09, as more than one year has lapsed since the beginning of the current planning period, the element cannot be found in compliance with housing element law until the required rezoning is adopted. The housing element will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when the element is adopted, submitted to and approved by HCD, in accordance with Government Code section 65585 along with evidence of required zoning adoption.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly

available while considering and incorporating comments where appropriate.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

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

HCD appreciates the hard work and dedication you have provided in preparation of the City's housing element and looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact Robin Huntley, of our staff, at (916) 263-7422.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West". The signature is fluid and cursive, with the first name being more prominent.

Shannan West
Land Use & Planning Unit Chief