

CITY OF HIDDEN HILLS

2021-2029 HOUSING ELEMENT

City Council Resolution No. 999

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I. INTRODUCTION

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan (*Government Code* §65302(c)). The Element is to 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. It is also required to identify adequate sites for housing and to make adequate provision for the existing and projected needs of all economic segments of the community (§65583).

Guidelines adopted by the Department of Housing and Community Development (HCD) are also to be considered in the preparation of the Element (§65585). Periodic review of the Element is required to evaluate 1) the appropriateness of its goals, objectives and policies in contributing to the attainment of the state housing goals, 2) its effectiveness in attaining the City's housing goals and objectives and 3) the progress of its implementation (§65588).

A. Purpose of the Housing Element

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the city or county. The Housing Element is one of the seven mandated elements of the General Plan. Housing Element law, first enacted in 1969, mandates that local governments plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that, in order for the private market to adequately address housing needs, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in California rests largely upon the effective implementation of local General Plans and, in particular, local Housing Elements. Housing Element law also requires the California Department of Housing and Community Development (HCD) to review local housing elements for compliance with state law and to report its written findings to the local government.

As mandated by State law, the planning period for this Housing Element extends from 2021 to 2029. This Element identifies strategies and programs that focus on: 1) providing diversity in housing opportunities and 2) maintenance and preservation of the housing stock.

The Housing Element consists of the following major components:

- An analysis of the City's demographic and housing characteristics and trends (Chapter II);
- An evaluation of land, financial, and administrative resources available to address the City's housing goals (Chapter III);
- A review of potential constraints, both governmental and non-governmental, to meeting the City's housing needs (Chapter IV); and
- A Housing Plan for the 2021-2029 planning period, including housing goals, policies and programs (Chapter V).
- A review of the City's accomplishments and progress in implementing the previous Housing Element (Appendix A).

B. Public Participation

Section 65583(c)(5) of the *Government Code* states that “The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort.” Public participation played an important role in the formulation and refinement of the City’s housing goals and policies and in the development of a Land Use Plan which determines the extent and density of future residential development in the community.

City residents had several opportunities to recommend strategies, review, and comment on the Housing Element. All meeting notices were posted at four locations within the City, and meeting agendas were posted on the City’s website and cable channel in advance of the meetings. In addition, meeting notices were sent by direct mail to the list of interested parties (see Appendix C). Copies of the draft element were made available for review at City Hall and were posted on the City’s website. Please refer to Appendix C for a complete listing of opportunities for public involvement in the preparation of this Housing Element update, as well as a summary of comments received and how those comments have been addressed.

C. Consistency with Other Elements of the General Plan

The City’s General Plan sets forth broad policy guidance in the areas of land use, housing, transportation, conservation, open space and recreation, noise and public safety. The various General Plan elements provide a consistent set of policies and programs intended to preserve and enhance the quality of life, while accommodating growth and change in a proactive manner. For example, residential development capacities established in the Land Use Element and constraints to development identified in the Conservation, Public Safety, and Noise Elements are reflected in the Housing Element. This Housing Element builds upon the other General Plan elements and is consistent with the policies and proposals set forth by the Plan. As the General Plan is amended from time to time, the City will review the Housing Element for internal consistency, and make any necessary revisions.

Senate Bill (SB) 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The Housing Element will be provided to these agencies immediately upon adoption.

II. HOUSING NEEDS ASSESSMENT

This chapter examines general population and household characteristics and trends, such as age, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the city’s projected housing growth needs based on the 2021-2029 Regional Housing Needs Assessment (RHNA) are examined.

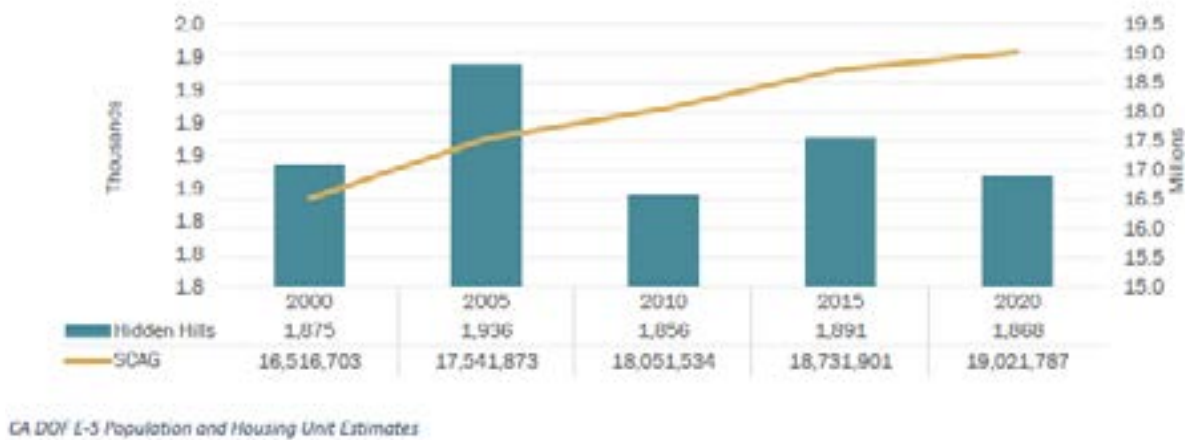
The Housing Needs Assessment utilizes recent data from the U.S. Census, California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG), and other relevant sources.

A. Population Characteristics

1. Population Growth Trends

The City of Hidden Hills had a net loss of 7 residents during the 20-year period from 2000-2020 (Table II-1). This contrasts dramatically with Los Angeles County, which had an annual growth rate of approximately 0.7% during the same period. As a nearly built-out city, there have been few opportunities for growth in Hidden Hills in recent years.

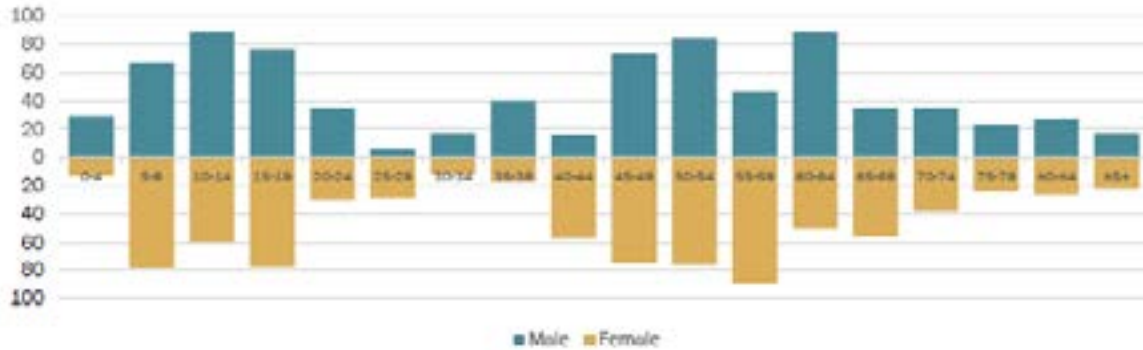
**Table II-1
Population Trends, 2000-2020 - Hidden Hills vs. SCAG Region**



2. Age and Gender

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. According to recent Census estimates (Table II-2), the population of Hidden Hills is approximately 49.3% male and 50.7% female. The share of the population of Hidden Hills under 18 years of age is about 27%, which is higher than the regional share of 23%. Hidden Hills’s seniors (65 and above) make up 18.5% of the population, which is higher than the regional share of 13%.

**Table II-2
Population by Age and Gender – Hidden Hills**



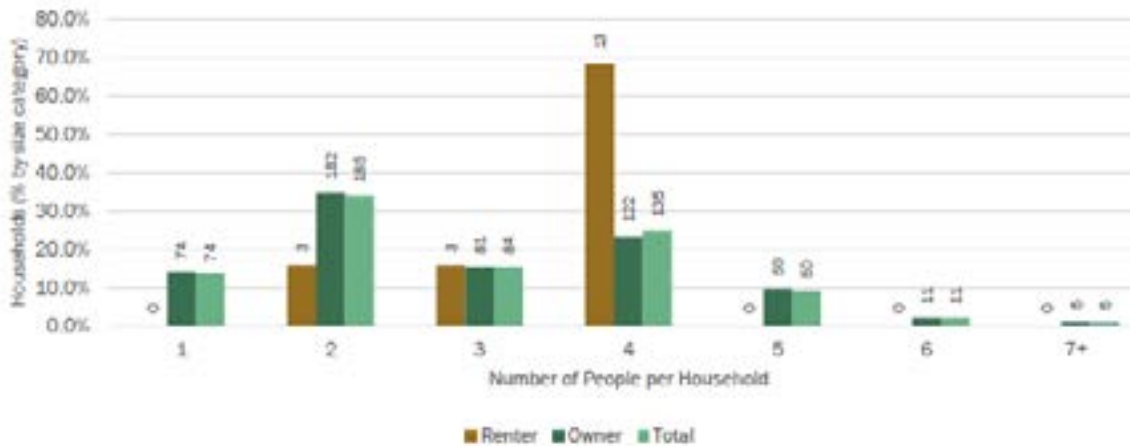
American Community Survey 2014-2018 5-year estimates

B. Household Characteristics

1. Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

**Table II-3
Household Size by Tenure – Hidden Hills**



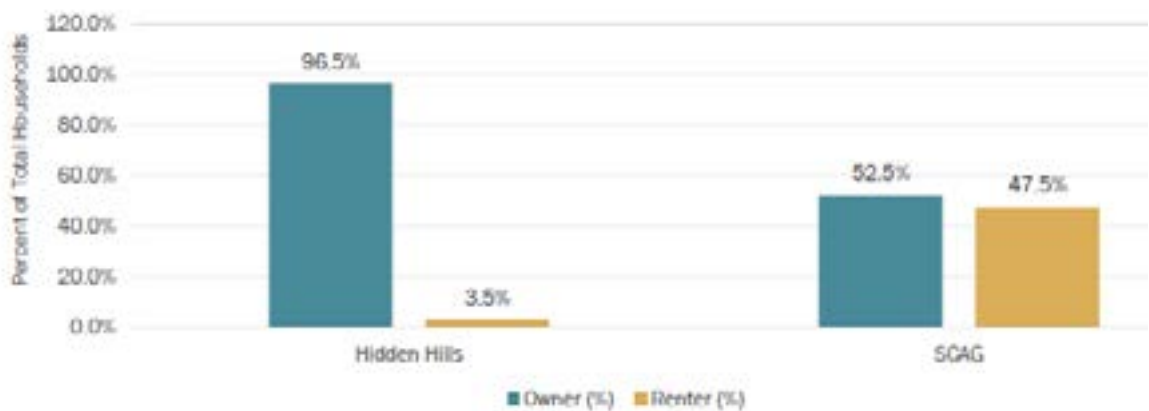
American Community Survey 2014-2018 5-year estimates

According to recent Census data (Table II-3), the most commonly occurring household size in Hidden Hills is two people (34%) while the second-most commonly occurring household is of four people (24.8%). Hidden Hills has a lower share of single-person households than the SCAG region overall (13.6% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (0.9% vs. 3.1%).

2. Housing Tenure and Vacancy

Housing tenure (owner vs. renter) is an important indicator of the housing market. Generally, communities should have an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes and composition, and lifestyles. However, in some jurisdictions like Hidden Hills, housing tenure is significantly different than in most areas. Table II-4 provides a comparison of the number of owner-occupied and renter-occupied units in the city compared to the region as a whole. Approximately 97% of homes in Hidden Hills are owner-occupied compared to about 53% for the SCAG region as a whole.

Table II-4
Household Tenure – Hidden Hills vs. SCAG Region

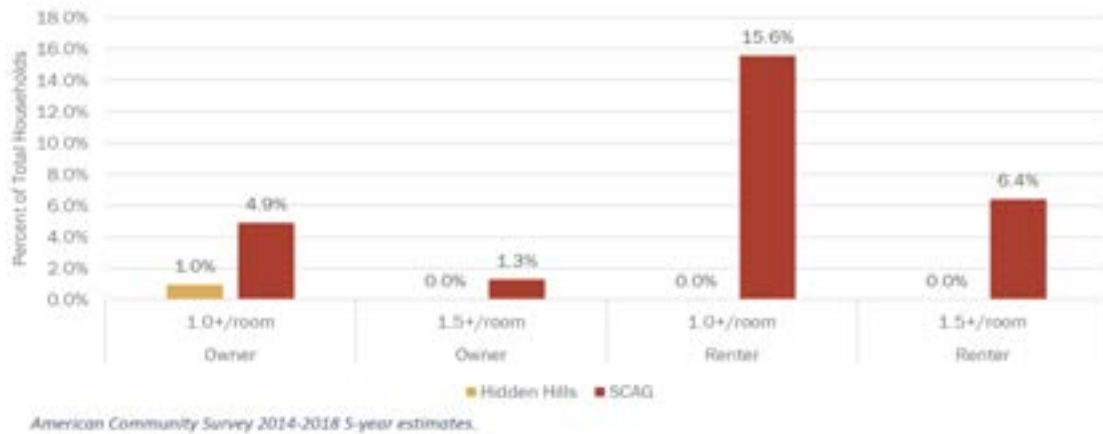


American Community Survey 2014-2018 5-year estimates.

3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 residents per room. Overcrowded households are usually a reflection of the lack of affordable housing. Table II-5 shows recent Census estimates of overcrowding for Hidden Hills and the SCAG region as a whole.

**Table II-5
Overcrowding – Hidden Hills vs. SCAG Region**



Based on U.S. Census standards, Hidden Hills residents live in significantly less crowded housing conditions than the rest of Los Angeles County. According to recent Census data, only about 1% of owner-occupied units and no rental units in the city were considered overcrowded.

4. Overpayment

According to state housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table II-6 displays estimates recent HUD estimates for overpayment in Hidden Hills by tenure and income category. This table shows that lower-income households are much more likely to experience overpayment than higher-income households.

**Table II-6
Overpayment by Tenure and Income Category – Hidden Hills**

| Income by Cost Burden (Renters only) | Cost burden > 30% | Cost burden > 50% | Total |
|---|-------------------|-------------------|------------|
| Household Income less-than or= 30% HAMFI | | | |
| Household Income >30% to less-than or= 50% HAMFI | | | |
| Household Income >50% to less-than or= 80% HAMFI | | | |
| Household Income >80% to less-than or= 100% HAMFI | | | |
| Household Income >100% HAMFI | | | 20 |
| Total | | | 20 |
| Income by Cost Burden (Owners only) | Cost burden > 30% | Cost burden > 50% | Total |
| Household Income less-than or= 30% HAMFI | 14 | 10 | 25 |
| Household Income >30% to less-than or= 50% HAMFI | 34 | 30 | 40 |
| Household Income >50% to less-than or= 80% HAMFI | 34 | 30 | 40 |
| Household Income >80% to less-than or= 100% HAMFI | 24 | 20 | 30 |
| Household Income >100% HAMFI | 95 | 40 | 395 |
| Total | 201 | 130 | 626 |

Source: HUD CHAS based on 2014-2018 ACS

Extremely Low Income Households

State law requires quantification and analysis of existing and projected housing needs of extremely-low-income (ELI) households. Extremely-low-income is defined as households with income less than 30% of area median income. Households with extremely-low-income have a variety of housing situations and needs, such as overpayment and overcrowding. According to recent HUD estimates, approximately 45 extremely-low-income households were reported in Hidden Hills, representing approximately 8.5% of the total households (Table II-7).

Table II-7
Extremely-Low-Income Households by Ethnicity and Tenure – Hidden Hills

| | Total Households | Households below 30% HAMFI | Share below 30% HAMFI |
|-------------------------------|------------------|----------------------------|-----------------------|
| White, non-Hispanic | 491 | 40 | 8.1% |
| Black, non-Hispanic | 0 | 0 | #DIV/0! |
| Asian and other, non Hispanic | 26 | 4 | 15.4% |
| Hispanic | 12 | 0 | 0.0% |
| TOTAL | 529 | 44 | 8.3% |
| Renter-occupied | 20 | 0 | 0.0% |
| Owner-occupied | 510 | 45 | 8.8% |
| TOTAL | 530 | 45 | 8.5% |

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

The projected housing need for extremely-low-income households is assumed to be 50% of the very-low-income regional housing need of 17 units. As a result, the City has a projected need for 9 extremely-low-income units. The resources and programs to address this need are the same as for low-income housing in general and are discussed throughout the Housing Element, and particularly Chapter V, Housing Plan. The needs of extremely-low-income households overlap extensively with other special needs groups, and further analysis and discussion of resources and programs for extremely-low-income households can also be found in Chapter IV, Constraints, Section A.1.c. Special Needs Housing.

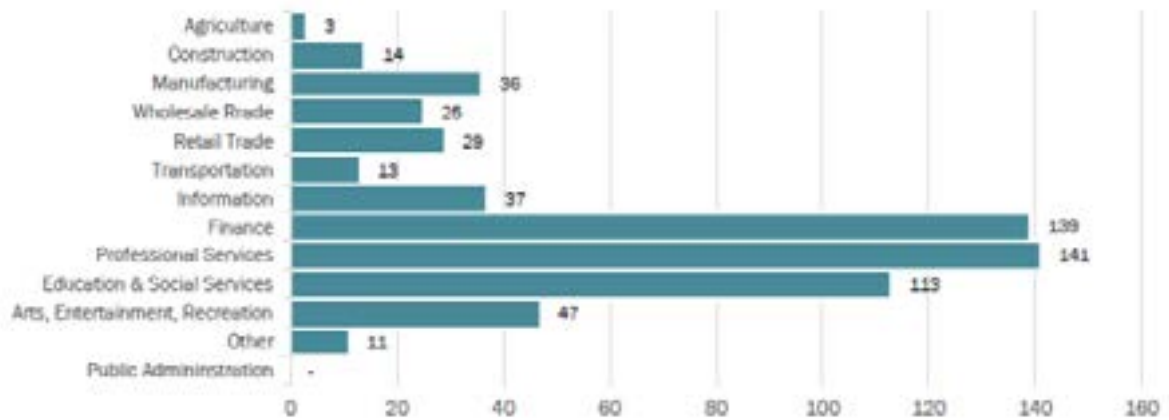
C. Employment

Employment is an important factor affecting housing needs within a community. Jobs available in each employment sector and the wages for these jobs affect the type of housing residents can afford.

1. Current Employment

Employment has a significant influence on housing needs. Table II-8 shows recent Census estimates of employment by industry for Hidden Hills residents. The most prevalent industries for City residents were Professional Services, Finance and Education & Social Services.

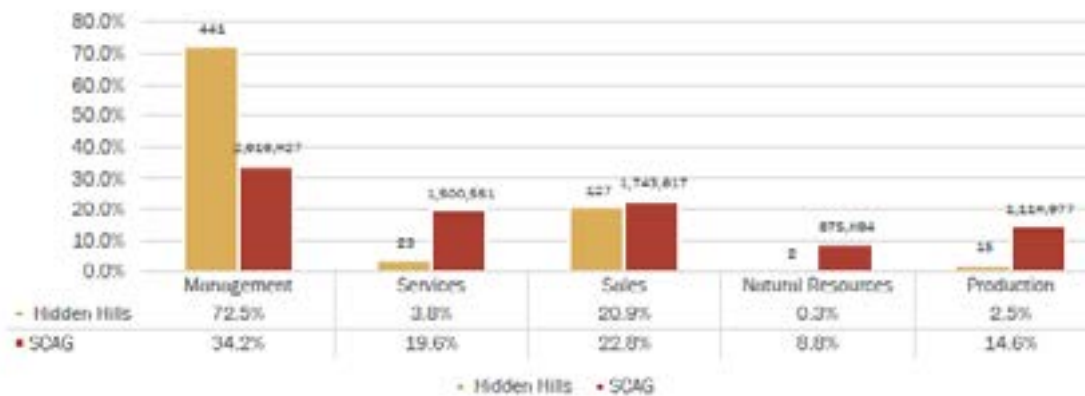
**Table II-8
Employment by Industry – Hidden Hills**



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

According to recent Census estimates (Table II-9), the most prevalent occupational category in Hidden Hills is Management, in which about 73% of employed residents work.

**Table II-9
Employment by Occupation – Hidden Hills vs. SCAG Region**



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

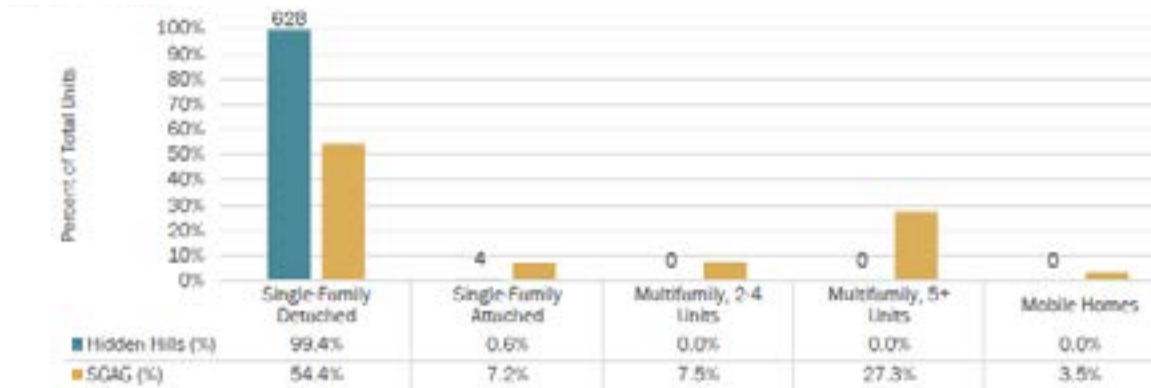
D. Housing Stock Characteristics

This section reviews the characteristics of the community’s housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

1. Housing Type

The housing stock in Hidden Hills is comprised entirely of single-family detached homes and accessory dwelling units (ADUs). Table II-10 provides recent Department of Finance estimates of housing type for the city compared to the SCAG region as a whole.

**Table II-10
Housing Units by Type – Hidden Hills vs. SCAG Region**

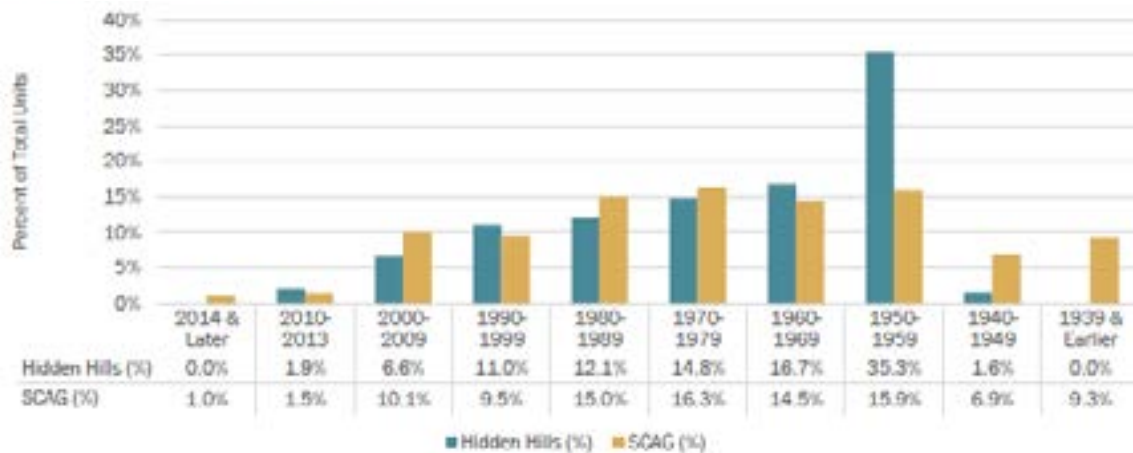


CA DOF E-3 Population and Housing Unit Estimates

2. Housing Age and Condition

Housing age is often an indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed, may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are now more than 50 years old and are likely to need repairs and may have lead-based paint that could become a health hazard. Table II-11 shows the age distribution of the housing stock in Hidden Hills compared to the SCAG region as a whole according to recent Census estimates.

**Table II-11
Housing Units by Year Built – Hidden Hills vs. SCAG Region**



American Community Survey 2014-2018 5-year estimates.

This table shows that over half of all housing units in Hidden Hills were constructed prior to 1970. Due to the high housing values and household incomes in Hidden Hills, few properties fall into disrepair, and therefore the need for public assistance with maintenance and rehabilitation is considered to be very low. Based on the observations of City building inspectors, there are no homes needing substantial repair or replacement.

3. Housing Cost

a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income (AMI): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development¹, housing is considered “affordable” if the monthly payment is no more than 30% of a household’s gross income. In some areas, these income limits may be increased to adjust for high housing costs.

Table II-12 shows affordable rent levels and estimated affordable purchase prices for housing in Los Angeles County in 2021 by income category. Based on State standards, the maximum affordable monthly rent for extremely-low-income households is \$886, while the maximum affordable rent for very-low-income households is \$1,478. The maximum affordable rent for low-income households is \$2,365, while the maximum for moderate-income households is \$2,400.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property

¹ HCD memo of 4/18/07 (<http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k7.pdf>)

insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table II-12 have been estimated based on typical conditions.

**Table II-12
Income Categories and Affordable Housing Costs –
Los Angeles County**

| Income Category | Income Limits | Affordable Rent | Affordable Price (estimate) |
|------------------------|---------------|-----------------|-----------------------------|
| Extremely Low (<30%) | \$35,450 | \$886 | * |
| Very Low (31-50%) | \$59,100 | \$1,478 | * |
| Low (51-80%) | \$94,600 | \$2,365 | * |
| Moderate (81-120%) | \$96,000 | \$2,400 | \$375,000 |
| Above moderate (120%+) | >\$96,000 | >\$2,400 | >\$375,000 |

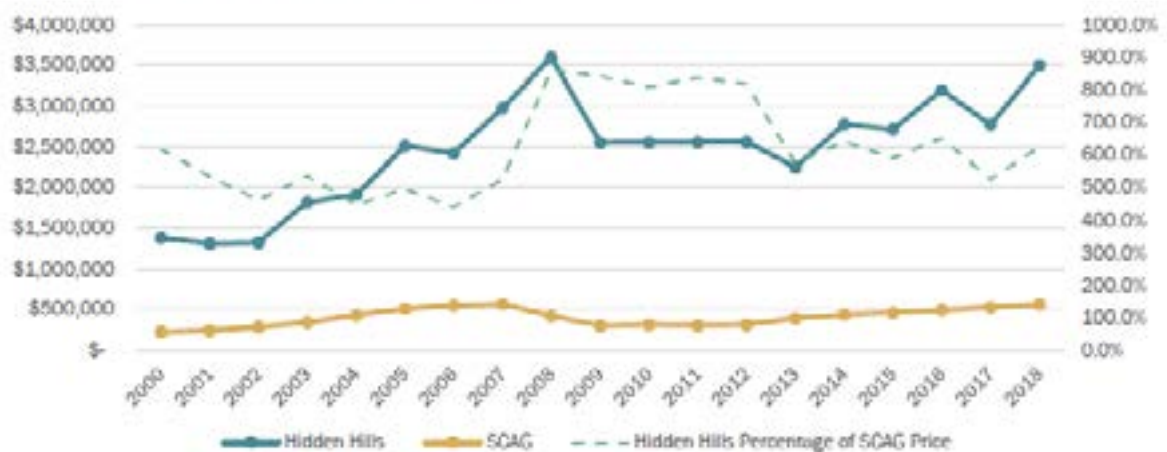
Assumptions:

- Based on a family of 4 and 2021 State income limits
 - 30% of gross income for rent or PITI
 - 10% down payment, 3.75% interest, 1.25% taxes & insurance, \$350 HOA dues
 - *For-sale affordable housing is not typically provided at the lower-income levels
- Source: Cal. HCD; JHD Planning LLC

b. For-Sale Housing

Hidden Hills is a high-end luxury market with no for-sale housing available in the affordable price categories. 2018 median home sales prices in Hidden Hills were \$3.5 million (Table II-13) and about 85% of monthly mortgage costs were over \$4,000 per month (Table II-14).

**Table II-13
Existing Home Median Sales Prices–
Hidden Hills vs. SCAG Region**



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

**Table II-14
Monthly Mortgage Costs –
Hidden Hills vs. SCAG Region**

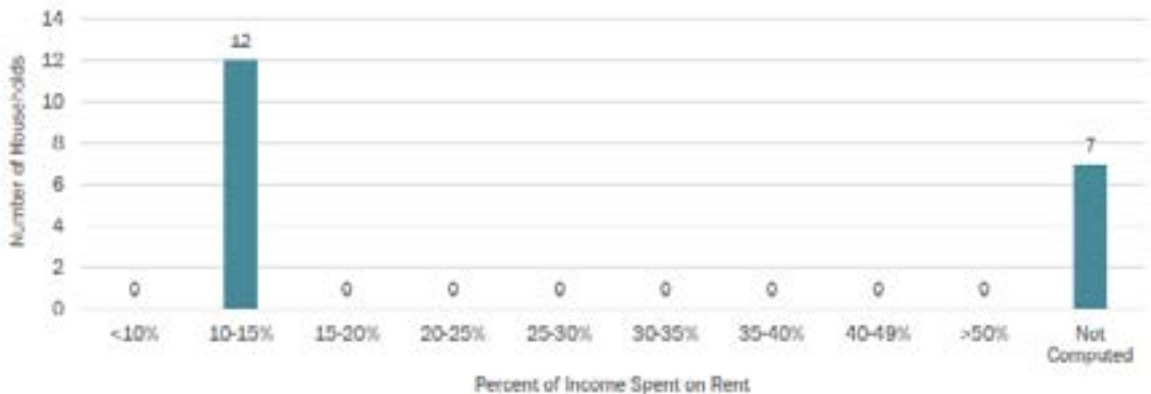


American Community Survey 2014-2018 5-year estimates.

c. Rental Housing

As noted previously (Table II-10, page II-7), there are no multi-family units in Hidden Hills. Only a small number of single-family homes are rented, and few are expected to be available for rent at any given time. Given the rural, single-family nature of the community it is clear that lower- and moderate-income households have a difficult time finding housing without overpaying, and the most likely option for lower-income households wishing to rent in Hidden Hills would be ADUs. Recent data regarding rental units in Hidden Hills are shown in Table II-15 and Table II-16.

**Table II-15
Percentage of Income Spent on Rent –
Hidden Hills**



**Table II-16
Rental Cost by Income Category –
Hidden Hills**



E. Special Needs

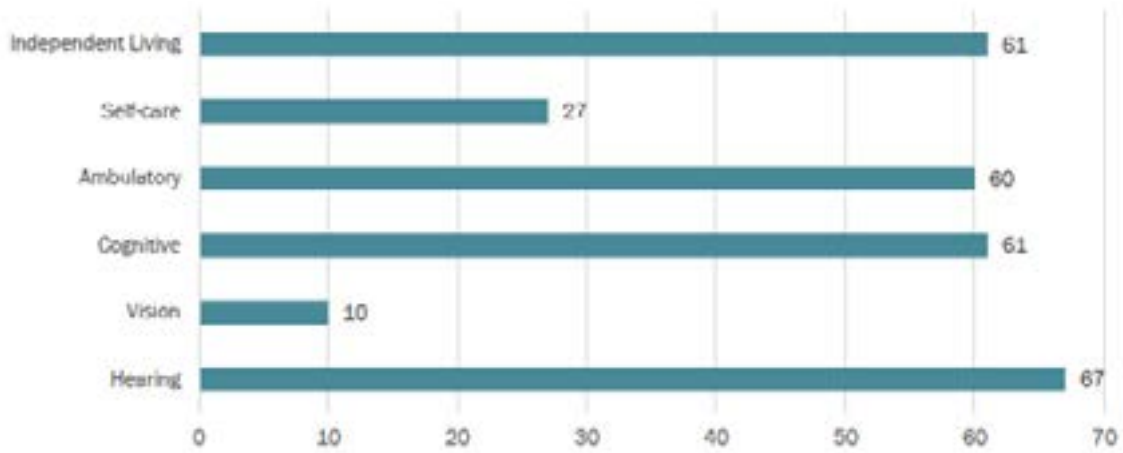
Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances such as employment and income, family characteristics, disability, or other conditions. State Housing Element law defines “special needs” groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people, and farm workers. This section contains a discussion of the housing needs facing each of these groups as well as potential strategies for addressing those needs.

1. Persons with Disabilities

Housing opportunities for persons with disabilities can be maximized through universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units. In Hidden Hills, the most commonly occurring disabilities were hearing, independent living, cognitive and ambulatory (Table II-17), while among seniors 65 and older ambulatory disabilities were experienced by about 17% of Hidden Hills's seniors (Table II-18). About 43% of Hidden Hills residents with a disability were in the labor force (Table II-19).

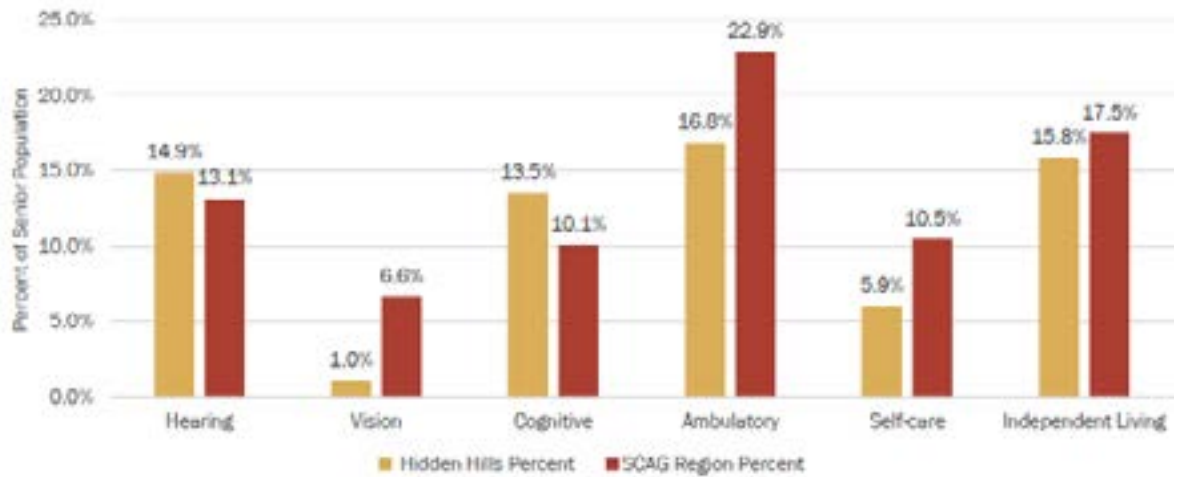
In addition to City building codes requiring accessibility features, the needs of persons with disabilities are addressed through the City’s zoning regulations allowing residential care facilities as well as exceptions to regulations that may be approved through the reasonable accommodation process. Program 7a also includes provisions to remove constraints to persons with disabilities that could result from current regulations.

**Table II-17
Disabilities by Type – Hidden Hills**



American Community Survey 2014-2018 5-year estimates.

**Table II-18
Disabilities by Type for Seniors Age 65+ - Hidden Hills vs. SCAG Region**



American Community Survey 2014-2018 5-year estimates.

**Table II-19
Persons with Disabilities by Employment Status – Hidden Hills**

| | With a Disability | Percent of Total | No Disability | Percent of Total |
|--------------------|-------------------|------------------|---------------|------------------|
| Employed | 13 | 31% | 526 | 63% |
| Unemployed | 5 | 12% | 19 | 2% |
| Not in Labor Force | 24 | 57% | 296 | 35% |
| TOTAL | 42 | | 841 | |

American Community Survey 2014-2018 5-year estimates.

Developmental Disabilities

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census Bureau does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5%. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Hidden Hills is served by the North Los Angeles County Regional Center² (NLACRC) in Van Nuys. Any resident who has a

² www.nlacrc.org

developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. NLACRC also coordinates the State-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability. According to recent DDS data there were 143 developmental disability clients being served in ZIP code 91302; however, this ZIP code includes areas outside of the City of Hidden Hills.

In addition to the services provided by NLACRC, City housing programs that respond to the needs of persons with developmental disabilities include 1d (Emergency Shelters and Transitional/Supportive Housing) and 3a (Section 8 Rental Assistance).

2. Elderly

Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. According to recent HUD data, about 13.7% of Hidden Hills' elderly households earn less than 30% of the surrounding area income compared to 24.2% in the SCAG region, and 27.5% earn less than 50% of the surrounding area income compared to 30.9% in the SCAG region (Table II-20). All elderly renter households had incomes above the median.

As the population ages, Hidden Hills will continue to see an increase in the need for facilities and services tailored to the needs of seniors. Elderly persons needing assistance with daily activities may be served by small residential care facilities, which are permitted as a single-family residential use in Hidden Hills consistent with State law. In the adjacent city of Calabasas, the Calabasas Senior Center offers a variety of activities and services for local seniors, including housing referrals to independent senior living, assisted living, board & care, and memory care facilities.

Table II-20
Elderly Households by Income and Tenure – Hidden Hills

| | | Owner | Renter | Total | Percent of Total Elderly Households: |
|--|---------------|------------|----------|------------|--------------------------------------|
| Income category, relative to surrounding area: | < 30% HAMFI | 25 | 0 | 25 | 13.7% |
| | 30-50% HAMFI | 25 | 0 | 25 | 13.7% |
| | 50-80% HAMFI | 35 | 0 | 35 | 19.2% |
| | 80-100% HAMFI | 4 | 0 | 4 | 2.2% |
| | > 100% HAMFI | 85 | 8 | 93 | 51.1% |
| TOTAL | | 174 | 8 | 182 | |

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

3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. Among Hidden Hills owner households, about 87% had less than five members and no renter households had five or more members (Table II-21). Considering the nature of the housing stock in Hidden Hills (predominantly larger single-family homes) this data suggests that there is not likely to be a shortage of large homes compared to the number of larger households. This conclusion is also supported by the very low incidence of overcrowding (see Table II-5).

The needs of large families are addressed through larger homes with more bedrooms, and homes in Hidden Hills are typically much larger than average compared to the county as a whole.

Table II-21
Household Size by Tenure

| Householder Age | Owner | | Renter | |
|-------------------|------------|-------|------------|-------|
| | Households | % | Households | % |
| 1 person | 74 | 14.1% | 0 | 0.0% |
| 2 persons | 182 | 34.7% | 3 | 15.8% |
| 3 persons | 81 | 15.4% | 3 | 15.8% |
| 4 persons | 122 | 23.2% | 13 | 68.4% |
| 5 persons | 50 | 9.5% | 0 | 0.0% |
| 6 persons | 11 | 2.1% | 0 | 0.0% |
| 7 persons or more | 5 | 1.0% | 0 | 0.0% |
| Total Households | 525 | 100% | 19 | 100% |

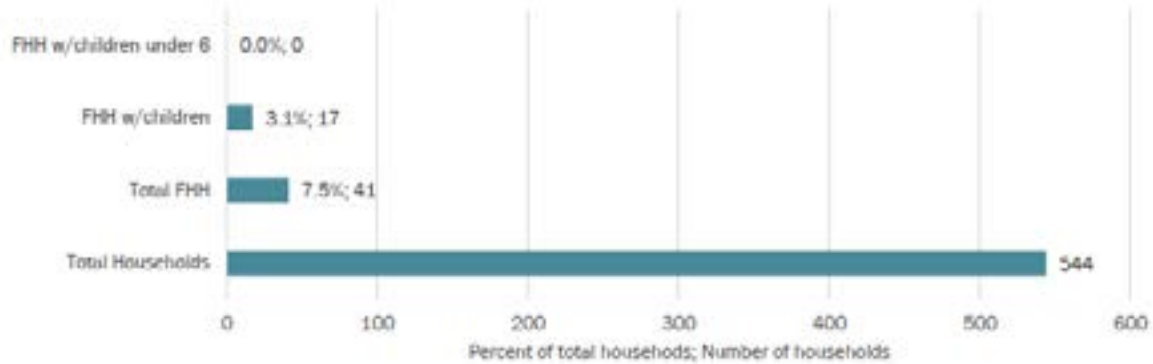
Source: SCAG; U.S. Census 2014-2018 ACS

4. Female-Headed Households

Recent Census estimates (Table II-22) reported that about 7.5% of households in Hidden Hills are female-headed (compared to 14.3% in the SCAG region), 3.1% are female-headed and with children (compared to 6.6% in the SCAG region), and none are female-headed and with children under 6 (compared to 1.0% in the SCAG region). In many areas, female-headed households have a disproportionately high housing cost burden.

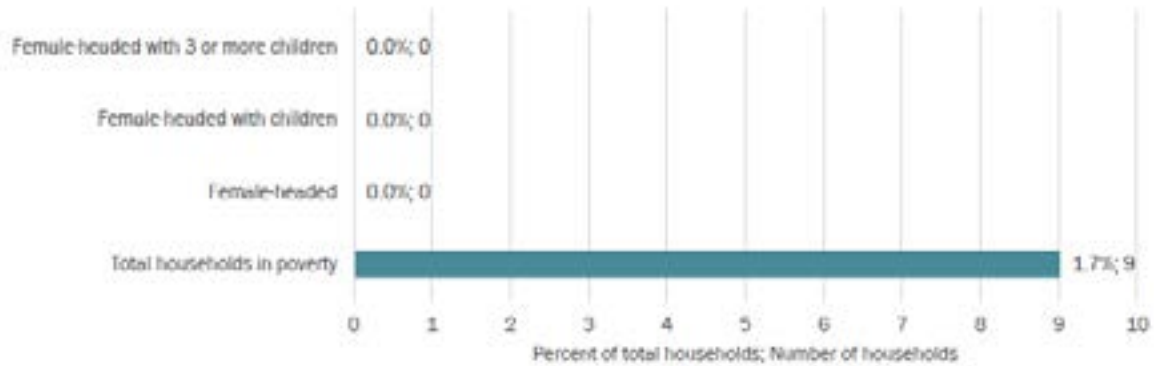
Recent Census estimates reported that approximately 1.7 percent of Hidden Hills's households are experiencing poverty, compared to 7.9 percent of households in the SCAG region (Table II-23) No female-headed households in Hidden Hills were reported as below the poverty line. In the future, the needs of lower-income female headed households in Hidden Hills would be addressed through programs in the Housing Plan (Chapter V) including Program 4a: Reverse Mortgages, Program 4b: Reduced Association Fees, Program 5a: Development Streamlining, and Program 5d: Affordable Housing Overlay.

**Table II-22
Female-Headed Households – Hidden Hills**



American Community Survey 2014-2018 5-year estimates.

**Table II-23
Households by Poverty Status – Hidden Hills**



American Community Survey 2014-2018 5-year estimates.

5. Farm Workers

Farm worker households are considered a special needs group due to their transient nature and the lower incomes typically earned by these households. Migrant workers, and their places of residence, are generally located in close proximity to agricultural areas providing employment. Although agriculture is a major industry in some portions of Los Angeles County, no significant agricultural production is found in Hidden Hills or the immediately surrounding communities. It is possible that full-time landscape maintenance workers in Hidden Hills are provided housing as part of their compensation, and the City’s regulations to encourage ADUs could help to address this need. Recent Census estimates (Table II-24) reported no jobs in farming, fishing and forestry occupations in Hidden Hills and three persons employed in the agriculture, forestry, fishing and hunting industries. Therefore, farm worker housing is not considered to be an issue for this jurisdiction. Zoning for employee housing is addressed in the analysis of City regulations regarding housing for persons with special needs in Chapter IV – Constraints.

**Table II-24
Agricultural Employment – Hidden Hills**

Farmworkers by Occupation:

| Hidden Hills | Percent of total Hidden Hills workers: | SCAG Total | |
|--------------|--|------------|--|
| 0 | 0.00% | 57,741 | Total jobs: Farming, fishing, and forestry occupations |
| 0 | 0.00% | 31,521 | Full-time, year-round jobs: Farming, fishing, and forestry occupations |

Employment in the Agricultural Industry:

| Hidden Hills | Percent of total Hidden Hills workers: | SCAG Total | |
|--------------|--|------------|--|
| 3 | 0.49% | 73,778 | Total in agriculture, forestry, fishing, and hunting |
| 0 | 0.00% | 44,979 | Full-time, year-round in agriculture, forestry, fishing, and hunting |

American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.

6. Homeless Persons

The U.S. Department of Housing and Urban Development (HUD) defines the term “homeless” as the state of a person who lacks a fixed, regular, and adequate night-time residence, or a person who has a primary night time residency that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations;
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.³

Although there are myriad causes of homelessness, among the most common are:

- Substance abuse and alcohol
- Domestic violence
- Mental illness

According to the March 2021 Homelessness Statistics by City report published by the Los Angeles Homeless Services Agency (LAHSA), there were no homeless persons reported in the City of Hidden Hills, which is within the San Fernando Valley Service Planning Area (SPA 2).

State housing law requires that jurisdictions quantify the need for emergency shelters and determine whether existing facilities are adequate to serve the need. If adequate existing facilities are not available,

³ Stewart B. McKinney Act, 42 U.S.C. §11301, et seq. (1994)

the law requires jurisdictions to identify areas where new facilities are permitted “by-right” (i.e., without requiring discretionary approval such as a use permit) or enter into a multi-party agreement with up to two other jurisdictions to accommodate the need. City regulations for emergency shelters and other facilities serving the homeless are addressed in the analysis housing for persons with special needs in Chapter IV – Constraints.

F. Assisted Housing at Risk of Conversion

There are no residential units within the City of Hidden Hills that participate in a federal, state or local program that provide some form of assistance, either through financial subsidy or a control measure. Therefore, there are no units at risk of conversion.⁴

G. Projected Housing Needs 2021-2029

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 2021 to 2029 period, also referred to as the “6th cycle” in reference to the six RHNA cycles that have occurred since the comprehensive revision of State Housing Element law in 1980. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The 2021-2029 RHNA Plan was adopted by the Southern California Association of Governments (SCAG) in March 2021. The need for housing is determined by the forecasted growth in households in a community as well as existing needs such as overpayment and overcrowding. The housing need for new households is adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. Total housing need is then distributed among four income categories on the basis of the county’s income distribution, with adjustments to avoid an over-concentration of lower-income households in any community. Additional detail regarding SCAG’s methodology used to prepare the RHNA can be reviewed on SCAG’s website at <https://scag.ca.gov/rhna>.

The share of regional housing need assigned to Hidden Hills for the 2021-2029 planning period is 40 units, which is distributed by income category as shown in Table II-25.

Table II-25
2021-2029 Regional Housing Needs – Hidden Hills

| Very Low* | Low | Moderate | Above Moderate | Total |
|-----------|-----|----------|----------------|-------|
| 17 | 8 | 9 | 6 | 40 |

Source: SCAG 2021

* The extremely-low need is assumed to be 9 units, or 50% of the very-low need per State law.

⁴ Sources: California Housing Partnership Corp; City of Hidden Hills, 2021

It should be noted that SCAG did not identify growth needs for the extremely-low-income category in the adopted RHNA. As provided in Assembly Bill (AB) 2634 of 2006, jurisdictions may determine their extremely-low-income need as one-half the need in the very-low-income category.

The inventory of land to accommodate this RHNA allocation is discussed in Chapter IV - Resources and Opportunities.

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III. RESOURCES AND OPPORTUNITIES

A. Land Resources

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of vacant land and potential redevelopment opportunities has been prepared (see Appendix B, Table B-2) and the results of this analysis are summarized in Table III-1 below. This analysis demonstrates that the City’s capacity for new housing can accommodate the RHNA in all income categories.

**Table III-1
Land Inventory Summary**

| | Income Category | | |
|--|-----------------|-------------|------------|
| | Lower | Mod | Above |
| Vacant lots (Table B-2) | - | - | 17 |
| Affordable Housing Overlay (Table B-3) | 17 | 9 | - |
| ADUs | 13 | 1 | 8 |
| Total sites | 30 | 10 | 25 |
| RHNA | 25 | 9 | 6 |
| Adequate Capacity? | Yes | Yes* | Yes |

Source: City of Hidden Hills, 2021

*Reflects the surplus of lower-income sites

Affordability Assumptions – In 2004 State Housing Element law was amended to clarify the requirements for the land inventory analysis, and established a “default density” for each jurisdiction. The default density is the density that is assumed to be sufficient to facilitate the production of lower-income housing. If a jurisdiction allows development at the default density, then no further analysis is necessary to demonstrate that those sites are suitable for lower-income housing development. The default density for Hidden Hills is 20 units/acre. During the 4th planning cycle the City adopted the Affordable Housing Overlay (AHO), which provides opportunities for lower-income affordable housing in the Commercial-Restricted zone at a density of 20 units/acre, excluding density bonus. In addition to the AHO, accessory dwelling units (ADUs) can provide affordable housing.

Infrastructure Capacity – No major problems currently exist due to inadequate water and sewer capacity. However, all infrastructure was planned by the Las Virgenes Municipal Water District to serve only the levels of development contemplated under the existing deed restrictions, and intensification of development beyond that provided under current planning and zoning policies in this area could be a problem.

Until recently, adequate water pressure could not be provided in some areas of the City due to lack of sufficient water infrastructure in those areas. Some upgrades have been installed, improving flows in deficient areas. However, water systems generally consist of four inch and, in some cases, two inch mains which are not looped, creating a challenge in maintaining adequate fire flows. Thus, new homes are equipped with fire sprinkler systems, where necessary.

B. Financial and Administrative Resources

Due to the rural, single-family nature of Hidden Hills, the City does not participate in any State or federal housing assistance programs and has no local resources for housing assistance. However, City staff will work cooperatively with applicants to facilitate affordable or special needs housing development as discussed in Chapters IV and V. Summarized below are a variety of potential funding programs that could provide assistance for affordable or special needs housing developments or activities.

| Program | Description | Eligible Activities |
|--|--|---|
| Low-income Housing Tax Credit (LIHTC) <i>www.treasurer.ca.gov/ctcac</i> | Tax credits to enable developers of low-income rental housing to raise project equity through the sale of tax benefits to investors. 4% and 9% credits available, with 4% credits often coupled with tax-exempt bonds. | New construction Acquisition/Rehabilitation |
| CalHFA Residential Development Loan Program <i>www.calhfa.ca.gov/multifamily/special/rdlp.pdf</i> | Loans to cities for affordable infill, owner-occupied housing developments. Links with CalHFA’s Downpayment Assistance Program to provide subordinate loans to first-time buyers. | Site acquisition Pre-development costs |
| Workforce Housing Program <i>cscda.org/Workforce-Housing-Program</i> | Government bonds issued to cities to acquire market-rate apartments and conversion to affordable for moderate/middle income households, generally households earning 80% to 120% of AMI. | Acquisition of market rate apartments and conversion to affordable |
| Golden State Acquisition Fund (GSAF) <i>www.goldenstate-fund.com</i> | Short term loans (up to 5 years) to developers for acquisition or preservation of affordable housing. | Preservation Site acquisition |
| Affordable Housing and Sustainable Communities Program <i>www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml</i> | Provides grants and/or loans to projects that achieve Greenhouse Gas reductions and benefit Disadvantaged Communities through increasing accessibility of: -Affordable housing -Employment centers -Key destinations | New construction Acquisition/Rehabilitation Preservation of affordable housing at-risk Conversion of non- residential to rental |
| CalHome <i>www.hcd.ca.gov/fa/calhome</i> | Grants to cities and non-profit developers to assist individual homeowners with homebuyer assistance and rehabilitation and ADU/JADU assistance (construction, repair, reconstruction, or rehabilitation). Program also includes loans to developers for homeownership projects. | Homebuyer assistance: Downpayment assistance Rehabilitation Acquisition/Rehabilitation ADU/JADU Developer assistance: Site acquisition, development |

| Program | Description | Eligible Activities |
|---|--|--|
| Infill Infrastructure Grant Program www.hcd.ca.gov/fa/iig/ www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml | Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc.) that supports higher-density affordable and mixed-income housing in infill locations. | Parks and open space Utility service improvements Streets, parking structures, transit linkages Traffic mitigation features Sidewalks and streetscape improvements |
| Local Housing Trust Fund (LHTF) Program www.hcd.ca.gov/grants-funding/active-funding/lhtf.shtml | Matching grants (dollar for dollar) to local housing trust funds that are funded on an ongoing basis from both private and public contributions or public sources. | Rental & ownership housing Transitional housing Emergency shelters Min. 30% of allocation required to assist ELI |
| Multifamily Housing Program (MHP) www.hcd.ca.gov/grants-funding/active-funding/mhp.shtml | Deferred payment loans with 55-year term for cities, for-profit and nonprofit corporations, limited equity housing cooperatives and individuals, and limited partnerships. Three percent simple interest on unpaid principal balance. | New construction, rehabilitation, or acquisition/rehab of permanent or transitional rental housing |
| National Housing Trust Fund Program www.hcd.ca.gov/grants-funding/active-funding/nhtf.shtml | Deferred payment and forgivable loans for non-profit and for-profit developers and local public entities to support development of housing for extremely low-income households. | New Construction |
| Predevelopment Loan Program www.hcd.ca.gov/grants-funding/active-funding/pdlp.shtml | Provides predevelopment short term loans to cities and non-profit developers to finance the start of lower income housing projects. | Predevelopment costs to construct, rehabilitate, convert or preserve assisted housing |
| Supportive Housing Multi-Family Housing Program (SHMHP) www.hcd.ca.gov/grants-funding/active-funding/shmhp.shtml | Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent affordable rental housing that contains a min. 35% supportive housing units. | New construction Rehabilitation Acquisition/Rehabilitation Conversion of non- residential to rental Social services within project |
| Transit-Oriented Development (TOD) Housing Program www.hcd.ca.gov/grants-funding/active-funding/tod.shtml | Low-interest loans available to developers as gap financing for rental housing developments near transit that include affordable units. Grants also available to cities for infrastructure improvements necessary for the development of specified housing developments. | Rental housing development Infrastructure necessary to support specified housing development, or to facilitate connections between development and transit stations. |

C. Energy Conservation Opportunities

California *Government Code* §65583(a)(7) requires an analysis of opportunities for energy conservation with respect to residential development. As in most of Southern California, weather in Hidden Hills is generally mild and sunny, a characteristic which is conducive to use of solar power. Income tax credits are offered for use of solar energy and other energy conservation devices. Due to the generally affluent demographic of Hidden Hills, it might be anticipated that a significant number of households could benefit from this tax credit. In addition, the Southern California Gas Company, which serves the area, maintains home weatherization programs to conserve energy, including insulation and use of double paned or other high energy rated windows. Also, passive measures such as home orientation and use of vegetation for shade and shelter may also save energy. The City of Hidden Hills has made information on energy conservation measures available at City Hall.

State law requires all new construction to comply with “energy budget” standards that establish maximum allowable energy use from depletable sources (Title 24 of the California *Administrative Code*). These requirements apply to such design components as structural insulation, air infiltration and leakage control, setback features on thermostats, water heating system insulation (tanks and pipes) and swimming pool covers if a pool is equipped with a fossil fuel or electric heater. State law also requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations to permit orienting structures to take advantage of a southern exposure, shade or prevailing breezes.

Southern California Edison (SCE) and the Southern California Gas Company offer energy conservation programs to residents including audits of home energy use to reduce electricity consumption, refrigerator rebates, solar energy equipment rebates, appliance repair and weatherization assistance to qualified low-income households, buyer’s guides for appliances and incentives, by the Gas Company, to switch from electric to gas appliances. Direct assistance to low-income households is provided by the Gas Company through the California Alternate Rates for Energy (CARE) Program and by SCE through its Energy Management Assistance Program.

Both companies have programs to encourage energy conservation in new construction. SCE’s energy rebate program applies to residential developers as well as individual customers. SCE also offers an Energy STAR new home program, and Sustainable Communities Program offering design assistance and financial incentives for sustainable housing development projects. The Gas Company’s Energy Advanced Home Program is offered to residential developers who install energy-efficient gas appliances that exceed California energy standards by at least 15%.

IV. CONSTRAINTS

A. Governmental Constraints

1. Land Use Plans and Regulations

a. General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the Hidden Hills General Plan establishes the basic land uses and density of development within the various areas of the city. Under State law, the General Plan elements must be internally consistent and the City’s zoning must be consistent with the General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element.

The Hidden Hills General Plan Land Use Element provides three residential land use designations, as shown in Table IV-1.

**Table IV-1
Residential Land Use Categories –
Hidden Hills General Plan**

| Designation | Maximum Density ¹ | Description | Acreage ² |
|---|------------------------------|--|----------------------|
| Residential Agricultural, Suburban (RA-1) | 1 du/ac | Single-family detached homes on minimum 1-acre lots; second unit permitted without kitchen facilities. | 821.46 |
| Residential Agricultural, Suburban (RA-2) | 1 du/ac | Single-family detached homes on minimum 1-acre lots; second unit permitted with kitchen facilities. | 88.45 |
| Single Family Residential (R-SF) | 2.2 du/ac | Single-family detached homes on minimum 20,000 SF lots | 1.97 |
| Total | | | |

Source: City of Hidden Hills General Plan

1 Density expressed in dwelling units per gross acre

2 Total acreage including developed and vacant land

It should be noted that the minimum lot sizes required by the General Plan are reflective of, and in some areas, less restrictive than, lot sizes required under the Hidden Hills Protective Restrictions included in the Hidden Hills Community Association Covenants, Conditions and Restrictions (CC&Rs) which preceded the establishment of the City of Hidden Hills. Additional information on the CC&Rs can be found in Section IV.B. *Non-Governmental Constraints*.

The City of Hidden Hills General Plan is not considered a constraint to the goals and policies of the Housing Element as the City’s zoning is consistent with the General Plan and sufficient capacity for new housing has been identified to accommodate the 2021-2029 RHNA.

b. Zoning Designations and Development Standards

The City regulates the type, location, density, and scale of residential development through the Municipal Code. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Municipal Code also helps to preserve the character and integrity of existing neighborhoods. For example, the City adopted an ordinance amending the standards regarding development on ridgelines. The Municipal Code sets forth residential development standards for each zone district.

The zones that allow residential subdivisions, single-family houses, or accessory dwelling units as a permitted use are as follows:

- R-A-S** Residential Agricultural Suburban
(one acre minimum lot area)
- R-A-S-2** Residential Agricultural Suburban-2
(one acre minimum lot area)
- R-1** Residential
(20,000 square feet minimum lot area)

A summary of the development standards for the three zones permitting residential development is provided in Table IV-2. For single-family homes, the smallest allowable lot size is 20,000 square feet (in the R-1 zone); however, there are only five parcels in the R-1 district and most parcels in the city are a minimum of one acre in size. While lots are large by current urban standards in Southern California, it should be recognized that Hidden Hills was planned as a rural single-family residential community in the 1950s with CC&Rs to protect its equestrian character. Further, the city was mostly developed more than 30 years ago when land costs were much lower and the pressures for higher density did not exist. As a result, the potential for new residential development is extremely limited. The City’s development standards continue to be viewed as necessary to protect the public health, safety and welfare and maintain the quality of life as envisioned by the CC&Rs, and are not considered to be unreasonable constraints on the development of housing.

**Table IV-2
Residential Zones**

| Development Standard | Zoning Designations | | |
|--|---------------------|--------------------|--------------------|
| | R-A-S | R-A-S-2 | R-1 |
| Maximum Density (DU) ¹ | 1 du/ac | 1 du/ac | 2.2 du/ac. |
| Maximum Bldg. Coverage (% of lot) | 30% | 30% | 30% |
| Minimum Front Yard (ft.) | 50 | 50 | 35 |
| Minimum Side Yard (ft.) | 25 | 25 | 5 ² |
| Minimum Rear Yard (ft.) | 50 | 50 | 15 ³ |
| Maximum Building Envelope Height (ft.) | 26-34 ⁴ | 26-34 ⁴ | 26-34 ⁴ |

Source: Hidden Hills Zoning Code

Notes:

1. Density expressed in dwelling units per net acre.
2. Minimum yard setback is 25 feet if adjacent to R-A-S zone.
3. Rear yard may be reduced to 5 feet when abutting the C-R zone.
4. Depending on setback.

The R-A-S Zone differs from the R-A-S-2 Zone primarily in that the R-A-S-2 Zone allows additional building height and larger accessory units. Building height is regulated through the building height envelope and building height cap.

The *building height envelope* is defined as: The vertical dimension of the building as measured from each point in the pre-existing grade to the directly vertical point of the finished roof (excluding chimneys).

The *building height cap* is defined as: The greatest vertical dimension of a building as measured from the lowest point where the foundation adjoins the finished exterior grade to the top of the highest portion of the finished roof (excluding chimneys).

All height, lot coverage, and setback requirements are consistent with Hidden Hills Community Association requirements. The overall intent of the City’s residential zoning standards is to preserve the community’s rural equestrian character and privacy through large lots, low maximum coverage requirements and ample setbacks. Relaxation of the standards by the City would have little or no effect on development due to the separate Association requirements that apply to all parcels in the city, but for a few.

**Table IV-3
Permitted Residential Development by Zone**

| Housing Type Permitted | R-A-S | R-A-S 2 | R-1 | CR |
|---|-------|---------|-----|-----|
| Single-Family Detached | P | P | P | - |
| Single-Family Attached | - | - | - | P** |
| Multi-Family | - | - | - | P** |
| Transitional & Supportive Housing | P | P | P | P** |
| Res. Care Facilities (6 or fewer clients) | P | P | P | P** |
| Manufactured Housing* | P | P | P | P** |
| Mobile Home* | P | P | P | - |
| Accessory Dwelling Units | P | P | P | P |

Source: Hidden Hills Zoning Code
 P – permitted use C – conditional use
 *On a permanent foundation
 **Subject to Affordable Housing Overlay (AHO) regulations

Zoning for Lower-Income Households

Lower-income multi-family housing is permitted by-right (i.e., non-discretionary) in the Commercial-Restricted (C-R) zone subject to the Affordable Housing Overlay (AHO) regulations. Development standards in the AHO zone are established in Municipal Code Sec. 5-2F-9 - Affordable Housing Overlay as follows:

1. Have a minimum density of 20 units per acre.
2. Have a minimum of 16 units.
3. Be comprised entirely of Lower-income multiple-family dwelling units affordable to Lower-income households as set forth in subsection F. below. Notwithstanding, a mixed-use development consisting of lower-income multiple family dwelling units and commercial

development may be allowed, provided that the residential portion of the project complies with the requirements of this Section, in addition to all other applicable requirements of this Code, and the commercial portion of the project complies with all applicable requirements for commercial developments in this Code.

4. Comply with the development and land use standards of this Article.
5. Receive approval from the Planning Agency of an architectural and site plan for design review purposes only.

The following objective standards are applicable in the CR zone:

| | |
|----------------|-------------------|
| Height limit: | 30 feet/2 stories |
| Yard setbacks: | Front: 25 feet |
| | Side: 25 feet |
| | Rear: 25 feet |

Any multi-family or mixed-use development within the AHO complying with applicable affordability requirements would also qualify for a modification to these development standards through the provisions of density bonus law. The AHO regulations also require that any development other than lower-income multiple-family dwellings within the AHO may only be approved if the City finds that the development will not reduce or eliminate the capacity of sites within this overlay zone necessary to accommodate the adjusted RHNA for lower-income households.

c. Special Needs Housing

Housing for persons with special needs includes residential care facilities, employee housing, emergency shelters, transitional housing, supportive housing, and single-room-occupancy units. Many of these types of housing serve the needs of extremely-low-income households. The City's provisions for these housing types are discussed below.

Extremely Low-Income Households

Many persons and households served by special needs housing fall within the *extremely-low-income* (ELI) category, which is defined as 30% or less of area median income. Housing for ELI households is addressed through the provision of accessory dwelling units as well as in the Affordable Housing Overlay (AHO) zone.

Residential Care Facilities

Residential care facilities refer to any family home, group home, or rehabilitation facility that provides non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. Licensed residential care facilities that serve six or fewer persons are allowed as a single-family residential use in all residential zones. These regulations are consistent with State law.

Facilities serving more than six persons are not currently permitted within the city. To address this constraint to fair housing for persons with disabilities, Program 7a in the Housing Plan (Chapter V) includes a commitment to review and amend the Zoning Code, as necessary, to ensure requirements for

residential care facilities for more than six persons are consistent with State law and fair housing requirements.

Housing for Persons with Disabilities

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The Building Codes adopted by the City of Hidden Hills incorporate accessibility standards contained in Title 24 of the California Administrative Code.

In addition, cities can adopt “reasonable accommodation” procedures to streamline the approval process for adjustments to regulations and standards where necessary to improve accessibility for persons with disabilities. In 2012 the City Council adopted a reasonable accommodation ordinance in conformance with State law. The ordinance (Municipal Code Sec. 5-2L-1 et seq.) allows the Planning Director to approve reasonable accommodation requests administratively (i.e., without a public hearing). There is no fee for filing a reasonable accommodation request, and if the request is associated with a discretionary permit the applications are processed concurrently. This simplified reasonable accommodation process helps to address the needs of persons with all types of disabilities, including developmental disabilities. The following findings are required for approval of a reasonable accommodation request:

1. The accommodation is requested by or on behalf of one or more persons with a disability protected under the Fair Housing Laws.
2. The requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a residence.
3. The requested accommodation will not impose an undue financial or administrative burden on the City.
4. The requested accommodation will not result in a fundamental alteration in the nature of the City's land use and zoning program.
5. The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.

In determining whether the requested reasonable accommodation is necessary to provide one or more disabled persons an equal opportunity to use and enjoy a residence, the City may consider, but is not limited to, the following factors:

1. Whether the requested accommodation will affirmatively enhance the quality of life of one or more individuals with a disability.
2. Whether the individual(s) with a disability will be denied an equal opportunity to enjoy the housing type of their choice absent the accommodation.
3. Whether the requested accommodation is necessary to make facilities of a similar nature or operation economically viable in light of the particularities of the relevant market and market participants.

4. Whether the existing supply of facilities of a similar nature and operation in the community is sufficient to provide individuals with a disability an equal opportunity to live in the City.

In determining whether the requested reasonable accommodation would require a fundamental alteration in the nature of the City's land use and zoning program, the City may consider, but is not limited to, the following factors:

1. Whether the requested accommodation would fundamentally alter the character of the neighborhood.
2. Whether the requested accommodation would result in a substantial increase in traffic or insufficient parking.
3. Whether granting the requested accommodation would substantially undermine any express purpose of either the City's general plan or an applicable specific plan or other similar regulatory document.
4. Whether the requested accommodation would create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation

No requests for reasonable accommodation have been submitted in recent years. However, in its review of current regulations the City has determined that some of the required findings are subjective and could be considered a constraint on housing for persons with disabilities. Therefore, Program 7a is included in the Housing Plan to review and update the findings for approval of a reasonable accommodation request to remove this potential constraint.

Definition of “Family”

The Zoning Code defines *Family* as “Two or more persons living together as a single housekeeping unit in a single dwelling unit. Family also means the persons living together in a licensed residential facility, as that term is defined in California Health & Safety Code Section 1502(a)(1), serving six or fewer persons, excluding the licensee, the members of the licensee's family, and persons employed as facility staff who reside at the facility.” *Single Housekeeping Unit* is defined as “The functional equivalent of a traditional family, whose members are an interactive group of persons jointly occupying a single dwelling unit, including the joint use of and responsibility for common areas, and sharing household activities and responsibilities such as meals, chores, household maintenance, and expenses, and where, if the unit is rented, all adult residents have chosen to jointly occupy the entire premises of the dwelling unit, under a single written lease with joint use and responsibility for the premises, and the makeup of the household occupying the unit is determined by the residents of the unit rather than the landlord or property manager.”

These definitions are consistent with State law and do not pose a constraint to housing for persons with disabilities.

Farm Worker Housing

As discussed in Chapter II, (Needs Assessment), Hidden Hills is not located within or near a major agricultural area and has no significant need for farm worker housing. However, in conformance with

the State Employee Housing Act⁵, the Municipal Code allows agricultural employee housing for up to six persons as a single-family residential use. In addition, employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single household must be deemed an agricultural land use (Health and Safety Code Sec. 17021.6). Program 7d in the Housing Plan (Chapter V) includes a commitment to process an amendment to the Zoning Ordinance to incorporate current requirements regarding agricultural employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single household consistent with State law.

Emergency Shelters and Low Barrier Navigation Centers

The Municipal Code defines *Emergency Shelter* as “Housing with minimal supportive services for homeless persons that limits occupancy by homeless persons to six months or less and that does not deny emergency shelter due to a person's inability to pay.”

As discussed in Chapter II, no homeless persons have been observed in Hidden Hills, and there is no apparent need for a shelter in the city. However, in conformance with State law the Municipal Code allows emergency shelters by-right in the Commercial Restricted (CR) zone subject to appropriate development standards. The CR zone encompasses two parcels ranging in size from 0.44 acres to 0.85 acres and can accommodate at least one emergency shelter. As discussed in Appendix B, the 0.44-acre parcel is currently used as a City-owned parking lot and a small commercial building occupies less than half of the 0.85-acre parcel, creating realistic opportunities for an emergency shelter.

The CR zone provides the best opportunity for an emergency shelter since nearly the entire city of Hidden Hills lies within a guard-gated single-family residential community that pre-dates the incorporation of the City in 1961. The CR parcels are among the very few parcels located outside the boundaries of the Community Association and are close to major transportation routes and commercial facilities in the adjacent city of Calabasas. With the exception of one small real estate office there are no commercial services or facilities in Hidden Hills that could serve the needs of homeless persons. Other vacant parcels are either within the boundaries of the Community Association, and therefore limited to single-family residential use, or are not readily accessible to public transportation and commercial services.

There are no known hazardous conditions affecting these properties that would render them unfit for human habitation. Standards for emergency shelters include the following:

- Submittal of a Management and Operations Plan;
- Maximum of 6 beds;
- Minimum distance of 300 feet between emergency shelters;
- Maximum length of stay of 180 days in any 365-day period;
- Minimum of one employee, in addition to security personnel, on duty during operational hours;
- Security personnel shall be provided during operational hours;
- Exterior lighting;

⁵ Health and Safety Code Section 17021.5

- Minimum parking of one space per 4 beds plus one for each employee or volunteer on duty, plus a bicycle rack.

These standards are reasonable and appropriate in consideration of the need for emergency shelters in Hidden Hills (i.e., no homeless persons have been identified in the city) and do not pose an unreasonable constraint. The 300-foot separation requirement for emergency shelters is consistent with State law. Recent changes to State law modified the allowable parking standards for emergency shelters; therefore, the Housing Plan includes Program 7b to process a Code amendment to update parking standards consistent with current State law.

In 2019 the State Legislature adopted AB 101 establishing requirements related to local regulation of *low barrier navigation centers*, which are defined as “Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” *Low barrier* means best practices to reduce barriers to entry, and may include, but is not limited to:

- (1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- (2) Accommodation of residents’ pets
- (3) The storage of possessions
- (4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms

Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones permitting multi-family uses. Program 7b in the Housing Plan includes a commitment to process an amendment to the Zoning Code in compliance with this requirement.

Transitional and Supportive Housing

“*Transitional housing*” means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance (Government Code §65582[j]).

“*Supportive housing*” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (Government Code §65582[g]). “*Target population*” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care

system, individuals exiting from institutional settings, veterans, and homeless people (Government Code §65582[i]).

The City Zoning Ordinance allows transitional or supportive housing facilities subject to the same standards and procedures as apply to other residential uses of the same type in the same zone. In 2018 AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. Program 7c in the Housing Policy Plan includes a commitment to process an amendment to the Zoning Ordinance in compliance with current State law.

Single Room Occupancy

Single room occupancy (SRO) facilities are small studio-type multi-family units, typically intended for lower-income residents or senior citizens. Multi-family housing developments (including SROs) are permitted in the CR zone pursuant to the Affordable Housing Overlay regulations (Municipal Code Section 5-2F-9).

d. Off-Street Parking Requirements

The Zoning Code requires a minimum of two parking spaces in a fully enclosed garage for every single-family home, regardless of the number of bedrooms. Parking requirements for multi-family or mixed-use developments in the Affordable Housing Overlay would be established through density bonus regulations (Municipal Code Section 5-2M-1 et seq.).

e. Accessory Dwelling Units

Given that domestic service is a significant source of employment within Hidden Hills, ADUs can provide affordable housing for low-income residents working in the community. Accessory units also serve to augment resources for senior housing, or other segments of the population. The Housing Plan (Chapter V) contains Program 5b to continue to encourage the development of additional ADUs as a key component of the City's strategy for meeting its share of regional housing needs for lower-income persons.

f. Density Bonus

State density bonus law provides incentives to developers to include low- and moderate-income housing units in their developments. AB 2345 of 2019 amended State law to revise density bonus incentives that are available for affordable housing developments. Program 5c in the Housing Plan includes a commitment to review City density bonus regulations and process an amendment to reflect these changes to State law.

g. Mobile Homes/Manufactured Housing

There is often an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted

land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code. The City's Zoning Code allows mobile homes or manufactured housing on a permanent foundation in all residential zones in conformance with State law.

h. Inclusionary Zoning

The City has not adopted any inclusionary zoning requirements.

i. Short-Term Rentals

The City has not adopted any short-term rental restrictions.

j. Building Codes and Enforcement

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions. Further, State law requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an expressed finding that the change is needed.

The City's building codes are based upon the California Building, Plumbing, Mechanical, Fire and Electrical Codes. These are considered to be the minimum necessary to protect the public's health, safety and welfare.

In only minor cases do City standards differ from State building codes. City amendments have been adopted in the areas of soil and erosion, pool barriers, fire, architectural, and structural requirements. While some of these may add to building costs, they are deemed reasonable and necessary to protect public health and safety.

The City enforces zoning and building codes for new development primarily through the permit review, plan check and building inspection process. Code violations for existing development are addressed either on a complaint basis or by observations of City staff. When a violation is noted, the City seeks to resolve the issue through notification to the property owner and assistance in identifying solutions to remedy the violation.

2. Development Processing Procedures

a. Residential Permit Processing

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of State requirements, the City has structured its development review process in order to minimize the time required to obtain permits while ensuring that projects meet applicable requirements. It should be noted that nearly all projects within the Hidden Hills Association require approval of the Association's Architectural Committee, which is not under City control and adds to project review time. However, projects that obtain Association approval are exempt from City Site Plan Review. If required, the City's Site Plan Review process focuses on the physical design of buildings to ensure that they are compatible with adjacent properties in terms of building height, scale, and privacy (e.g., building separation and placement of windows, decks and balconies), and that topographic features

are preserved to the extent feasible. Site Plan Review applications are reviewed by the City Council at a public hearing. There have been no requests requiring Site Plan Review in at least the past 22 years.

If approval of a Site Plan Review were required, applicable procedures are established in Section 5-2H-1 et seq. of the Municipal Code. Required findings for approval are as follows:

1. That the proposed development is designed and will be developed to preserve to the greatest extent practicable the natural features of the land, including the existing topography and landscaping;
2. That the proposed development is designed and will be developed in a manner which will be reasonably compatible with the existing neighborhood character in terms of scale of development in relation to surrounding residences and other structures;
3. That the proposed development is designed and will be developed in a manner which will preserve to the greatest extent practicable the privacy of persons residing on adjacent properties;
4. That the proposed development is designed and will be developed in a manner to the extent reasonably practicable so that it does not unreasonably interfere with neighbors' existing views;
5. That the proposed development is compatible with the General Plan, the Zoning Ordinance and surrounding uses;
6. That the proposed development follows natural contours of the site to minimize grading;
7. That the proposed development preserves surrounding native vegetation and supplements it with landscaping that is compatible with and enhances the rural character of the community; and
8. That the proposed development conforms with the requirements of the California Environmental Quality Act.

Small projects proposing an addition to an existing structure of not more than 500 square feet, no more than 1,000 total square feet, that does not include the construction of a new second or higher story or an addition to an existing second or higher story; and there has not been a previous application under this Section concerning the same property within 24 months preceding the date of the current application which would have required Site Plan Review are exempt from Site Plan Review.

Pursuant to the Affordable Housing Overlay (AHO) regulations of Municipal Code Section 5-2F-9, qualifying multi-family developments are permitted by-right in the AHO portion of the CR zone. Discretionary Site Plan Review is not required for qualifying projects. The review process would include only ministerial plan check for compliance with objective development and design standards.

There have been no Site Plan Review applications or denials in at least the past 22 and all applications during that time have been exempt from Site Plan Review. These requirements are reasonable in the context of the community and do not pose a constraint to the cost and supply of housing. In the event that a Site Plan Review application were filed, the City would facilitate the application process by providing guidance to applicants in preparing plans to expedite the review process. City staff is also available to meet with applicants and their architects and contractors to explain requirements and suggest options. Application forms and other reference materials are posted on the City website⁶.

⁶ <https://hiddenhillscity.org/city-departments/building-and-safety/downloadable-forms/>

For discretionary permits such as conditional use permits or variances for projects not meeting basic standards, processing typically takes 90 days from the time an application is determined to be complete, including mandated public review and noticing periods.

After Site Plan Review or other discretionary approval (if required) applicants prepare detailed plans and application for building permits. The time between planning approval and submittal of a building permit application depends on many factors that are outside the City's control, but a time period of 8 weeks is typical. Plan check for processing of building permits is generally one to two weeks, which is less time than in most communities.

The City has not yet prepared written procedures for the implementation of SB 35 streamlined review for qualifying projects. Program 5a is included in the Housing Plan to address this requirement.

b. Environmental Review

Environmental review is required for all development projects under the California Environmental Quality Act (CEQA). Most residential projects in Hidden Hills are either Categorically Exempt or require an Initial Study and a Mitigated Negative Declaration. Developments that have the potential of creating significant impacts that cannot be mitigated require the preparation of an Environmental Impact Report. Once deemed complete, most residential projects that require a Mitigated Negative Declaration take two to three months to complete, inclusive of mandatory public review periods. Categorically Exempt developments such as ADUs require a minimal amount of time. As a result, while State-mandated environmental review may add to permit review times, the City has no authority to reduce or eliminate these requirements.

3. Development Fees and Improvement Requirements

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. These fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived.

Table IV-4 shows the development fees the City charges for new single-family or multi-family residential development. Many of the fee categories listed in this table are not applicable to most developments. For example, a single-family or multi-family development on an existing lot that complies with applicable development standards is not subject to a fee for a conditional use permit, minor accommodation, variance, tentative tract map, site plan review, minor site plan review, or lot line adjustment. Fees are calculated the same for single-family and multi-family development depending on the size of the project. Development fees are estimated at approximately \$20,000 to \$80,000 per unit which is modest in comparison to property values and total development cost. Unlike many urban and suburban jurisdictions, Hidden Hills has no traffic impact fee.

The City periodically evaluates the actual cost of processing the development permits when revising its fee schedule.

**Table IV-4
Development Fee Summary**

| Fee Category | Fee or Deposit Amount |
|--|---|
| Planning and Application Fees | |
| Conditional Use Permit | \$8,078 |
| Minor Accommodation (w/out CC review) | \$968 |
| Variance | \$3,709 |
| Tentative Tract Map | \$15,189 + \$549/lot |
| Site Plan Review | \$759 |
| Minor Site Plan Review | \$210 |
| Lot Line Adjustment | \$2,580 |
| Environmental | |
| Environmental Review/Initial Study | \$1,935+ Actual cost of document preparation (if not exempt) |
| Public Works | |
| Curb and Gutter | Actual cost |
| Sidewalks | Actual cost |
| Curb Drains | Actual cost |
| Residential Driveways | Actual cost |
| City Engineering | |
| Grading Plan Check & Permit | Dependent on quantities. 50 cu.yd.: \$923.46 plan check + \$314.16 permit 500,000 cu.yd.: \$33,295 plan check + \$16,215 permit |
| Plan Check | \$1,519 + 7.20% of first \$50,000 of improvement cost + 5.75% of next \$100,000 of improvement cost + 4.30% of improvement cost thereafter |
| Construction Permit | \$1,371+\$158 Issuance fee + 11.50% of first \$1000,000 of improvement cost + 10% of next \$100,000 of improvement cost + 8.6% of improvement cost thereafter |
| Residential Inspection (where no other fee exists) | \$178.50/hr. |
| Las Virgenes Municipal Water District Fees | |
| Water Hookup | \$84,000 (\$4,200/unit*) |
| Sewer Hookup | \$38,000 (\$1,900/unit*) |
| Typical Cost per Unit (Estimated % of total development cost) | \$20,000 – 130,000 (1-2%) |

Source: City of Hidden Hills, 2023
*Based on a 20-unit multi-family project

Hidden Hills is located in a hilly area and roadways are typically narrow and winding. The Circulation Element identifies three collector streets (Long Valley Road, Round Meadow Road, and Spring Valley Road) and no arterials. Long Valley Road, the major collector for the City, is 26 feet wide, including 3-foot concrete swales. The remaining roadways are all local streets. All streets are owned and maintained by the Community Association except for small areas outside the security gates. The General Plan requires new private roads to have a minimum right-of-way width of 60 feet and that all streets be designed to keep the rural, equestrian character of the community. Typically, local streets are minimally improved with paving, rolled gutters and equestrian trails. These policies preclude excessive improvement standards that could act as an unreasonable constraint to housing development in Hidden Hills.

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on new development. The City requires developers to provide on-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. No off-site improvements are typically required. While dedication of land or in-lieu fees are typically required in most cities for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act, these requirements are unlikely to be required in Hidden Hills due to its built-out nature.

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements. Compared to most other jurisdictions in the region, development fees in Hidden Hills are low in relation to property values.

B. Non-Governmental Constraints

1. Private Codes, Covenants, and Restrictions (CC&Rs)

Most residential land in the city is subject to the Hidden Hills Community Association CC&Rs, which were adopted at the time of the original subdivisions forming the bulk of the city. Eighteen separate sets of deed restrictions have been recorded since 1950. The CC&Rs are comprehensive and apply to everything from land use to architectural review. Community Association CC&Rs do not apply to properties outside the Association boundaries, which includes the Affordable Housing Overlay area.

The Hidden Hills Community Association, a private homeowner's association, currently oversees compliance with the CC&Rs. The Association has an independently elected board, outside the control of the City of Hidden Hills. The City has no authority to modify or remove the restrictions. Amendment of the CC&Rs requires an affirmative vote of two-thirds of the membership of the Association as well as approval of their lenders.

The CC&Rs are reflected in the City's General Plan and Zoning Code, which establish the basic land uses, densities, and development requirements for the city. However, new housing within the Association is subject to the Association's Architectural Standards and requires approval of the Association's Architectural Commission. Any subdivision of property also requires the Association's approval. The timeframe for Architectural Review can vary considerably and is not under City control.

Additionally, all City residents must pay an annual assessment for maintenance, improvements and other Association expenses. These assessments are in addition to property taxes, adding to the cost of home ownership in the city.

2. Environmental Constraints

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, agricultural lands, and areas located within very high fire hazard zones. In many cases, development of these areas is constrained by State and federal laws (e.g., FEMA floodplain

regulations, the Clean Water Act and the Endangered Species Act, the State Fish and Game Code, and the Alquist-Priolo Act).

The City of Hidden Hills is characterized by rolling to rugged terrain, which presents significant constraints to the development of the remaining vacant land.

Hidden Hills is located in County Fire Zone 3, a high brush fire hazard area, and the southern and western portions of the city are within the Very High Fire Hazard Severity Zone as designated by Cal Fire. The City's building code requires fire retardant roofs for all residential structures.

Significant geologic constraints are also imposed by active landslides and potentially active landslides within the city. Geologic risks are addressed by Public Safety Element policies, and through the building permit review process.

The City's land use plans have been designed to protect sensitive areas from development, and protect public safety by avoiding development in hazardous areas. While these policies constrain residential development to some extent, they are necessary to support other public policies and ensure public safety.

3. Infrastructure Constraints

Wastewater Treatment. The Las Virgenes Municipal Water District (LVMWD) provides sanitary sewer service for the city through local collector sewers operated by the Los Angeles County Consolidated Sewer Maintenance District. Nearly all of the properties in the city are served by the public sewer system. Sewage collected in the city is discharged for treatment in the City of Los Angeles' wastewater facilities at their Tillman and Hyperion Treatment plants, in accordance with an agreement between the LVMWD and the City of Los Angeles. City staff has confirmed that the wastewater treatment system has the capacity to serve all present and projected future water needs, and therefore is not a constraint to housing production consistent with the RHNA allocation for the planning period.

Water Supply. Domestic water for City residents is supplied by LVMWD. The LVMWD obtains all of its water supply from the Metropolitan Water District of Southern California (MWD), part of the State Water Project. According to the LVMWD, portions of the City's water system have not been updated to the 1,250 gallon-per-minute minimum requirements currently required by the Los Angeles County Fire Department. While the County has not indicated a need to upgrade the older lines, new development must meet the 1,250 GPM standard. City staff has confirmed with LVMWD that domestic water supply is not expected to preclude development consistent with the RHNA allocation for the planning period.

Storm Water Drainage. Storm water runoff is handled by a flood control system owned maintained Los Angeles County Department of Public Works. According to Federal Emergency Management Agency maps, the City of Hidden Hills has a low potential for flooding; therefore, storm water drainage is not expected to act as a constraint to housing development.

Dry Utilities. Dry utilities such as electric, telephone, cable and internet are provided by private companies and are expanded to meet demand as development occurs and are not a significant constraint to housing development during the 2021-2029 planning period.

This analysis demonstrates that sites identified in Appendix B have sufficient existing or planned access to water, sewer, and dry utilities to accommodate housing needs during the planning period.

4. Land Costs

Land represents one of the most significant components of the cost of new housing and land values fluctuate with market conditions. In Hidden Hills land costs represent a relatively high proportion of total housing costs, due in part to large lot sizes. As the remaining developable land has become scarcer, the price of land in the City has risen. In addition, the land which has not yet been developed tends to have more environmental constraints, such as topographical features that require extensive grading, and is thus more costly to develop. Typical land cost is currently \$2 million for a one-acre parcel in the residential zones.⁷

5. Construction Costs

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Hidden Hills are not substantially different than other cities with similar topographical conditions in Los Angeles County. Because all new housing development is custom homes on relatively difficult sites, construction cost is typically much higher than for tract-type production housing.

6. Cost and Availability of Financing

Hidden Hills is similar to most other Southern California communities with regard to private sector home financing programs. One of the most significant changes brought about by the “Great Recession” was a tightening of mortgage underwriting standards, which has impacted low-income families more than other segments of the community. For those with good credit ratings, interest rates have been at historic lows, resulting in increased affordability.

7. Requests to Develop at Lower Densities

The City has not received requests to develop at lower densities than allowed by zoning and assumed in the sites inventory (Appendix B).

⁷ City of Hidden Hills, 2021

V. HOUSING PLAN

The primary focus of the Housing Element is to meet existing and anticipated housing needs and to protect existing residential neighborhoods in Hidden Hills. The policies and implementation measures of the Housing Element are aimed at preserving the quality of the living environment, protecting the lower-density character of the area, conserving the existing housing stock, addressing local and regional housing needs, providing for the City's share of housing for all economic groups and persons with disabilities, providing housing assistance to lower-income residents, and ensuring fair housing practices.

A. Goals, Policies and Implementation Programs

GOAL I. Preserve the quality of existing neighborhoods to provide a safe and healthful living environment for all residents.

Policy 1. Preserve the scale of development in existing residential neighborhoods.

Program 1. Zoning and Development Standards. Continue to enforce the Zoning Code, which regulates height, lot coverage, setbacks, open space, etc.

Funding source: General Fund; plan check/permit fees

Implementation schedule: Continuous

Responsibility: Planning staff

Policy 2. Encourage the maintenance of existing dwellings in order to maintain public health and safety.

Program 2. Property Maintenance. Pursue pro-active code enforcement and work cooperatively with the Hidden Hills Community Association to encourage property maintenance, including sharing information regarding problem properties to the extent permitted consistent with preservation of privacy of the homeowner.

Funding source: General Fund

Implementation schedule: Continuous

Responsibility: Planning and Building staff

GOAL II. Provide housing opportunities for all economic segments of the community, including persons with special needs.

Policy 3. Provide adequate sites for new housing consistent with the capacity of infrastructure to handle increased growth.

Program 3. Infill Residential Development. Encourage development of existing vacant and underutilized residential infill sites and accessory dwelling units by posting City plans and regulations on the City website (see also Program 5b).

Funding source: General Fund and permit revenue

Implementation schedule: Continue to post and annually update City zoning and other regulations on the City website throughout the planning period.

Responsibility: Planning and Building staff

Policy 4. *Preserve existing affordable housing stock.*

Program 4a. Reverse Mortgages. Encourage the provision of reverse mortgages by local lending institutions and increase community awareness of such alternatives by posting information in City Hall and on the City’s website.

Funding source: General Fund

Implementation schedule: Continue to post and annually update information on reverse mortgages throughout the planning period

Responsibility: Planning staff

Program 4b. Reduced Association Fees. Continue to work cooperatively with the Hidden Hills Community Association to waive or reduce Association fees for low- and moderate-income households.

Funding source: General Fund

Implementation schedule: Contact the Community Association on an annual basis throughout the planning period.

Responsibility: Planning staff

Policy 5. *Facilitate the development of additional extremely-low-, very-low-, low- and moderate-income housing, as well as housing for persons with developmental disabilities.*

Program 5a. Development Streamlining. Continue efforts to reduce housing costs by streamlining the development review process to the extent feasible for projects that include extremely-low-income units and supportive housing for persons with disabilities, including developmental disabilities. Provide concurrent processing of all discretionary applications for a project. Improve plan check efficiencies through use of computer permit tracking and online plan check and permitting systems.

The City will also continue to post zoning, development standards and fees on the City website consistent with new transparency requirements. In addition, the City will prepare written procedures for streamlined ministerial processing pursuant to SB 35.

Funding source: General Fund and development fee revenues

Implementation schedule: Implement a computer plan check and permit issuance system by December 2022; Prepare SB 35 procedures by December 2022; implementation throughout the planning period

Responsibility: Planning, Engineering and Building staff

Program 5b. Accessory Dwelling Units. ADUs are an important component of the City’s strategy to facilitate production of low- and moderate-income housing, including extremely-low-income units and supportive housing for persons with developmental disabilities. In recent years the State Legislature has amended housing law to incentivize production of ADUs. The City will ensure that zoning regulations are consistent with

State ADU law as it may be amended from time to time. In addition, the City will offer Incentives to encourage ADU development, including the following:

- Allow modification of development standards (e.g., setbacks), if necessary to accommodate ADUs as required by State law
- Fast-track ADU plan review and permit processing
- ~~Marketing and promotion of~~ ADUs to applicants for new construction or substantial remodels when applications are received
- Provide direct mail flyers ~~in City Hall, in City newsletters, and by direct mail~~ annually to all households in the city promoting ADUs

~~Monitor the results of this program and report to the City Council and HCD annually on program accomplishments. Annually monitor its progress in permitting an average of at least 4 ADUs annually, for a total of 33 ADUs during the 8.25 year planning period, in conjunction with Annual Housing Element Progress Report. The analysis will track applications for ADUs, location, affordability, and other important features. If the program’s incentives are found not to be effective in facilitating additional ADU development as expected in the sites inventory analysis (see Appendix B), the City will re-evaluate the ADU standards and procedures, and revised program actions will be initiated by 2025.~~

- Streamline permit processing by (1) establishing time limits for the approval or denial of permits, (2) consolidating required reviews, and (3) identifying and implementing other entitlement efficiencies.
- Provide development certainty by ~~defining~~ establishing objective development design standards for ADU development. The objective design standards shall assist projects that assure applicants and their project will be approved if the standards are satisfied by establishing objective standards that are not subjectively applied in the development approval process.
- Provide informational ADU materials online and at City Hall guiding applicants through the permitting and constructions process. This information will be directly mailed out to interested developers.
- Provide and maintain an ADU webpage informing the community on code, processes, and incentives.
- Waive or ~~defer~~ deferred permitting fees for ADUs under certain sizes and/or deed restricted as affordable to lower-income households.

The City of Hidden Hills will ensure the Municipal Code and other entitlement procedures are consistent with AB 3182, AB 68, AB 881, SB 13, AB 587, AB 670, AB 671, SB 8, SB 9, and all other applicable state laws and requirements.

Funding source: General Fund
 Implementation schedule: ~~Monitor changes to State ADU law and amend~~ Amend City ADU regulations as necessary to ensure conformance conform with current laws ~~by~~

~~10/2022 and annually monitor changes to State ADU law annually thereafter;~~

~~Provide fast track processing~~ By 2025, establish streamlined permit processing for ADUs and administer throughout the planning period;

~~Based on annual review of ADU progress, o~~ffer modified development standards for ADUs, ~~if necessary as applicable~~, throughout the planning period;

Publish ADU information materials ~~by 2025 and updated annually annually~~ throughout the planning period;

~~Monitor and report annually~~ Annually monitor and report on ADU production progress. , ~~If and if~~ ADU development is substantially lower than expected, initiate additional actions to encourage ADU development ~~beginning in 2025 and annually thereafter~~.

Responsibility: Planning staff

Program 5c. Density Bonus Ordinance. State law requires cities to allow increased density and other incentives when housing developments provide affordable units. The City will continue to monitor changes to State law and process amendments to the City’s Density Bonus Ordinance as necessary to maintain consistent with current State law.

Funding source: General Fund

Implementation schedule: Density Bonus Ordinance amendment by 10/2022; Implementation throughout the planning period

Responsibility: Planning staff

Program 5d. Affordable Housing Overlay. Continue to implement the Affordable Housing Overlay (AHO) zoning regulations and facilitate development of qualifying affordable owner-occupied or multi-family rental developments in the Commercial-Restricted (CR) zone. The AHO regulations include the following provisions:

- Qualifying projects shall have a minimum density of 20 units/acre, excluding density bonus.
- ~~Qualifying projects shall restrict all units in the development, except for a manager’s unit, for occupancy by lower income households for a period of not less than 30 years.~~
- ~~Qualifying projects shall permit a~~ have a minimum of 16 units per site
- ~~Qualifying projects shall be permitted by right (i.e., limited to non-discretionary design review).~~
- Development other than a qualifying affordable housing project within the AHO, with the exception of the continuation, modification or change of an existing use

in an existing structure provided the modification or change of use does not require a discretionary planning permit, shall require a finding that the development will not reduce the capacity of available land in the AHO below the amount necessary to accommodate the remaining lower-income RHNA for the planning period.

- To encourage and facilitate the development of housing subject to the AHO regulations and to address the housing needs of extremely-low-income households and persons with special needs, including developmental disabilities, the City will:
 - Biennially contact developers, including non-profit, to assist with seeking or supporting State and Federal monies, as funding becomes available for support of housing construction and/or rehabilitation;
 - Provide-Evaluate and provide, as appropriate regulatory incentives, such as revisions in parking standards, relief from required setback, building height, open space, density, and lot coverage requirements, expedited permit processing and fee waivers and deferrals (see Programs 4.b and 5.a); and
 - Provide processing incentives, such as expedited timelines for by-right development, administrative approvals, assistance with tax credit applications, and other funding applications as appropriate.
 - The City shall work with the North Los Angeles County Regional Center to implement an outreach program informing families in Hidden Hills of housing and services available for persons with developmental disabilities. Information will be made available on the City’s website.
 - Pursuant to Government Code section 65583.22, subdivision (e), the City will amend the AHO regulations in its Zoning Code to allow by-right approvals for projects in which at least 20 percent of the units are affordable to lower income households. By-right means ~~local government~~the City’s review ~~must~~will not require a conditional use permit, planned unit development, or other discretionary review or approval.- Qualifying projects shall be permitted by-right (i.e., limited to non-discretionary design review).
 - The City will amend the Affordable Housing Overlay to permit up to 3 stories/ 40 feet for residential development.
 - Contribute to visual integration of AHO residential development opportunity to establish strong integration into the overall design of the community. This may consist of incorporating existing community design elements, (fencing, landscaping, etc.) or preservation of existing site details (trees, architectural elements, etc.) into future residential design.

| | |
|--------------------------|--------------------------------|
| Funding source: | General Fund |
| Implementation schedule: | Throughout the planning period |
| Responsibility: | Planning staff |

Program 5e. Variety of Housing Types. The City will periodically update the housing sites inventory as identified and work with property owners and/or local developers to develop affordable owner-occupied or multi-family rental developments. e

To ensure realistic opportunities for the development of these housing types the City will conduct the following actions, as appropriate:

- Explore additional incentives such as, but not limited to, by-right development on additional sites, reduced fees, and deferral of uncommitted impact fee payments until certificate of occupancy.
- Direct interested developers –seeking potential project sites in Hidden Hills to the site inventory map, assist them in making contact with the property owners, help to guide them through the development review process, and provide them with information needed for feasibility analyses and due diligence–.
- Collect a list of property owners with interest in future redevelopment, create a development process flow charts with FAQs, and create templates for feasibility and/or land use due diligence analysis that can be provided to potential developers.
- If annual review indicates the City is not tracking to meet its Program 5e objectives, alternative actions will identified and implemented. These may include additional outreach actions, further monitoring or other appropriate actions that contribute to the City meeting its objectives

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| Funding source: | General Fund |
| Implementation schedule: | Throughout the planning period; the City will evaluate progress every year beginning in June 2024 and will take alternative actions if the City is not meeting program timeline goals. |
| Responsibility: | Planning staff |

Policy 6. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status or disability.

Program 6. Affirmatively Further Fair Housing. The City will continue to promote fair housing policies through the following actions:

- Complete a Fair Housing Outreach and Enforcement Options Memorandum to determine options for ensuring that existing and prospective residents have access to fair housing services, and that property owners are apprised of fair housing laws and practices. This could include an agreement with a third-party fair housing services provider to promote and affirmatively further fair housing

opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, or other characteristics protected by state and federal fair housing law. Other alternatives for outreach, education, and enforcement also may be considered. Based on the findings of the Memorandum, the City will implement measures to further fair housing in Hidden Hills.

- Provide information on fair housing resources on its website, including links to fair housing services. Other outreach measures to be implemented include posting regulations regarding housing discrimination, as well as phone contacts, at City Hall and periodically providing this information in the City's newsletter.
- Provide a referral process for any persons who believe they have been denied access to housing because of their race, religion, sex, marital status, ancestry, national origin, color, familial status or disability. The City will refer complainants to appropriate agencies, legal service organizations, and/or non-profit housing groups that specifically handle housing discrimination issues such as the Fair Housing Congress of Southern California and the Fair Housing Council of San Fernando Valley. In the event a complaint is received, the City will refer the party to a fair housing service provider for follow up and work with the complainant to resolve the issue.
- Conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.
- Affirmatively market future housing opportunities in the city by:
 - Requiring an affirmative marketing plan for any affordable multi-family development created in the Affordable Housing Overlay (AHO) Zone. Such a plan would be prepared by the project's developers and would ensure that future units are marketed to attract occupants who are demographically diverse, including lower-income households in other parts of Los Angeles County
 - Developing materials for Hidden Hills residents who may be seeking tenants, which will be provided to applicants at the time they apply for a building permit. These affirmative marketing materials will include contact information for housing service providers and non-profit housing organizations that serve lower-income tenants in the surrounding region. Interested residents can use these materials to find prospective tenants, including residents of all races, ethnicities, ages, and abilities.
- At least one City staff member will attend an on-line fair housing certification training class on an annual basis. These classes are typically three-hour sessions in which participants are informed and educated about federal and California fair housing laws, compliance, and illegal housing practices. The trainings cover prohibited and best practices, including language guidance for advertising

housing for sale or for rent, and protected classes under federal and California law.

- Regularly evaluate the need for multi-lingual services, including translation of material on its website into other languages.

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| Funding source: | General Fund |
| Implementation schedule: | <p>Fair housing memorandum by December 2023<u>2025</u></p> <p>Publicize and update fair housing information by July 2023<u>2025</u> and annually thereafter throughout the planning period</p> <p>Provide fair housing referrals continuously throughout the planning period</p> <p>Annual proactive outreach to recruit members of underrepresented groups to participate in City meetings</p> <p>Ensure that an affirmative marketing plan is prepared for any affordable multi-family development in the AHO Zone</p> <p>Prepare affirmative marketing materials for City residents by December 2023<u>2025</u> and publicize their availability on an annual basis</p> <p>Fair housing staff training by December 2023<u>2025</u> and annually thereafter</p> <p>Incorporate a multi-lingual translation function on the City website by December 2023<u>2025</u></p> |
| Responsibility: | Planning staff; fair housing organizations |

Policy 7. Accommodate the housing needs of special population groups.

Program 7a. Accessible Housing. The City will continue to implement the current Zoning Code and the State provisions (Title 24) for handicapped access and allow small residential care facilities consistent with State law. The City will also review and amend the Zoning Code, as necessary, to ~~ensure that no special requirements for are placed on~~permit residential care facilities in all residential zones and only subject to the standards and provisions applicable in those zones. for more than six persons are consistent with State law and fair housing requirements.

Through the City’s adopted Reasonable Accommodation Ordinance in Article L of the Municipal Code, the City will facilitate the streamlined approval of modifications to zoning and building regulations needed to accommodate the needs of persons with disabilities, including developmental disabilities, and amend the Code to remove subjective findings related to reasonable accommodation for persons with disabilities and other protected classes. As This Ordinance provides a process for people with disabilities to request reasonable accommodation to the City’s zoning laws and other land use regulations, policies, and procedures so that they can have equal access to

housing. The ordinance is consistent with the Federal Fair Housing Act and the California Fair Employment and Housing Act.

To ensure reasonable accommodation procedures are consistent with state law, the City will review the basis for approval or denial of a reasonable accommodation and revise them where appropriate to ensure compliance with fair housing laws. Furthermore, the City of Hidden Hills will amend its Municipal Code to permit accessible housing and residential care facilities in all zones where residential uses are permitted.

Funding source: General Fund
 Implementation schedule: Zoning amendment for large residential care facilities and reasonable accommodation procedures by December ~~2023~~2026; Implementation throughout the planning period
 Responsibility: Planning staff

Program 7b. Emergency Shelters and Low Barrier Navigation Centers. Emergency shelters ~~shall be~~ permitted by-right in the C-R zone subject to objective appropriate development standards consistent with State law. The C-R zone contains approximately 1.5 acres, has the capacity for at least one 20 bed shelter, and is within walking distance of public transit. In conformance with recent changes to State law, the City will process a Zoning Ordinance amendment to revise parking standards for emergency shelters consistent with Government Code §65583(a)(4)(A).

AB 2339 (statues of 2022) now includes new requirements on how cities must plan for emergency shelters and ensure sufficient capacity for low-income housing. AB 2339 requires that zoning designations identified to allow emergency shelters as a permitted use without a conditional use or other discretionary permit must allow other residential uses. This could include zones that allow mixed uses that permit residential. The C-R zone allows emergency shelters is a permitted use without a conditional use permit or other discretionary permit in compliance with AB 2339.

~~Chapter 654, Statues of 2022 (AB 2339), now includes new requirements on how cities must plan for emergency shelters and ensure sufficient capacity for low income housing. AB 2339 requires that zoning designations identified to allow emergency shelters as a permitted use without a conditional use or other discretionary permit must allow other residential uses. This could include zones that allow mixed uses that permit residential. The City will amend the Zoning Code to allow emergency shelters by right (non discretionary) in at least one zone that allows other residential uses. The designated zone will include adequate sites that meet at least one of the following:~~

~~Vacant sites with mixed use zoning;~~

~~Vacant sites zoned for residential use;~~

~~Nonvacant sites that are suitable for use as a shelter or that can be redeveloped for a shelter in the current Housing Element period; or~~

~~Sites owned by the local government.~~

[Section 65583 \(B\)\(v\) of the Government Code allows jurisdictions to adopt proximity standards, provided that emergency shelters are not required to be more than 300 feet apart. The City’s current states that emergency shelters shall not be located within 300 feet of any other emergency shelter, as measured from property line to property line.](#)

AB 101 (2019) added the requirement that low barrier navigation centers meeting specified standards be allowed by-right in areas zoned for mixed use and in non-residential zones permitting multi-family uses pursuant to *Government Code* §65660 et seq. An amendment to the Zoning Ordinance will be processed to incorporate current requirements regarding low barrier navigation centers consistent with State law.

[The City will amend the Zoning Code as necessary to ensure compliance with all provisions of AB 2339, including updated definitions, zoning and all development standards, including spacing/proximity requirements.](#)

| | |
|--------------------------|--|
| Funding source: | General Fund |
| Implementation schedule: | <u>Make necessary amendment to Title 5 of the Municipal Code by 2026. Annual review of Zoning to ensure compliance with state law Ordinance amendment by 10/2023</u> |
| Responsibility: | Planning staff |

Program 7c. [Transitional and Supportive Housing](#). State law requires that transitional and supportive housing be considered a residential use subject to the same requirements and procedures that apply to other residential uses of the same type in the same district. In 2018 AB 2162 amended State law to also require that supportive housing be permitted by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. An amendment to the Zoning Ordinance will be processed to incorporate current requirements regarding supportive housing consistent with State law.

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| Funding source: | General Fund |
| Implementation schedule: | Zoning Ordinance amendment <u>by 10/20232026</u> |
| Responsibility: | Planning staff |

Program 7d. [Agricultural Employee Housing](#). The City will continue to permit employee housing for up to six persons as a single-family residential use in residential zoning districts in conformance with Health and Safety Code Sec. 17021.5. In addition, employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use (Health and Safety Code §17021.6). An amendment to the Zoning Ordinance will be processed to incorporate current requirements regarding agricultural employee housing consistent with State law. [Throughout the Planning Period, annually host one meeting with the development community to provide promote candidate housing](#)

sites and available incentives and funding opportunities for the development of employee housing.

Funding source: General Fund
 Implementation schedule: Zoning Ordinance amendment by ~~10/2023~~2026
 Responsibility: Planning staff

GOAL III. Encourage the conservation of energy in housing.

Policy 8. Reduce energy loss due to inferior construction techniques.

Program 8. Residential Energy Conservation. Continue to require all new residential projects to conform to the requirements of Title 24 of the California Administrative Code. Title 24 contains specific requirements for energy conservation which result in energy savings of approximately 50 percent when compared to standard construction techniques utilized prior to enactment of current standards. In addition, local utility companies regularly circulate information regarding energy conservation to their residential customers. To support such programs, the City will allow posting of energy conservation materials on public bulletin boards in order to publicize conservation efforts.

Funding source: General Fund
 Implementation schedule: Ongoing throughout the planning period
 Responsibility: Planning staff

B. Quantified Objectives

The City’s quantified objectives for new construction, rehabilitation and conservation are presented in Table V-1. Since the City has no source of housing funds, no rehabilitation or conservation objectives are established.

**Table V-1
 Quantified Objectives (2021-2029)**

| | Income Category | | | | | Totals |
|------------------|-----------------|----------|-----|----------|----------------|--------|
| | Extremely Low | Very Low | Low | Moderate | Above Moderate | |
| New construction | 9 | 8 | 8 | 9 | 6 | 40 |
| Rehabilitation | 0 | 0 | 0 | 0 | 0 | 0 |
| Conservation | 0 | 0 | 0 | 0 | 0 | 0 |

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Appendix A

Evaluation of the Prior Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review of the housing goals, policies, and programs of the previous Housing Element, and evaluates the degree to which these programs have been implemented during the previous planning period, 2013 through 2021. This analysis also concluded that the goals and policies of the prior element continue to be appropriate. The findings from this evaluation have been instrumental in determining the City's 2021-2029 Housing Plan.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

Program Evaluation for Households with Special Needs

Cumulative effectiveness of past goals, policies, and related actions in meeting the housing needs of special needs populations.

As part of analyzing prior programs, this Appendix evaluates the effectiveness of past goals, policies, and programs in addressing the housing needs of special needs populations. In addition to including a program-by-program evaluation in the matrix, the following section summarize 5th Cycle accomplishments by special needs groups.

A. Seniors

As noted in Chapter II – Housing Needs Assessment, Hidden Hills's seniors (65+) make up 18.5% of the population, which is higher than the regional share of 13%. This demographic has the highest rate of disability in the city, primarily associated with mobility limitations. Sight and hearing impairments and cognitive impairments also may affect older adults. As a rural community with very large lots and limited public transportation within the community, persons with these limitations and impairments may face housing challenges as well as other challenges such as the ability to travel to commercial services and medical offices, or to evacuate in an emergency. Senior housing is permitted in the form of residential care housing, which is permitted in R-A-S, R-A-S 2, and R-1 zoning districts.

The city adopted the following 5th Cycle programs to help address senior household needs.

- Program 4b includes requests to waive or reduce Association fees for low- and moderate-income households. Because many senior households are on fixed income, waived or reduced fees could benefit senior households to reduce overall housing costs. City staff contacted the Community Association and requested that fees be reduced or waived for low- and moderate-income households but no fees have been modified. While the city can only request modifications and has no legal authority to adjust fees, it does have the ability to make requests to the Association for consideration. Therefore, the city will continue efforts to request and accommodate fee reductions, as appropriate.
- Program 5d includes a commitment to continue marketing and implementing the Affordable Housing Overlay to facilitate development of qualifying affordable owner-occupied or multi-family

rental developments. The program was intended to address the housing needs of extremely-low-income households and persons with special needs such as senior households. Information was made available on the City’s website but no development applications within the AHO were submitted. The City continues to encourage the production of affordable housing in the AHO and will outreach to affordable housing developers on a regular basis to encourage affordable development.

- Program 6 includes actions to ensure fair housing and promote fair housing policies in an effort to eliminate discrimination based on race, religion, sex, marital status, ancestry, national origin, color, familial status or disability. Fair housing information was posted in City Hall, on the City website, and in the City newsletter. No fair housing complaints were filed during the 5th Cycle but the City will continue to promote and enforce fair housing requirements. The program is expanded in the 6th Cycle to reflect new AFFH requirements. A variety of additional mobility actions will be established to encourage and facilitate affirmatively furthering fair housing in the City
- Program 7a includes actions to implement Title 24 accessibility standards, update reasonable accommodation procedures, and update standards for residential care facilities. No reasonable accommodation requests were submitted during the 5th Cycle but the City will continue to review the approval process for residential care facilities and requests for reasonable accommodation.

Additionally, 15 ADUs were developed during the 5th Cycle. ADUs can be an affordable option for seniors who are often on fixed incomes. ADUs are typically less expensive and are more accessible to seniors due to the smaller living area. The City has updated its ADU regulations to streamline the process for applicants who wish to develop an ADU.

The Calabasas Senior Center provides a wide variety of recreational opportunities for Hidden Hill’s residents over the age of 50. The activities include continued learning and enrichment, socialization with other seniors and programs to contribute to a healthy lifestyle. The Senior Center also offers day-long excursions.

B. Persons with Developmental Disabilities

Persons with disabilities may require varying accessibility improvements and may also have a limited ability to earn adequate income. According to 2020 US Census data, 9.9 percent of Hidden Hills residents experience a disability. The most common disabilities in Hidden Hills are hearing and independent living difficulties.

Housing opportunities for persons with disabilities can be addressed through the provision of barrier-free housing. Individuals with disabilities may require home improvements and accessible features and the City is committed to addressing the needs of this special needs population. The City of Hidden Hills encourages housing for persons with disabilities through required compliance with building code accessibility regulations, Reasonable Accommodation procedures, and regulations to encourage production of supportive housing and residential care facilities.

The city adopted the following 5th Cycle programs to help address the housing needs of persons with developmental disabilities ~~senior household needs~~.

- Program 4b includes requests to waive or reduce Association fees for low- and moderate-income households. Many individuals with disabilities may not be able to work or may be limited to the types of employment they can secure. Individuals with disabilities may also be on fixed income, so waived or reduced fees could benefit these households to reduce overall housing costs. City staff contacted the Community Association and requested that fees be reduced or waived for low- and

moderate-income households but no fees have been modified. While the city can only request modifications and has no legal authority to adjust fees, it does have the ability to make requests to the Association for consideration. Therefore, the city will continue efforts to request and accommodate fee reductions, as appropriate.

- Program 5d includes a commitment to continue marketing and implementing the Affordable Housing Overlay to facilitate development of qualifying affordable owner-occupied or multi-family rental developments. The program was intended to address the housing needs of extremely-low-income households and persons with special needs such as disabled persons. Information was made available on the City’s website but no development applications within the AHO were submitted. The City continues to encourage the production of affordable housing in the AHO and will outreach to affordable housing developers on a regular basis to encourage affordable development.
- Program 6 includes actions to ensure fair housing and promote fair housing policies in an effort to eliminate discrimination based on race, religion, sex, marital status, ancestry, national origin, color, familial status or disability. Fair housing information was posted in City Hall, on the City website, and in the City newsletter. No fair housing complaints were filed during the 5th Cycle but the City will continue to promote and enforce fair housing requirements. The program is expanded in the 6th Cycle to reflect new AFFH requirements. A variety of additional mobility actions will be established to encourage and facilitate affirmatively furthering fair housing in the City
- Program 7a includes actions to implement Title 24 accessibility standards, update reasonable accommodation procedures, and update standards for residential care facilities. No reasonable accommodation requests were submitted during the 5th Cycle but the City will continue to review the approval process for residential care facilities and requests for reasonable accommodation.

C. Farmworkers

Farmworkers include persons seasonally or permanently employed in the agricultural industry and generally earn lower incomes than many other workers. Recent Census estimates (Table II-24) reported no jobs in farming, fishing and forestry occupations in Hidden Hills and three persons employed in the agriculture, forestry, fishing and hunting industries. Therefore, farm worker housing is not considered to be an issue for this jurisdiction.

In conformance with the State Employee Housing Act , the Municipal Code allows agricultural employee housing for up to six persons as a single-family residential use. In addition, employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single household must be deemed an agricultural land use (Health and Safety Code Sec. 17021.6). Program 7d in the Housing Plan (Chapter V) includes a commitment to process an amendment to the Zoning Ordinance to incorporate current requirements regarding agricultural employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single household consistent with State law.

Program 5b includes provisions to facilitate production of additional second units or ADUs. The City provided fast track processing for second units throughout the planning period and offered modified development standards for second units, if necessary, throughout the planning period. Accessory dwelling units are one of the best methods of providing affordable and special needs housing in Hidden Hills and 15 were built during the last planning period. This program was successful in meeting the program objectives and is continued and updated to reflect recent changes in State ADU law. Homeowner interest in adding ADUs has increased significantly in recent years and an average of at least 4 new ADUs per year is expected in the future.

In 2013 the City amended zoning regulations to create affordable and special needs housing opportunities by adopting the Affordable Housing Overlay (AHO) in the Commercial-Restricted (CR) zone and

establishing standards for transitional and supportive housing, farmworker housing, residential care facilities and emergency shelters.

While no inquiries regarding employee housing were submitted in the 5th Cycle, the City will continue to allow employee housing pursuant to State law. This program will be continued and revised to incorporate requirements to allow employee housing consisting of no more than 36 beds in a group quarter or 12 units or spaces designed for use by a single household consistent with the Employee Housing Act.

D. Single-Parent Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. Female-head households, specifically with no spouse present, may often have a lower average income due to income inequalities present in workplaces estimates that there are more amount of single-parent female households with no spouse present, compared to the number of single-parent male households with no spouse present (14.2 percent and 9 percent, respectively). The City will continue to promote fair housing policies through the following actions:

- Post State regulations regarding housing discrimination together with the appropriate phone numbers to contact regarding housing discrimination problems at City Hall.
- Provide a referral process for any persons who believe they have been denied access to housing because of their race, religion, sex, marital status, ancestry, national origin, color, familial status or disability.
- The City will publicize fair housing information on the City’s website and in the City’s newsletter.
- The City will refer complainants to appropriate agencies, legal service organizations, and/or non-profit housing groups that specifically handle housing discrimination issues such as the Fair Housing Congress of Southern California and the Fair Housing Council of San Fernando Valley.

The city adopted the following 5th Cycle programs to help address the housing needs of single-parent households~~senior household needs~~.

- Program 4b includes requests to waive or reduce Association fees for low- and moderate-income households. Single-parent households may earn lower incomes than married households, therefore waived or reduced fees could benefit these households to reduce overall housing costs. City staff contacted the Community Association and requested that fees be reduced or waived for low- and moderate-income households but no fees have been modified. While the city can only request modifications and has no legal authority to adjust fees, it does have the ability to make requests to the Association for consideration. Therefore, the city will continue efforts to request and accommodate fee reductions, as appropriate.
- Program 5b includes provisions to facilitate production of additional second units or ADUs. The City provided fast track processing for second units throughout the planning period and offered modified development standards for second units, if necessary, throughout the planning period. Accessory dwelling units are one of the best methods of providing affordable and special needs housing in Hidden Hills and 15 were built during the last planning period. This program was successful in meeting the program objectives and is continued and updated to reflect recent changes

in State ADU law. Homeowner interest in adding ADUs has increased significantly in recent years and an average of at least 4 new ADUs per year is expected in the future.

- Program 5d includes a commitment to continue marketing and implementing the Affordable Housing Overlay to facilitate development of qualifying affordable owner-occupied or multi-family rental developments. The program was intended to address the housing needs of extremely-low-income households and persons with special needs such as single-parent households. Information was made available on the City’s website but no development applications within the AHO were submitted. The City continues to encourage the production of affordable housing in the AHO and will outreach to affordable housing developers on a regular basis to encourage affordable development.
- Program 6 includes actions to ensure fair housing and promote fair housing policies in an effort to eliminate discrimination based on race, religion, sex, marital status, ancestry, national origin, color, familial status or disability. Fair housing information was posted in City Hall, on the City website, and in the City newsletter. No fair housing complaints were filed during the 5th Cycle but the City will continue to promote and enforce fair housing requirements. The program is expanded in the 6th Cycle to reflect new AFFH requirements. A variety of additional mobility actions will be established to encourage and facilitate affirmatively furthering fair housing in the City.

E. Persons Experiencing Homelessness

Homelessness has become an increasingly important issue in the region and throughout California. There are multiple factors that may contribute to a person experiencing homelessness. According to the March 2021 Homelessness Statistics by City report published by the Los Angeles Homeless Services Agency (LAHSA), there were no homeless persons reported in the City of Hidden Hills, which is within the San Fernando Valley Service Planning Area (SPA 2).

State housing law requires that jurisdictions quantify the need for emergency shelters and determine whether existing facilities are adequate to serve the need. If adequate existing facilities are not available, the law requires jurisdictions to identify areas where new facilities are permitted “by-right” (i.e., without requiring discretionary approval such as a use permit) or enter into a multi-party agreement with up to two other jurisdictions to accommodate the need. City regulations for emergency shelters and other facilities serving the homeless are addressed in the analysis housing for persons with special needs in Chapter IV – Constraints.

Program 7b established by-right development of emergency shelters in the C-R zone subject to appropriate development standards consistent with SB2. The C-R zone contains approximately 1.5 acres, has the capacity for at least one shelter, and is within walking distance of public transit. The City continued to implement zoning regulations related to emergency shelters. This program is continued and revised to reflect recent changes to State law. No inquiries regarding emergency shelters were submitted during the 5th Cycle.

F. Extremely Low-Income Households

Extremely low-income households are those that earn 30 percent or less of the area median income (AMI) for Los Angeles County. According to recent HUD estimates, approximately 45 extremely-low-income households were reported in Hidden Hills, representing approximately 8.5% of the total households (Table II-7). Extremely low-income households may require rental assistance and other community services assistance.

The city adopted the following 5th Cycle programs to help address ~~senior~~ extremely low income household needs.

- Program 4b includes requests to waive or reduce Association fees for low- and moderate-income households. ELI households benefit from waived or reduced fees as these households would significantly reduce overall housing costs. City staff contacted the Community Association and requested that fees be reduced or waived for low- and moderate-income households but no fees have been modified. While the city can only request modifications and has no legal authority to adjust fees, it does have the ability to make requests to the Association for consideration. Therefore, the city will continue efforts to request and accommodate fee reductions, as appropriate.
- Program 5b includes provisions to facilitate production of additional second units or ADUs. The City provided fast track processing for second units throughout the planning period and offered modified development standards for second units, if necessary, throughout the planning period. Accessory dwelling units are one of the best methods of providing affordable and special needs housing in Hidden Hills and 15 were built during the last planning period. This program was successful in meeting the program objectives and is continued and updated to reflect recent changes in State ADU law. Homeowner interest in adding ADUs has increased significantly in recent years and an average of at least 4 new ADUs per year is expected in the future.
- Program 5d includes a commitment to continue marketing and implementing the Affordable Housing Overlay to facilitate development of qualifying affordable owner-occupied or multi-family rental developments. The program was intended to address the housing needs of extremely-low-income households and persons with special needs. Information was made available on the City’s website but no development applications within the AHO were submitted. The City continues to encourage the production of affordable housing in the AHO and will outreach to affordable housing developers on a regular basis to encourage affordable development.
- Program 6 includes actions to ensure fair housing and promote fair housing policies in an effort to eliminate discrimination based on race, religion, sex, marital status, ancestry, national origin, color, familial status or disability. Fair housing information was posted in City Hall, on the City website, and in the City newsletter. No fair housing complaints were filed during the 5th Cycle but the City will continue to promote and enforce fair housing requirements. The program is expanded in the 6th Cycle to reflect new AFFH requirements. A variety of additional mobility actions will be established to encourage and facilitate affirmatively furthering fair housing in the City.

Programs in the Housing Plan that specifically target assistance for households with incomes below the poverty line include

- Program 3: Infill Residential Development,
- Program 4b: Reduced Association Fees,
- Program 5a: Development Streamlining,
- Program 5b: Accessory Dwelling Units,
- Program 5c: Density Bonus Ordinance,
- Program 5d: Affordable Housing Overlay,
- Program 6: Affirmatively Further Fair Housing, Program
- 7a: Accessible Housing,
- Program 7b: Emergency Shelters and Low Barrier Navigation Centers, Program
- 7c: Transitional and Supportive Housing, and
- Program 7d: Agricultural Employee Housing.

In addition to the programs addressing special needs housing analyzed above, some of Hidden Hills’ most effective strategies to directly address the housing needs of lower-income households and persons with special needs other than are by encouraging ADU production and providing reasonable accommodation in

the application of planning and building regulations. Recent ADUs built in the city help to address the needs of lower-income residents such as caregivers and household employees.

In 2013 the City adopted extensive revisions to zoning regulations to encourage and facilitate affordable and special needs housing (Ordinance No. 344). This ordinance created an Affordable Housing Overlay Zone on properties within the C-R zone and established regulations and procedures for density bonus, transitional and supportive housing, farmworker housing and emergency shelters consistent with State law.

[Table A-1 provides detailed, program-specific accomplishments for 2013-2021. The City has demonstrated significant effort in working towards accomplishing many of the objectives established in the 5th Planning Cycle Housing Element. Various programs have been modified to account for new requirements and changes in State Law.](#)

**Table A-1
Housing Element Program Evaluation (2013-2021)
City of Hidden Hills**

| Program | Objective | Schedule | Status and Effectiveness |
|--|--|-----------------|--|
| Program 1. Zoning and Development Standards. Continue to enforce the Zoning Code, which regulates height, lot coverage, setbacks, open space, etc. | Ensure compliance with zoning and development standards | Ongoing | The City continued to implement this program. This program was effective in meeting the program objectives and should be continued. Due to recent changes in State law, zoning amendments are needed to ensure conformance with current laws regarding housing for persons with special needs such as permanent supportive housing and low barrier navigation centers. |
| Program 2. Property Maintenance. Pursue pro-active code enforcement and work cooperatively with the Hidden Hills Community Association to encourage property maintenance, including sharing information regarding problem properties to the extent permitted consistent with preservation of privacy of the homeowner. | Encourage property maintenance | Ongoing | The City continued code enforcement activities. This program was effective in meeting the program objectives and should be continued. |
| Program 3. Infill Residential Development. Encourage development of existing vacant residential infill sites and second units (see also Program 5b). | Additional development of homes and second units consistent with housing needs | Ongoing | The City encouraged infill development by making information regarding accessory dwelling units available to homeowners. This program was successful in facilitating production of ADUs during the planning period and should be continued. |
| Program 4a. Reverse Mortgages. Encourage the provision of reverse mortgages by local lending institutions and increase community awareness of such alternatives by posting information in City Hall and on the City's website. | Provide information on reverse mortgages | Ongoing | Reverse mortgage information continues to be posted in City Hall and on the City website. This program was effective in meeting the program objectives by making reverse mortgage information available to residents and should be continued. |
| Program 4b. Reduced Association Fees. Work with the Hidden Hills Community Association to waive or reduce Association fees for low- and moderate-income households. | Waived or reduced Association fees for low- and moderate-income households | Ongoing | City staff contacted the Community Association and requested that fees be reduced or waived for low- and moderate-income households. This program was effective in meeting the program objectives and should be continued. The City does not have control over Community Association fees or procedures. |

| Program | Objective | Schedule | Status and Effectiveness |
|--|---|--|---|
| <p>Program 5b. Second Units. Provide incentives for development of additional second units as a component of the City’s strategy to facilitate production of low- and moderate-income housing, including extremely low-income units and supportive housing for persons with developmental disabilities. These incentives will include the following:</p> <ul style="list-style-type: none"> • Modification of development standards (e.g., setbacks), if necessary to accommodate second units Fast-track plan review and permit processing for second units Marketing and promotion of second units to applicants for new construction or substantial remodels when applications are received • Provide direct mail flyers to all households in the city promoting second units • Pursue discussions with the Hidden Hills Community Association regarding the potential for relaxation of private second unit deed restrictions • Monitor the results of this program and report to the City Council and HCD annually on program accomplishments. If the program’s incentives are found not to be effective in facilitating additional second unit development, revised program actions will be initiated. | <p>Facilitate production of additional second units</p> | <p>Provide fast track processing for second units throughout the planning period; Offer modified development standards for second units, if necessary, throughout the planning period; Make second unit information materials available throughout the planning period; Biannual discussions with the Community Association.</p> | <p>Accessory dwelling units are one of the best methods of providing affordable and special needs housing in Hidden Hills. Fast-track permit processing for second units was continued. Modified development standards were made available for second units deed-restricted for lower-income households. A flyer promoting second units and incentives was posted at City Hall and on the City website. This program was successful in meeting the program objectives and should be continued and updated to reflect recent changes in State ADU law. Homeowner interest in adding ADUs has increased significantly in recent years and an average of at least 4 new ADUs per year is expected in the future.</p> |
| <p>Program 5c. Density Bonus Ordinance. The City will continue to implement the Density Bonus Ordinance consistent with current state law.</p> | <p>Continue to encourage production of affordable units through implementation of the Density Bonus Ordinance</p> | <p>Ongoing</p> | <p>The City continued to implement the Density Bonus ordinance; however, no requests for density bonus were submitted. Due to the affordability requirements in the AHO regulations, any application for multi-family development in the AHO zone will qualify for a density bonus and should be encouraged to take advantage of density bonus incentives.</p> |
| <p>Program 5d. Affordable Housing Overlay. Continue to implement the Affordable Housing Overlay (AHO) zoning regulations and facilitate development of qualifying affordable owner-occupied or multi-family rental developments in the Commercial-Restricted (CR) zone. The AHO regulations include the following provisions:</p> <ul style="list-style-type: none"> • Qualifying projects shall have a minimum density of 20 units/acre, excluding density bonus. • Qualifying projects shall restrict all units in the development, except for a manager’s unit, for occupancy by lower-income households for a period of not less than 30 years. | <p>Facilitate development of affordable housing in the Affordable Housing Overlay</p> | <p>Ongoing implementation; Biennially contact developers</p> | <p>The City continues to encourage the production of affordable housing in the AHO. Information was made available on the City’s website. No development applications within the AHO were submitted. This program should be continued and the City should continue to promote the availability of opportunities for affordable housing development in the</p> |

| Program | Objective | Schedule | Status and Effectiveness |
|--|-----------------------------|----------------|--|
| <ul style="list-style-type: none"> • Qualifying projects shall have a minimum of 16 units per site; • Qualifying projects shall be permitted by right (i.e., limited to non-discretionary design review). • Development other than a qualifying affordable housing project within the AHO shall require approval of a conditional use permit, with the exception of the continuation, modification or change of an existing use in an existing structure provided the modification or change of use does not require a discretionary planning permit. Approval of a CUP shall require a finding that the development will not reduce the capacity of available land in the AHO below the amount necessary to accommodate the remaining lower-income RHNA for the planning period. <p>To address the housing needs of extremely low-income households and persons with special needs, including developmental disabilities, the City will:</p> <ul style="list-style-type: none"> • Biennially contact developers, including non-profit, to assist with seeking or supporting State and Federal monies, as funding becomes available for support of housing construction and/or rehabilitation; • Provide regulatory incentives, such as expedited permit processing and fee waivers and deferrals (see Programs 4.b and 5.a); and • The City shall work with the North Los Angeles County Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website. | | | <p>AHO zone through outreach to affordable housing developers on a regular basis.</p> |
| <p>Program 6. Fair Housing. The City will continue to promote fair housing policies through the following actions: Post State regulations regarding housing discrimination together with the appropriate phone numbers to contact regarding housing discrimination problems at City Hall. Provide a referral process for any persons who believe they have been denied access to housing because of their race, religion, sex, marital status, ancestry, national origin, color, familial status or disability. The City will refer complainants to appropriate agencies, legal service organizations, and/or non-profit housing groups that specifically handle housing discrimination issues such as the Fair Housing Congress of Southern California and the Fair Housing Council of San Fernando Valley. The City will publicize fair housing information on the City's website and in the City's newsletter.</p> | <p>Promote fair housing</p> | <p>Ongoing</p> | <p>Fair housing information was posted in City Hall, on the City website, and in the City newsletter. No fair housing complaints were filed. This program should be continued and expanded to reflect new AFFH requirements.</p> |

| Program | Objective | Schedule | Status and Effectiveness |
|---|---|----------------|---|
| <p>Program 7a. Accessible Housing. The City will continue to enforce the current Zoning Code and the state provisions (Title 24) for handicapped access, and allow residential care facilities consistent with state law. Through the continued implementation of the Reasonable Accommodation Ordinance, the City will facilitate the streamlined approval of modifications to zoning and building regulations needed to accommodate the needs of persons with disabilities, including developmental disabilities.</p> | <p>Promote accessible housing</p> | <p>Ongoing</p> | <p>The City continued to implement accessibility standards. No reasonable accommodation requests were submitted. This program should be continued and expanded to incorporate revisions to simplify the approval process for residential care facilities and requests for reasonable accommodation.</p> |
| <p>Program 7b. Emergency Shelters. Emergency shelters shall be permitted by right in the C-R zone subject to appropriate development standards consistent with SB 2. The C-R zone contains approximately 1.5 acres, has the capacity for at least one shelter, and is within walking distance of public transit. To ensure that the current standards do not pose an unreasonable constraint to emergency shelters, the City will consult with shelter operators and consider their recommendations in 2014</p> | <p>Allow emergency shelters in the C-R zone pursuant to State law.</p> | <p>Ongoing</p> | <p>The City continued to implement zoning regulations related to emergency shelters. No inquiries regarding emergency shelters were submitted. This program should be continued and revised to reflect recent changes to parking requirements for emergency shelters, and regulations should be revised to also allow low barrier navigation centers consistent with recent changes to State law.</p> |
| <p>Program 7c. Transitional and Supportive Housing. SB 2 of 2007 requires that transitional and supportive housing be considered a residential use subject to the same requirements and procedures that apply to other residential uses of the same type in the same district. The City will continue to enforce the Code in conformance with this requirement.</p> | <p>Allow transitional and supportive housing pursuant to State law.</p> | <p>Ongoing</p> | <p>The City continued to implement zoning regulations related to transitional and supportive housing. No inquiries regarding transitional or supportive housing were submitted. This program should be continued and revised to reflect recent changes to State law regarding supportive housing.</p> |
| <p>Program 7d. Agricultural Employee Housing. The City will continue to permit employee housing for up to six persons as a single-family residential use in residential zoning districts in conformance with Health and Safety Code Section 17021.5.</p> | <p>Allow employee housing pursuant to State law.</p> | <p>Ongoing</p> | <p>The City continued to implement zoning regulations related to employee housing. No inquiries regarding employee housing were submitted. This program should be continued and revised to incorporate requirements to allow employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single household consistent with the Employee Housing Act.</p> |
| <p>Program 8a. Residential Energy Conservation. Continue to require all new projects to conform to the requirements of Title 24 of the California Administrative Code. Title 24 contains specific requirements for energy</p> | <p>Support energy conservation.</p> | <p>Ongoing</p> | <p>The City continued to implement energy conservation. This program is successful and should be continued.</p> |

| Program | Objective | Schedule | Status and Effectiveness |
|--|------------------|-----------------|---------------------------------|
| <p>conservation which result in energy savings of approximately 50 percent when compared to standard construction techniques utilized prior to enactment of current standards. In addition, local utility companies regularly circulate information regarding energy conservation to their residential customers. To support such programs, the City will allow posting of energy conservation materials on public bulletin boards in order to publicize conservation efforts.</p> | | | |

Table A-1
Housing Element Program Evaluation (2013-2021)
City of Hidden Hills

| Program | Objective | Analysis of Progress During 5 th Cycle | Status for 6 th Cycle |
|---|--|--|--|
| <p>Program 1. Zoning and Development Standards. Continue to enforce the Zoning Code, which regulates height, lot coverage, setbacks, open space, etc.</p> | <p>Ensure compliance with zoning and development standards</p> | <p>The City continued to implement this program. This program was effective in meeting the program objectives and should be continued. Due to recent changes in State law, zoning amendments are needed to ensure conformance with current laws regarding housing for persons with special needs such as permanent supportive housing and low barrier navigation center. During the 5th Cycle, the City adopted the following zoning amendments:</p> <ul style="list-style-type: none"> • Ord. No. 344 6/24/2013 <ul style="list-style-type: none"> ○ Adopting Housing Elements Goals and Policies: Emergency Shelters, Farm workers, licensed residential facilities, transitional housing, supportive housing, affordable housing overlay, destitute bonuses, etc. • Ord. No. 345 10/14/13 <ul style="list-style-type: none"> ○ Amending building heights, setbacks, and floor area ratios. • Ord. No. 363 6/26/2017 <ul style="list-style-type: none"> ○ Limiting commencement of construction following Council approval. • Ord 367 1/22/2018 <ul style="list-style-type: none"> ○ Amending sign standards in the CR zone. | <p>The City will continue to implement this program and ensure new statutory requirements are implemented pursuant to State law through tailored amendments to the Zoning Code, as appropriate.</p> |
| <p>Program 2. Property Maintenance. Pursue pro-active code enforcement and work cooperatively with the Hidden Hills Community Association to encourage property maintenance, including sharing information regarding problem properties</p> | <p>Encourage property maintenance</p> | <p>The Code Enforcement Department received and investigated complaints regarding potential violations of the City’s Municipal Code. City staff also canvasses the City on a regular basis for violations. The Code Enforcement Officer uses a systematic proactive approach to gain compliance</p> | <p>The City’s proactive enforcement was effective in meeting the program objectives and the City will continue proactive and complaint based enforcement during the 6th Cycle. The City will continue to</p> |

| Program | Objective | Analysis of Progress During 5 th Cycle | Status for 6 th Cycle |
|---|---|--|--|
| to the extent permitted consistent with <u>preservation of privacy of the homeowner.</u> | | and elimination of any code violations. The City addressed and resolved all code enforcement issues. An estimated yearly average of XX 6 code enforcement issues were resolved during the 5th Cycle. | coordinate with the Community Association to remedy any violations. |
| Program 3. Infill Residential Development. Encourage development of existing vacant residential infill sites and second units (see also Program 5b). | Additional development of homes and second units consistent with housing needs | The City encouraged infill development by making information regarding accessory dwelling units available to homeowners. This program was successful in facilitating production of an average of 15 ADUs during the planning period. Due to recent legislative changes, the City has experienced an uptick in ADU requests. | City will continue to encourage infill residential on available vacant parcels and further encourage ADU’s through <u>this program and Program 5b. The City will continue to implement this program into the Sixth Cycle to encourage development of infill sites and second units.</u> |
| Program 4a: Reverse Mortgages. Encourage the provision of reverse mortgages by local lending institutions and increase community awareness of such alternatives by posting information in City Hall and on the City’s website. | Provide information on reverse mortgages | Reverse mortgage information continues to be posted in City Hall and on the City website. This program was effective in meeting the program objectives by making reverse mortgage information available to residents and should be continued. | The City will expand the dissimination <u>dissemination</u> of this information by including it <u>it</u> in outraeh <u>outreach</u> collateral and posting on the City’s website, as appropriate. <u>This program was effective in meeting the program objectives by making reverse mortgage information available to residents and should be continued.</u> |
| Program 4b. Reduced Association Fees. Work with the Hidden Hills Community Association to waive or reduce Association fees for low- and moderate-income households. | Waived or reduced Association fees for low- and moderate-income households | City staff contacted the Community Association and requested that fees be reduced or waived for low- and moderate-income households. While the City does not have control over Community Association fees or procedures, it does have the ability to make requests to the Association for consideration. No fees have currently been modified. | <u>This program is anticipated to continue in meeting the program objectives. While</u> The City can only request <u>modification</u> s and has no legal authority to adjust fees, it does have the ability to make requests to the Association for consideration. Therefore <u>Therefore</u> , the city will continue efforts to request and accommodate fee reductions, as appropriate. |
| Program 5a. Development Streamlining. Continue efforts to reduce housing costs by streamlining the development review process to the extent feasible for projects that include extremely-low-income units and supportive housing for persons with developmental disabilities. Provide concurrent processing for all discretionary | Facilitate production of extremely-low-income units and supportive housing for persons with disabilities. | The City implemented an electronic plan check system to expedite development process. The City was allocated 18 units for its 5 th Cycle RHNA. Of the total, 5 units were allocated towards very-low-income and 3 units for low-income. Based on the City’s most recent 2022 APR, the City issued building permits for 6 very-low units. Ongoing | The City will continue to implement this program into the Sixth Cycle and review its standards, processes and fees for any necessary revisions The City was allocated of 18 units for the 5th Cycle RHNA. Of the total, 5 units were allocated towards very-low-income and 3 units for low-income. |

| Program | Objective | Analysis of Progress During 5 th Cycle | Status for 6 th Cycle |
|--|--|--|--|
| <p>applications for a project. Maintain current plan check efficiencies. Improve plan check efficiencies through use of computer permit tracking systems.</p> | | | <p>The City has not developed its RHNA units.</p> |
| <p>Program 5b. Second Units. Provide incentives for development of additional second units as a component of the City’s strategy to facilitate production of low- and moderate-income housing, including extremely-low-income units and supportive housing for persons with developmental disabilities. These incentives will include the following:</p> <ul style="list-style-type: none"> • <u>Modification of development standards (e.g., setbacks), if necessary to accommodate second units Fast-track plan review and permit processing for second units Marketing and promotion of second units to applicants for new construction or substantial remodels when applications are received</u> • <u>Provide direct mail flyers to all households in the city promoting second units</u> • <u>Pursue discussions with the Hidden Hills Community Association regarding the potential for relaxation of private second unit deed restrictions</u> • <u>Monitor the results of this program and report to the City Council and HCD annually on program accomplishments. If the program’s incentives are found not to be effective in</u> | <p><u>Facilitate production of additional second units</u></p> | <p><u>Provided fast track processing for second units throughout the planning period; Offered modified development standards for second units, if necessary, throughout the planning period; MakeMade second unit information materials available throughout the planning period; Biannual discussions with the Community Association. Accessory dwelling units are one of the best methods of providing affordable and special needs housing in Hidden Hills. Fast-track permit processing for second units was continued. Modified development standards were made available for second units deed-restricted for lower-income households. A flyer promoting second units and incentives was posted at City Hall and on the City website.</u></p> | <p>Accessory dwelling units are one of the best methods of providing affordable and special needs housing in Hidden Hills. Fast-track permit processing for second units was continued. Modified development standards were made available for second units deed-restricted for lower-income households. A flyer promoting second units and incentives was posted at City Hall and on the City website. This program was successful in meeting the program objectives and should be continued and updated to reflect recent changes in State ADU law. Homeowner interest in adding ADUs has increased significantly in recent years and an average of at least 4 new ADUs per year is expected in the future.</p> |

| Program | Objective | Analysis of Progress During 5 th Cycle | Status for 6 th Cycle |
|---|--|--|--|
| <p><u>facilitating additional second unit development, revised program actions will be initiated.</u></p> | | | |
| <p><u>Program 5c. Density Bonus Ordinance. The City will continue to implement the Density Bonus Ordinance consistent with current state law.</u></p> | <p><u>Continue to encourage production of affordable units through implementation of the Density Bonus Ordinance</u></p> | <p><u>No requests for density bonus were submitted during the planning period. There were no projects submitted that would qualify for density bonus. Ongoing</u></p> | <p><u>The City continued to implement the Density Bonus ordinance; however, no requests for density bonus were submitted. Due to the affordability requirements in the AHO regulations, any application for multi-family development in the AHO zone will qualify for a density bonus and should be encouraged to take advantage of density bonus incentives.</u></p> |
| <p><u>Program 5d. Affordable Housing Overlay. Continue to implement the Affordable Housing Overlay (AHO) zoning regulations and facilitate development of qualifying affordable owner-occupied or multi-family rental developments in the Commercial-Restricted (CR) zone. The AHO regulations include the following provisions:</u></p> <ul style="list-style-type: none"> <u>• Qualifying projects shall have a minimum density of 20 units/acre, excluding density bonus.</u> <u>• Qualifying projects shall restrict all units in the development, except for a manager’s unit, for occupancy by lower-income households for a period of not less than 30 years.</u> <u>• Qualifying projects shall have a minimum of 16 units per site;</u> <u>• Qualifying projects shall be permitted by-right (i.e., limited to non-discretionary design review).</u> | <p><u>Facilitate development of affordable housing in the Affordable Housing Overlay</u></p> | <p><u>Information was made available on the City’s website. No development applications within the AHO were submitted. Ongoing implementation; Biennially contact developers</u></p> | <p><u>The City continues to encourage the production of affordable housing in the AHO. Information was made available on the City’s website. No development applications within the AHO were submitted. This program should be continued and the City should continue to promote the availability of opportunities for affordable housing development in the AHO zone through outreach to affordable housing developers on a regular basis.</u></p> |

| Program | Objective | Analysis of Progress During 5 th Cycle | Status for 6 th Cycle |
|--|-----------|---|----------------------------------|
| <ul style="list-style-type: none"> • <u>Development other than a qualifying affordable housing project within the AHO shall require approval of a conditional use permit, with the exception of the continuation, modification or change of an existing use in an existing structure provided the modification or change of use does not require a discretionary planning permit. Approval of a CUP shall require a finding that the development will not reduce the capacity of available land in the AHO below the amount necessary to accommodate the remaining lower-income RHNA for the planning period.</u> <p><u>To address the housing needs of extremely-low-income households and persons with special needs, including developmental disabilities, the City will:</u></p> <ul style="list-style-type: none"> • <u>Biennially contact developers, including non-profit, to assist with seeking or supporting State and Federal monies, as funding becomes available for support of housing construction and/or rehabilitation;</u> • <u>Provide regulatory incentives, such as expedited permit processing and fee waivers and deferrals (see Programs 4.b and 5.a); and</u> • <u>The City shall work with the North Los Angeles County Regional Center to implement an outreach program informing families within the City of</u> | | | |

| Program | Objective | Analysis of Progress During 5 th Cycle | Status for 6 th Cycle |
|---|-----------------------------------|--|---|
| <p>housing and services available for persons with developmental disabilities. Information will be made available on the City’s website.</p> | | | |
| <p>Program 6. Fair Housing. The City will continue to promote fair housing policies through the following actions: Post State regulations regarding housing discrimination together with the appropriate phone numbers to contact regarding housing discrimination problems at City Hall. Provide a referral process for any persons who believe they have been denied access to housing because of their race, religion, sex, marital status, ancestry, national origin, color, familial status or disability. The City will refer complainants to appropriate agencies, legal service organizations, and/or non-profit housing groups that specifically handle housing discrimination issues such as the Fair Housing Congress of Southern California and the Fair Housing Council of San Fernando Valley. The City will publicize fair housing information on the City’s website and in the City’s newsletter.</p> | <p>Promote fair housing</p> | <p>Fair housing information was posted in City Hall, on the City website, and in the City newsletter. No fair housing complaints were filed. Ongoing</p> | <p>Fair housing information was posted in City Hall, on the City website, and in the City newsletter. No fair housing complaints were filed. This program should be continued and expanded to reflect new AFFH requirements. A variety of additional mobility actions will be established to encourage and facilitate affirmatively furthering fair housing in the City (Table D-7).</p> |
| <p>Program 7a. Accessible Housing. The City will continue to enforce the current Zoning Code and the state provisions (Title 24) for handicapped access, and allow residential care facilities consistent with state law. Through the continued implementation of the Reasonable Accommodation Ordinance, the City will facilitate the streamlined approval of modifications to zoning and building regulations needed to accommodate the</p> | <p>Promote accessible housing</p> | <p>The City continued to implement accessibility standards. No reasonable accommodation requests were submitted. Ongoing</p> | <p>The City continued to implement accessibility standards. No reasonable accommodation requests were submitted. This program includes requirements contained in the Zoning Code and will be implemented for any request for accommodation. The City will continue to review the approval process for residential care facilities and requests for reasonable accommodation.</p> |

| Program | Objective | Analysis of Progress During 5 th Cycle | Status for 6 th Cycle |
|---|---|--|---|
| needs of persons with disabilities, including developmental disabilities. | | | |
| <p>Program 7b. Emergency Shelters. Emergency shelters shall be permitted by-right in the C-R zone subject to appropriate development standards consistent with SB 2. The C-R zone contains approximately 1.5 acres, has the capacity for at least one shelter, and is within walking distance of public transit. To ensure that the current standards do not pose an unreasonable constraint to emergency shelters, the City will consult with shelter operators and consider their recommendations in 2014</p> | <p>Allow emergency shelters in the C-R zone pursuant to State law.</p> | <p>The City continued to implement zoning regulations related to emergency shelters. No inquiries regarding emergency shelters were submitted. Ongoing</p> | <p>The City continued to implement zoning regulations related to emergency shelters. No inquiries regarding emergency shelters were submitted. This program will be continued and revised to reflect recent changes to parking requirements for emergency shelters, and regulations should be revised to also allow low barrier navigation centers consistent with recent changes to State law.</p> |
| <p>Program 7c. Transitional and Supportive Housing. SB 2 of 2007 requires that transitional and supportive housing be considered a residential use subject to the same requirements and procedures that apply to other residential uses of the same type in the same district. The City will continue to enforce the Code in conformance with this requirement.</p> | <p>Allow transitional and supportive housing pursuant to State law.</p> | <p>Ongoing The Zoning Code was updated to permit Transitional and supportive housing in residential zones subject to the same standards as similar residential uses; therefore, if such housing is configured as a single-family residence, it is regulated as such and is subject to all regulations applied to residences in the residential zone where it is located.</p> | <p>The City continued to implement and enforce zoning regulations related to transitional and supportive housing. No inquiries regarding transitional or supportive housing were submitted. This program will be continued and revised to incorporate recent applicable changes to State law regarding supportive housing.</p> |
| <p>Program 7d. Agricultural Employee Housing. The City will continue to permit employee housing for up to six persons as a single-family residential use in residential zoning districts in conformance with Health and Safety Code Section 17021.5.</p> | <p>Allow employee housing pursuant to State law.</p> | <p>No inquiries regarding employee housing were submitted. Ongoing</p> | <p>The City continued to implement zoning regulations related to employee housing. No inquiries regarding employee housing were submitted. This program should be continued and revised to incorporate requirements to allow employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single household consistent with the Employee Housing Act.</p> |
| <p>Program 8a. Residential Energy Conservation. Continue to require all new projects to conform to the requirements of Title 24 of the California Administrative</p> | <p>Support energy conservation.</p> | <p>The City continued to implement energy conservation and conform with Title 24 requirements. Southern California Edison (SCE) and the Southern California Gas Company have</p> | <p>The City continued to implement energy conservation and encourage homeowners and developers to utilize sustainable practices. This program is successful and</p> |

| Program | Objective | Analysis of Progress During 5 th Cycle | Status for 6 th Cycle |
|--|-----------|---|--|
| <p>Code. Title 24 contains specific requirements for energy conservation which result in energy savings of approximately 50 percent when compared to standard construction techniques utilized prior to enactment of current standards. In addition, local utility companies regularly circulate information regarding energy conservation to their residential customers. To support such programs, the City will allow posting of energy conservation materials on public bulletin boards in order to publicize conservation efforts.</p> | | <p>energy conservation programs for residents. These include home energy audits, refrigerator rebates, solar energy equipment rebates, appliance repair, and weatherization assistance for low-income households. The Gas Company also offers incentives for switching from electric to gas appliances, both companies have programs to promote energy conservation in new construction. SCE’s energy/rebate program applies to residential developers and individual customers. Additionally, the Gas Company provides direct assistance to low-income households through the California Alternate Rates for Energy (CARE) Program, and SCE offers assistance through its Energy Management Assistance Program. .Ongoing</p> | <p>should be continued. To support such programs, the City will allow posting of energy conservation materials on public bulletin boards in order to publicize conservation efforts.</p> |

**Table A-2
Progress in Achieving Quantified Objectives (2013-2021)**

| Program Category | Quantified Objectives | Progress |
|--------------------------|------------------------------|-----------------|
| New Construction* | | |
| Very Low | 5 | - |
| Low | 3 | - |
| Moderate | 3 | - |
| Above Moderate | 7 | 21 |
| Total | 18 | 21 |
| Rehabilitation | | |
| Very Low | 0 | 0 |
| Low | 0 | 0 |
| Moderate | 0 | 0 |
| Above Moderate | 0 | 0 |
| Total | 0 | 0 |
| Conservation | | |
| Very Low | 0 | 0 |
| Low | 0 | 0 |
| Moderate | 0 | 0 |
| Above Moderate | 0 | 0 |
| Total | 0 | 0 |

*New construction covers the period 1/1/2014 - 10/15/2021 consistent with the RHNA.

Appendix B Residential Land Inventory

Section 65583(a)(3) of the Government Code requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of sites with residential development opportunities is provided below while the results are summarized in Tables B-1. The analysis demonstrates that the realistic capacity of lower-income sites exceeds the City’s RHNA allocation by 48% while the total capacity for all income categories exceeds the RHNA allocation by 68%.

**Table B-1
Land Inventory Summary**

| | Income Category | | | Totals |
|--|-----------------|-------------|------------|------------|
| | Lower | Mod | Above | |
| Vacant lots (Table B-3) | - | - | 17 | 17 |
| Affordable Housing Overlay (Table B-4) | 178 | -9 | - | 17 |
| ADUs (Table B-2) | 20 | 2 | 11 | 33 |
| Total sites | 3728 | 211 | 28 | 67 |
| RHNA | 25 | 9 | 6 | 40 |
| Adequate Capacity? | Yes | Yes* | Yes | Yes |

*Reflects surplus lower-income sites

Source: City of Hidden Hills, 2022

Vacant Sites

The vacant sites inventory (Table B-3 and Figure B-1) shows that there are currently vacant lots with appropriate zoning and realistic capacity for approximately 17 single-family homes in the city. Based on real estate market trends, all new single-family homes would be expected to be in the above-moderate income category. There are no environmental conditions or infrastructure limitations that would preclude development of these lots during the planning period.

Underutilized Sites - Affordable Housing Overlay

To provide additional capacity for affordable housing, the City previously established an Affordable Housing Overlay (AHO) on parcels within the Commercial Restricted (CR) zone (see Table B-4 and Figure B-2). Nearly the entire city of Hidden Hills lies within a guard-gated single-family residential community that pre-dates the incorporation of the City in 1961. The AHO represents the best opportunity for multi-family development in Hidden Hills since it is located outside the boundaries of the Community Association and is close to major transportation routes and commercial facilities in the adjacent city of Calabasas. With the exception of one small real estate office there are no commercial services or facilities in Hidden Hills. Other vacant parcels are either within the boundaries of the Community Association, and therefore limited to single-family residential primary use (including ADUs), or are not readily accessible to public transportation and commercial services.

Two parcels are within the affordable housing overlay (AHO) zoning designation. Both of these parcels are located outside of the Community Association boundaries and are adjacent to Long Valley Road near the 101 freeway and are the nearest properties in Hidden Hills to commercial services.

- 23501 Long Valley Road is a 0.44-acre parcel on the north side of Long Valley Road just outside the Community Association entry gate. This vacant parcel is owned by the City and is currently used as a parking lot for use by contractors waiting to enter the community in the morning. This parcel serves an important public safety purpose by providing a staging area to prevent contractors' vehicles from blocking a portion of the 101 freeway on-ramp each morning. Due to this public safety issue, the City is not in support of making this parcel available for housing development unless some alternative arrangement could be made to accommodate contractors' vehicles. There is currently no known alternative arrangement for contractor staging other than the 23500 Long Valley Road AHO parcel across the street.
- 23500 Long Valley Road is a 0.85-acre parcel on the south side of Long Valley Road across the street from the 23501 Long Valley Road parcel and just outside the Community Association entry gate. This parcel is partially occupied by an 1,147-square-foot single-story real estate office built in 1950. The assessed value of the structure is only \$69,587 compared to the land value of \$1,076,590, an Improvements/Land (I/L) value ratio of 0.06. While the business appears to be viable, the structure occupies only about 3% of the lot area and the value is very low in comparison to land value and other property values in the area.

There are three potential affordable housing development alternatives for this property:

- Demolition of the existing building and redevelopment with a stand-alone affordable housing development.
- Demolition of the existing building and redevelopment with a mixed-use project. Under this scenario, the existing real estate business could occupy ground floor space in a new mixed-use project.
- Retain the existing building and develop a multi-family residential project on the vacant portion of the site. Since over 90% of the lot area is currently vacant, the existing building is not a constraint to this development scenario.

Under any of these scenarios, at least 17 lower-housing units could be accommodated based on the minimum allowable density of 20 units/acre.

Realistic Capacity. The minimum density within the AHO is 20 units/acre with no maximum density; therefore, the realistic capacity has been established as 20 units/acre. Development standards for the current AHO include a maximum of two stories and a 30-foot height limit, which is consistent with the State default density and could accommodate a 17-unit affordable housing development. Additional units and modified development standards would be allowed for a stand-alone affordable housing project or a mixed-use development under State density bonus law. Based upon these facts, the estimated capacity of the AHO parcels shown in Table B-3 reflects realistic development opportunities. Program 5d (Affordable Housing Overlay) includes proactive City actions to encourage and facilitate affordable housing development on this site.

While the base zoning designation in the AHO allows 100% non-residential development, the AHO regulations include a requirement that any development other than a qualifying affordable housing project, with the exception of the continuation, modification or change of an existing use in an existing structure, shall require a finding that the development will not reduce the capacity of available land in the AHO below the amount necessary to accommodate the remaining lower-income RHNA for the planning period. This requirement ensures that the non-residential base zoning designation will not preclude the ability of the AHO to accommodate the City’s RHNA obligation.

To further support the realistic capacity of sites in the AHO overlay, the City has committed to various revisions to the AHO regulations in Program 5d . Thies revisions include accommodating increasing the height limit from 2 stories to 3 stories and height limit from 30 feet to 40 feet

Suitability of Non-Vacant Sites. As noted above, the AHO parcel at 23500 Long Valley Road is partially occupied by an older one-story office building. While the office appears to be a viable, operating business, the structure is small and the value is very low (0.06 I/L ratio) in comparison to land value and other property values in the area. Because the City is not relying on non-vacant sites to accommodate more than 50 percent of the RHNA for lower-income households, the Housing Element is not subject to the requirement to provide substantial evidence that the existing use is likely to be discontinued during the planning period pursuant to Government Code Sec. 65583.2(g)(2).

The AHO parcel, vacant single-family lots, and opportunities for ADUs as described below provide adequate capacity to accommodate the City’s assigned share of regional housing need in all income categories during the planning period (Table B-1).

Sites Identified in a Prior Planning Period. Government Code Section 65583.2(c) provides that a non-vacant site identified in a prior housing element and a vacant site that has been included in two or more consecutive planning periods shall not be deemed adequate to accommodate the housing needs for lower-income households unless a program, meeting statutory requirements, requires rezoning within three years. The AHO sites were identified in two prior planning periods; however, the AHO regulations are in compliance with this requirement because housing development is allowed by-right.

Accessory Dwelling Units

Due to the rural character of Hidden Hills, ADUs represent a significant opportunity for new affordable housing. During the most recent five years (2018-2022) a total 15 ADU permits have been issued, as follows.

2018: 5
 2019: 0
 2020: 1
 2021: 5
 2022: 4

As of March 2023 there were 5 additional ADU applications under review. Based on this trend, it is expected that an average of at least 4 ADUs per year will be approved, or a total of 33 ADUs during the 8.25-year RHNA period.

Income Levels for ADUs. Given the high income levels of Hidden Hills residents, it is common for household employees such as care-givers, landscape maintenance workers, equestrian groomers, chefs,

tutors and housekeepers to work at private homes in the city. ADUs can provide housing opportunities for these employees, as well as elderly family members, persons with disabilities, and young adults. Therefore, it seems likely that a higher than usual portion of ADUs would be made available with no rent charged.

In December 2020, SCAG published a study of ADU affordability in Southern California⁸ and concluded that a significant portion of ADUs built recently have been affordable to low- and moderate-income households. For the higher-cost areas of Los Angeles County ("LA County I" in the SCAG study), which include the City of Los Angeles and the Las Virgenes-Malibu, South Bay Cities and Westside Cities subregions, SCAG determined that the following affordability assumptions shown in Table B-2 are appropriate:

Table B-2
ADU Affordability Assumptions

| Very Low | Low | Moderate | Above Moderate |
|----------|----------|----------|----------------|
| 6 (17%) | 14 (43%) | 2 (6%) | 11 (34%) |

Source: SCAG 2020

Hidden Hills is located within the Las Virgenes-Malibu subregion. Based on recent trends and SCAG’s analysis, potential ADUs during the 2021-2029 planning period are shown in Table B-2.

Actions the City will take to encourage ADU production are described in Program 5b in the Housing Plan (Chapter V) and include the following:

- Allow modification of development standards (e.g., setbacks), if necessary to accommodate ADUs as required by State law
- Fast-track ADU plan review and permit processing
- Marketing and promotion of ADUs to applicants for new construction or substantial remodels when applications are received
- Provide direct mail flyers to all households in the city promoting ADUs
- Monitor the results of this program and report to the City Council and HCD annually on program accomplishments. If the program’s incentives are found not to be effective in facilitating additional ADU development as expected in the sites inventory analysis (see Appendix B), revised program actions will be initiated by 2025.

Interest from homeowners in constructing ADUs has increased significantly in recent years, and ADUs help to further fair housing objectives by distributing affordable housing opportunities throughout the city.

8 https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527

Infrastructure Availability

As discussed in Chapter IV – Constraints, there are no known infrastructure limitations that would preclude development on sites identified in the Housing Element inventory.

Environmental Constraints

As discussed in Chapter IV – Constraints, like most areas of southern California there are a variety of environmental factors affecting development in Hidden Hills, particularly geological conditions and wildland fire hazards. Mitigation strategies contained in the California building codes are designed to address these issues, and there are no known environmental conditions that would preclude development on sites identified in the Housing Element inventory (Appendix B). The Affordable Housing Overlay Zone is located outside of the Very High Fire Hazard zone as identified in Cal Fire maps.

Affirmatively Furthering Fair Housing

As part of the Housing Element cities must evaluate whether the site inventory exacerbates or improves patterns of segregation, access to opportunity, and disproportionate housing needs. The site inventory must be consistent with each community's duty to affirmatively further fair housing. Section E of Appendix D provides the required assessment of how the sites inventory furthers fair housing goals.

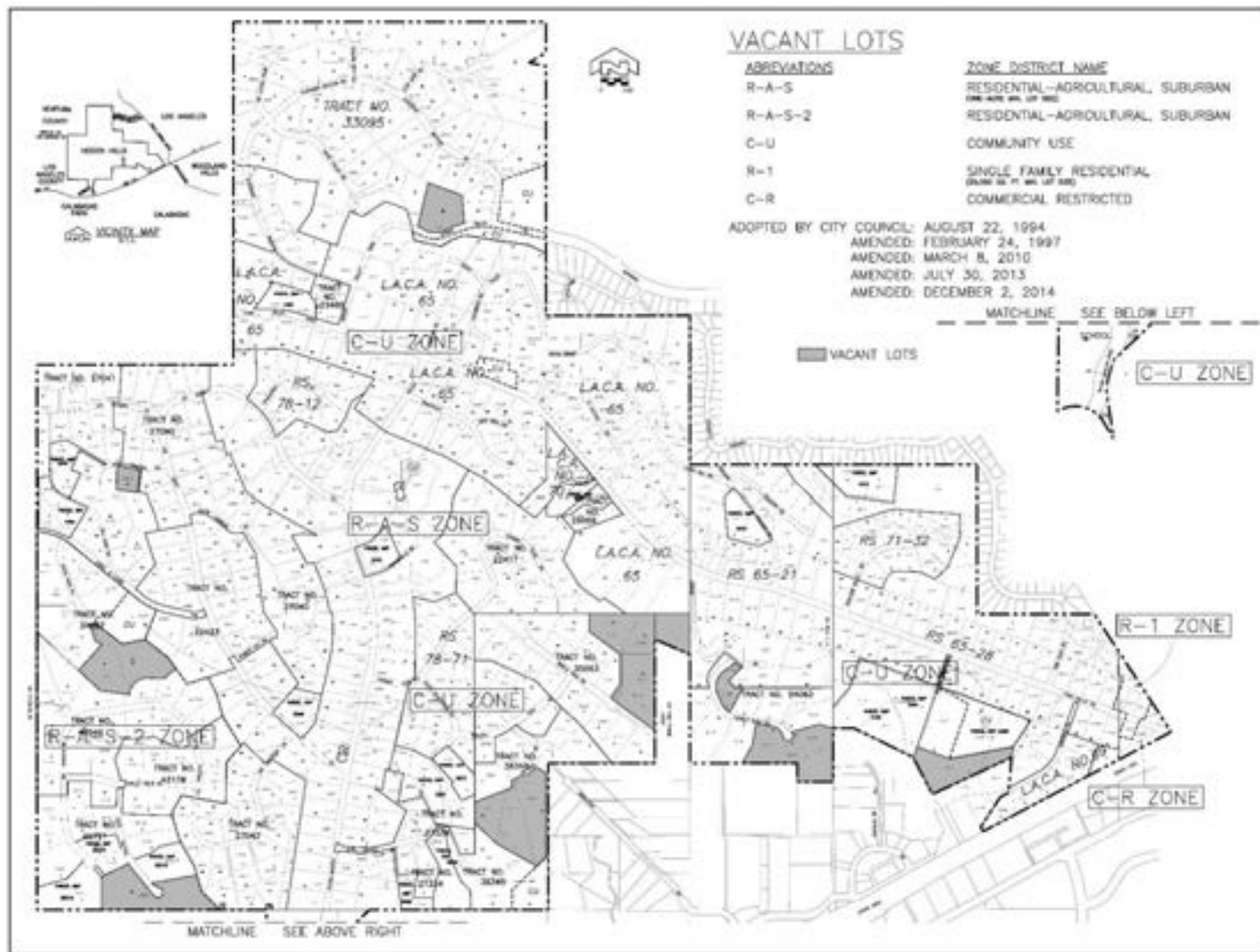
The analysis notes that the entire city consists of just one census tract and one block group, and the entire city is in the highest resource category. The land use pattern in Hidden Hills is homogenous and consistent in all parts of the city, and there are no observable disparities in housing condition, demographics, or income at the neighborhood level.

Based on recent trends and community characteristics, ADUs are expected to be the most significant source of affordable housing during the planning period. Interest from homeowners in constructing ADUs has increased significantly in recent years. ADUs help to further fair housing objectives by distributing affordable units throughout the city. In addition to ADUs, the Affordable Housing Overlay provides the opportunity for affordable and special needs housing development on property outside the Community Association. Due to pre-existing land use patterns and restrictions, these two strategies present the best opportunities to expand access to opportunity in Hidden Hills.

**Table B-3
Vacant Residential Sites Inventory**

| APN | Address | General Plan/ Zoning | Description | Parcel Size (acres) | Potential Units | Lower | Mod | Above Mod |
|--------------------------|--|-------------------------|--|---------------------|-----------------|----------|----------|-----------|
| 2049-045-002/007/008/009 | 24205/24005/24000/24050 Hidden Ridge Rd. | RA-1/ R-A-S | Steeply sloped, access taken via a narrow private drive. | 20 | 1 du/acre | | | 4 |
| 2049-022-029 | No address | RA-1/ R-A-S | Slopes steeply upward from Lasher Road | 2.22 | 1 du/acre | | | 1 |
| 2049-028-104 | 24227 Bridle Trail | RA-1/ R-A-S | Flat in front to steep slope in rear. | 2.2 | 1 du/acre | | | 1 |
| 2049-028-105 | 24247 Bridle Trail | RA-1/ R-A-S | Flat in front to steep slope in rear. | 2.1 | 1 du/acre | | | 1 |
| 2049-028-106 | 24251 Bridle Trail | RA-1/ R-A-S | Flat in front to gentle slope in rear and side. | 2.0 | 1 du/acre | | | 1 |
| 2049-028-107 | 24255 Bridle Trail | RA-1/ R-A-S | Flat pad at front with down slope in rear. | 2.8 | 1 du/acre | | | 1 |
| 2049-030-045 | 5480 Dixon Trail | RA-1/ R-A-S | Gradual slope upward to top of hill. | 2.12 | 1 du/acre | | | 1 |
| 2049-030-043 | 5485 Dixon Trail | RA-1/ R-A-S | Gradual slope upward to top of hill. | 2.57 | 1 du/acre | | | 1 |
| 2049-026-051 | 24936 John Fremont | RA-1/ R-A-S | Almost straight vertical up from road, brushy. | 1.00 | 1 du/acre | | | 1 |
| 2049-016-041 | 5200 Saddle Creek | RA-1/ R-A-S | Large flag lot, slopes downward. | 3.76 | 1 du/acre | | | 1 |
| 2049-031-028 | 6097 Spring Valley | RA-1/ R-A-S | Slopes steeply down from road and then steeply up, no flat or gently sloped areas. | 3.70 | 1 du/acre | | | 1 |
| 2049-029-112 | 5320 Whitman | RA-1/ R-A-S | Steeply slopes from street, difficult access, brushy. | 1.50 | 1 du/acre | | | 1 |
| 2049-029-110 | 5330 Whitman | RA-1/ R-A-S | Steeply slopes from street, difficult access, brushy. | 2.75 | 1 du/acre | | | 1 |
| 2049-029-108 | 5340 Whitman | RA-1/ R-A-S | Small flat triangle, about 2,000-3,000 sf remainder steeply sloped. | 2.60 | 1 du/acre | | | 1 |
| TOTALS | | | | | | 0 | 0 | 17 |

**Figure B-1
Vacant Single-Family Residential Lots Map**

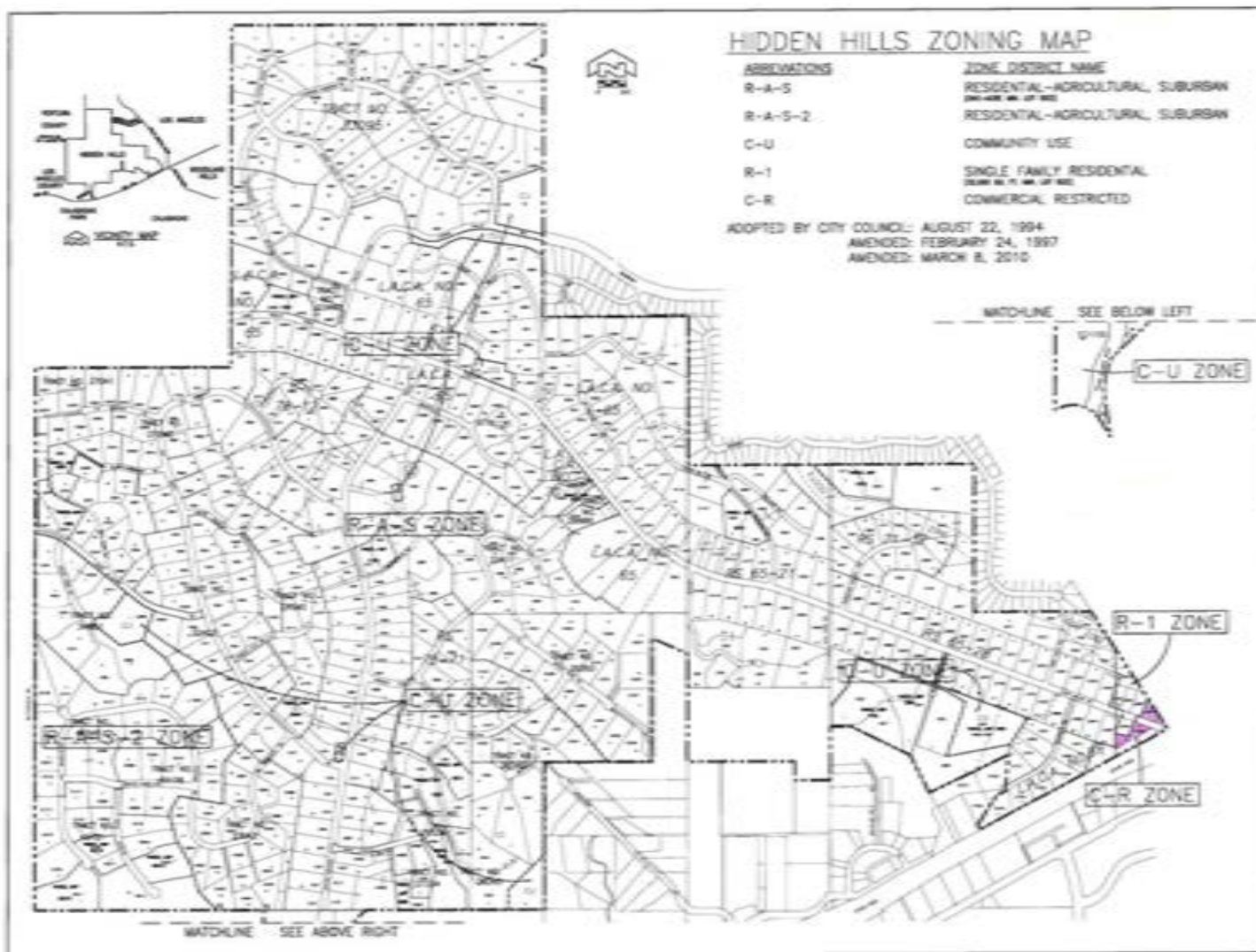


**Table B-4
Affordable Housing Overlay (AHO)**

| Site Address | APN | Parcel Size (ac) | Existing General Plan/Zoning | Existing Use | Lower | Mod | Above Mod | Total |
|------------------------|--------------|------------------|------------------------------|---|------------|-----------|-----------|-----------|
| 23500 Long Valley Road | 2049-018-057 | 0.85 | CR (AHO) | Real estate office (>90% of site is vacant) I/L ratio = 0.06 | 178 | -9 | - | 17 |
| TOTALS | | | | | 178 | -9 | - | 17 |

Notes:
 All sites were identified in two prior planning periods.
 The minimum density for AHO sites is 20 units/acre.
 I/L = assessed value ratio of improvements to land

**Figure B-2
C-R Zone Sites Map**



Suitability of Sites to Accommodate Lower and Moderate Income Households

The City has conducted a thorough review of sites to determine the realistic potential of future residential uses throughout the City. All available lands within Hidden Hills were evaluated to determine the realistic potential for residential development in the planning period. In particular, the analysis focused on identifying sites that could accommodate lower and moderate income households. Based on this evaluation, the Long Valley Road opportunity site was deemed as the most ideal candidate for lower/moderate income housing that could be realistically produced during the current planning period.

When determining the suitability of sites for lower and moderate income households, the City considered a variety of sites suitability factors to determine the most viable opportunity sites. These factors included:

- Impact of Existing Uses and Activities
- Site Specific Conditions
- Local Market Conditions
- Infrastructure Considerations

The following narrative provides the necessary evidence to support the use conclusions that ~~of~~ the Long Valley road site is available for lower and moderate income housing and presents the most feasible opportunity to produce lower and moderate income housing in the City during the planning period.

1. ~~These~~ Impact of Existing Uses and Activities

Local Development Trends and Activities

Hidden Hills consists of a very ~~specialized~~ specialized residential development market. With an estimated 2023 population under 2,000 residents, the City is characterized by a ~~a~~ rural, country atmosphere that is unique to the southern California region, especially in an incorporated City. The City's uniquely pastoral setting is evidenced by the absence of sidewalks, no street lights and by large lots ⁹ that accommodate are developed with individual, large estates and equine amenities.

In November 2023, Hidden Hills had approximately 30 homes available ranging in price from \$3.39 million for a 5-bedroom/3-bath 3,000 square foot home to \$39.95 million for a 6-bedroom/7-bath 16,779 square foot home. Average sales price for improved property in the City is approximately \$8.3 million. There were two vacant lots on the market located at 25212 Jim Bridger Road and 25250 Walker Road valued at \$3.5 million and \$6 million, respectively.

⁹ Average Lot Size Sq Ft of 53,578 <https://www.homes.com/hidden-hills-ca/neighborhood/hidden-hills/>



Figure B-3X: Example of Typical Residential Development in Hidden Hills

The high value of real estate in Hidden Hills equates to an average cost of \$1,400 per square foot, which is well beyond the average for the region. Rental rates are also higher on average. In November 2023, there were approximately six homes available for lease ranging from \$15,000 to \$50,000 per month.

As shown in Figure B-1, all of the available identified vacant residential sites identified are within the Association boundary and adjacent to properties developed with single-family homes on large lots, predominantly in a style similar to that similar properties shown in Figure B-3X. Due to the extremely high land cost for undeveloped properties, and the return on investment available by developing in the existing style, it is likely that that majority of development and redevelopment within the City will suggesting that future development will be of consistent size, quality and cost with existing development. Regardless of City development standards, other product types would not provide a sufficient return on investment to justify development in this market on any of the vacant sites shown in Figure B-1.

Comparison to Available Vacant Sites

The 14 sites identified in the sites inventory, consist of the remaining-only vacant parcels that could potentially accommodate residential use. However, many of these sites are located in areas with significant topographic features, including elevation changes, steep slopes and other conditions that would require significant and costly site preparation. These site features would contribute to substantially larger overall development costs as compared to standard raw land, to accommodate site preparation, grading and accessibility to a parcel. Therefore, existing opportunities will likely be limited to high-return luxury single family homes would be likely to develop on such sites.

All of the available parcels range from 1.0 to 20.0 acres and exhibit important features not conducive to multiple family, lower/moderate income housing development. These features include:

Significant Infrastructure Investment: these sites will require significant infrastructure improvements including ADA compliance, sidewalks, lighting, sewer and ~~storm drain~~ storm drains. Because of the rural, topographic features, required improvements would have a highly negative ~~aeffect~~ effect on project feasibility. Additionally, the location of these available sites deep within the Hidden Hills association would require significant ~~major~~ public infrastructure improvements including sidewalks, lighting and other improvements to make the sites more attractive for higher-density development. However, ~~not permitted by the homeowner's association covenants and restrictions.~~ the cost of developing such public infrastructure would render higher density development infeasible on most sites within the City.

Compatibility Association-Mandated Development Standards: ~~these sites would not be compatible with multiple family residential development, as~~ As discussed above, multiple family development would require a variety of improvements, such ~~that would conflict with existing development.~~ Improvements necessary for multiple family development, such as sidewalks, exterior lighting and other site features. However, these improvements are ~~in conflict with~~ prohibited by the Homeowner Association's (HOA) Declaration of Covenants, Conditions, and Restrictions (CC&Rs) standards. The CC&Rs are legally binding documents that outlines the rules and regulations for a HOA, and the existing restrictions are incompatible with the infrastrture required to serve multiple-family development. ~~They are designed to maintain the appearance, harmony, and property values of~~ Therefore, it is necessary to identify development opportunities in Hidden Hills that are not subject to the Association's restrictions.



***Figure B-4X:** Example of typical vacant land in Hidden Hills*

2. Sites Specific Conditions

In contrast with the other vacant sites located in the City, evaluating sites appropriate for lower/moderate income housing, the Long Valley Road opportunity site possesses a variety of key attributes supporting its ability to accommodate lower/moderate income housing, including:

Flat Graded parcel

Compared to other available sites in the City, the Long Valley Road opportunity sites is graded flat. This is an economical and environmental advantage as it will require very minimal site preparation, or soil import or export. -Compared to other available sites, the Long Valley Road parcel can be considered as the most prepared -of all the sites to accommodate lower/moderate income housing.

Minimal site improvements required

The site provides existing improved sound walls on half of the site that will require no modifications. The site is generally clear of debris, overgrown vegetation or other geologic features. The site is also at grade with the existing street frontage, ~~minimize~~ minimize site improvements for drainage and ADA accessibility. In comparison, other identified sites would require significantly on site improvements to provide the necessary facilities for multiple family development.



Figure B-5X: Site Photo of Identified Lower/Moderate Income Site

Direct access to transportation and local retail/services

The Long Valley Road site provides the closest access to local services, including grocery, pharmacy, retail, medical services and local/regional bus routes. Adjacent transportation services include designated Metro Bus Routes and LADOT Commuter Express service to downtown Los Angeles and University of Southern California.

Existing infrastructure availability

The Long Valley Road site can directly access existing infrastructure facilities from the adjacent street, including power, water, sewer and storm drain facilities. Site infrastructure can readily stub into existing facilities. Existing sidewalks and curbs are adjacent to the site provide for greater site accessibility. The other sites identified in the inventory would comparatively require significant improvements to infrastructure, including significant investments for ADA accessibility and infrastructure provision.

No Restrictions from Homeowners Association.

Since the Long Valley Road site is not a part of the Hidden Hills Homeowners Association, it is not subject to conditions, covenants of restrictions of the Association. As the Association’s standards and requirements are not required for the Long Valley Road site, significantly more opportunity is afforded to this site compared to other available sites. This includes more favorable site development standards and design flexibility to allow higher density multiple family residential product. Homes located within the HOA are required to pay 0.25 cents for every \$100 in assessed value. Residential development outside of the HOA would not be required to pay these fees, avoiding a constraint on feasibility that affects many other sites within the City and contribute further to project feasibility.

Ability to Accommodate Multiple Family development of at least 20 du/ac

To demonstrate the development capacity of the Long Valley Road site is sufficient to accommodate multiple family units appropriate for lower/moderate income households, an example multiple family development scenario was developed. This scenario considered the minimum density standards of 20 du/ac defined in the Hidden Hill’s Zoning Code, applied assumed parking ratios and landscape requirements. An average units size of 800 square feet was assumed to accommodate two-bedroom units, and the scenario incorporates minimum requirements to qualify for tax credits and other financial assistance. Parking requirements assume the volume of space needed for standard sized parking spaces and required drive aisles. Landscape requirements are consistent with the requirements of the underlying zone.

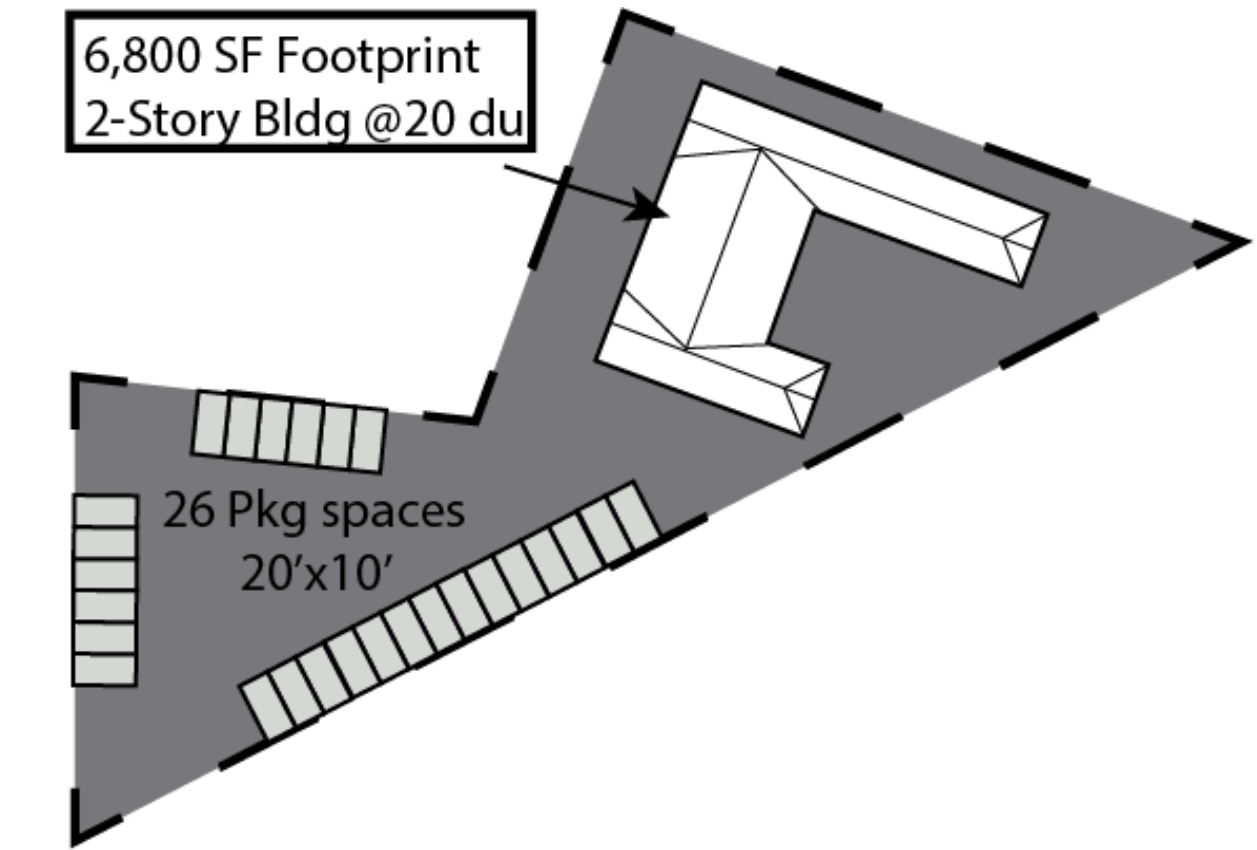
Table B-5X; Example Multiple Family Development Scenario

| <u>Development Feature</u> | <u>Standard</u> | <u>Yield</u> |
|---|-------------------------|---|
| <u>Residential unit</u> | <u>800 sf/unit</u> | <u>13,600 SF (17 total units)</u> <u>6,800 SF (1st floor)</u> |
| <u>Parking</u> | <u>1.5 space/unit</u> | <u>9,100 SF (26 parking spaces)</u> |
| <u>Landscaping</u> | <u>5% of total area</u> | <u>1,851 SF</u> |
| <u>Height</u> | <u>3-Story/40 FT</u> | <u>--</u> |
| <u>TOTAL DEVELOPMENT SCENARIO SF</u> | | <u>24,451 SF</u> |

| | |
|-------------------------------|-------------------------------|
| <u>TOTAL SITE CAPACITY SF</u> | <u>37,026 SF (0.85 acres)</u> |
|-------------------------------|-------------------------------|

Table B-5X demonstrates that site has the appropriate size to accommodate ~~the~~ at least 17 dwelling units. Additional site capacity can be attained through 2nd story development and may provide additional flexibility in unit sizes and ~~affordabilites~~ affordability. Based on the current development standards for AHO include a maximum of two stories and a 30-foot height limit. Furthermore, the City has committed to revisions to accommodate increasing the height limit from 2 stories to 3 stories and a height limit from 30 feet to 40 feet. Figure B-6 shows a conceptual site plan for a 2-story development that could feasibly develop on the Long Valley Road site. A 3-story scenario would also fit into this parcel but with a smaller building footprint.

Figure B-6X: Multiple Family 2-Story Development Conceptual Site Plan



Likelihood Existing Uses will Discontinue in the Planning Period.

The Long Valley Road site is generally void of any significant development with the exception of a small 1,147 square foot structure built in 1950. The structure was formerly a single family residence that has been converted to commercial use. The structure currently is used as a small real estate office. The 2024 County Assessor’s improvement value is \$72,397. Therefore, site improvements are an insignificant factor when evaluating cost of removing or relocating existing activities.

The location of the structure on the property can be readily incorporated with new residential development, as enough land area existing to accommodate residential development, provide landscaping and parking areas. When evaluating the potential development capacity all scenarios assumed the existing structure could remain on site. Therefore, the sites existing structures and activities are not considered a constraint for a number of reasons:

1. The existing site features, including, fencing, trees and architectural elements are community-defining elements that help to provide visual, functional and design compatibility with the adjacent Homeowner Association properties. Preserving these features and incorporating them into future residential development would be a benefit to preserving local character.
- 1.—The 1,147 square foot structure does not impede or diminish development capacity assumptions and has been considered when evaluating net site capacity. Therefore, the site is assumed to and could be developed to incorporate existing structures through repurposing (gym, clubhouse, etc.)
2. _____
3. The structure on the property has been repurposed previously and demonstrates the capacity that existing small structure can be repurposed for residential and other ancillary uses.

Appendix C

Public Participation Summary

Section 65583(c)(5) of the *Government Code* states that “The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort.” Public participation played an important role in the formulation and refinement of the City’s housing goals and policies and in the development of a Land Use Plan which determines the extent and density of future residential development in the community.

City residents and other interested stakeholders had several opportunities to help identify needs, recommend strategies and provide comments on the draft Housing Element during its preparation. The City posted meeting notices, agendas, draft Housing Elements and related materials on the City website. A Housing Element FAQ was also prepared and posted on the website. The City compiled a notification list that included organizations representing the interests of lower-income households, persons with special needs, and fair housing (Table C-1).

The draft Housing Element was posted for review on the City website on November 8, 2021 and a public study session was held by the City on November 15, 2021. Notice of the availability of the draft Housing Element and the study session was advertised on the City website and also sent directly to the list of interested parties shown in Table C-1, which includes organizations with expertise in fair housing issues and affordable housing. The draft Housing Element was submitted to HCD for review on November 23, 2021.

The City received comments on the draft Housing Element from HCD on January 21, 2022. A revised draft element was then prepared and posted for public review on June 17, 2022. The City Council held a noticed public hearing on July 11, 2022 to review HCD comments and the revised draft element, which was adopted and submitted to HCD for review. Public notice for all meetings was distributed to the interested parties listed in Table C-1. Table C-2 summarizes public comments that were received on the draft Housing Element and how those comments were addressed. Although the City made a diligent effort to notify persons and organizations representing the interests of lower-income households and persons with special needs, no comments were received from any of those parties.

The City received one written comment (Attachment C-1) dated March 30, 2022 from Matthew Gelfand, counsel for Californians for Home Ownership, which is affiliated with the California Association of Realtors. The City provided a written response to Mr. Gelfand on April 6, 2022 (Attachment C-2).

On September 9, 2022 HCD issued a review letter finding that the adopted Housing Element addresses some statutory requirements described in HCD’s January 21, 2022 review; however, additional revisions are necessary to fully comply with State Housing Element Law. Revisions to the adopted element authorized by City Council Resolution No. 999 were then prepared and posted on the City website on April 25, 2023 for seven days prior to submittal to HCD on May 2, 2023. Notice of availability of the revised Housing Element was sent to all parties that previously requested notices relating to the Housing Element on April 25, 2023.

Table C-1
Public Notice Interest List

SCAG
818 W Seventh St, 12th Floor
Los Angeles, CA 90017

County of Los Angeles
Regional Planning Dept.
320 West Temple Street
Los Angeles, CA 90012

Hidden Hills Community Assoc.
24549 Long Valley Road
Hidden Hills, CA 91302

City of Malibu
Planning Director
23825 Stuart Ranch Road
Malibu, CA 90265

City of Calabasas
Planning Director
100 Civic Center Way
Calabasas, CA 91302

City of Westlake Village
Planning Director
31200 Oak Crest Drive
Westlake Village, CA 91361

City of Agoura Hills
Planning Director
30001 Ladyface Court
Agoura Hills, CA 91301

City of Los Angeles
Department of City Planning
200 N. Spring Street Rm. 525
Los Angeles, CA 90012

So Cal Association of Non-Profit Housing
3345 Wilshire Blvd, Suite 1005
Los Angeles, CA 90010

AMCAL Multi-Housing, Inc.
30141 Agoura Rd, Suite 100
Agoura Hills, CA 91301

LINC Housing
110 Pine Ave, Suite 500
Long Beach, CA 90802

So Cal Housing Dev. Corp
9065 Haven Ave, Suite 100
Rancho Cucamonga, CA 91730

Habitat for Humanity
32904 Denver Springs Dr
Westlake Village, CA 91361

Area Housing Authority
1400 W Hillcrest Dr
Thousand Oaks, CA 91362

Jamboree Housing Corp.
17701 Cowan Ave, Suite 270
Irvine, CA 92614

Many Mansions
1459 Thousand Oaks Blvd #D
Thousand Oaks, CA 91362

Las Virgenes Unified School Dist.
4111 N. Las Virgenes Road
Calabasas, CA 91302

Las Virgenes MWD
Attn: Development Review
4232 Las Virgenes Road
Calabasas, CA 91302

Meta Housing
1640 S Sepulveda Blvd, Suite 425
Los Angeles, CA 90025

San Fernando Valley Fair Housing Council
14621 Titus St #100
Panorama City, CA 91402
info@fhcsfv.com

North Los Angeles County Regional
Center
9200 Oakdale Ave., Suite 100
Chatsworth, California 91311

Housing Rights Center
3255 Wilshire Blvd. #1150
Los Angeles, CA 90010

Table C-2
Summary of Public Comments

| Comment | Response |
|---|---|
| Why is the City updating the Housing Element again? | State law requires cities in the SCAG region to prepare an update for the 2013-2021 planning period. The Housing Element that was adopted in June 2013 covered the 2008-2013 planning period. |
| Are there any policy changes in the new Housing Element? | The Housing Element has been extensively revised to reflect new demographic data regarding housing needs, as well as the City's accomplishments in the previous planning period. As a result of recent changes to State housing law, some revisions to City land use regulations are proposed in the new Housing Element. |
| Are any changes to the affordable housing overlay proposed? | The affordable housing overlay regulations are proposed to remain in effect with minor revisions to reflect recent changes to State housing law, such as for low barrier navigation centers. |
| Did the City consider sites outside the City limits in the sphere of influence? | Since land use on sites outside the City of Hidden Hills is not under the City's control, only sites inside the City were considered for the sites inventory. |
| Letter from Californians for Home Ownership (Attachment C-1) | (Please see Attachment C-2) |

Attachment C-1
Letter from Californians for Home Ownership



CALIFORNIANS FOR
HOMEOWNERSHIP

MATTHEW GELFAND, COUNSEL
MATT@CAFORHOMES.ORG
TEL: (213) 739-8206

March 30, 2022

Dirk Lovett
City of Hidden Hills
Email: dirklovett@caaprofessionals.com

RE: Hidden Hills's failure to timely adopt a Sixth Cycle Housing Element.

Dear Dirk Lovett:

Californians for Homeownership is a 501(c)(3) non-profit organization that uses impact litigation to address California's housing crisis. We are monitoring local compliance with the law governing housing elements. Our understanding is that the City has not adopted a sixth cycle housing element, which it was required to do by October 15, 2021.¹ It also missed the second compliance deadline of February 12, 2022, subjecting it to additional penalties.² We are currently preparing for litigation against cities that have not timely adopted housing elements, like yours.

In light of the City's failure to timely adopt its housing element, our organization could immediately sue the City under Code of Civil Procedure Section 1085 to compel it to adopt a compliant housing element.³ As a result of this litigation, in addition to being ordered to adopt a housing element on a short timeline,⁴ the City could also face a number of serious penalties. For example, the court could suspend all non-residential permitting,⁵ or could judicially approve housing development projects within the City.⁶ And the court could impose these penalties while the litigation is pending, even before reaching a final decision.⁷ Housing element litigation is given priority in the court system,⁸ and a successful plaintiff can obtain attorneys' fees under Code of Civil Procedure Section 1021.5. Indeed, in a recent case involving the City of Huntington Beach's housing element, a court awarded another non-profit organization over \$3.5 million in fees.⁹

The purpose of this letter is to offer the City a pathway to avoid immediate litigation by our organization. Enclosed is an Acknowledgment that sets forth some of the penalties to which the City is currently subject in light of the City's failure to adopt a housing element. If the City signs and returns the Acknowledgment, we will not initiate litigation against the City at this time.

¹ Gov. Code § 65588(c)(3).

² Gov. Code §§ 65583(c)(1)(A), 65583.2(c), and 65588(c)(4)(C).

³ Gov. Code §§ 65587, 65751.

⁴ Gov. Code § 65754.

⁵ Gov. Code § 65755(a)(1).

⁶ Gov. Code § 65755(a)(4).

⁷ Gov. Code § 65757.

⁸ Gov. Code § 65752.

⁹ <https://www.communitylegalsocial.org/kennedy-commission-awarded-3-5-million-in-attorneys-fees-for-advocacy-in-huntington-beach-low-income-housing-case/>

525 S. Virgil Avenue
Los Angeles, CA 90020



March 30, 2022

Page 2

We ask that you return the Acknowledgement by April 6, 2022. If you decline to do so, understand that we may initiate litigation against the City, using the City's refusal to acknowledge these basic requirements of state housing law to demonstrate the existence of a dispute necessitating judicial intervention. As part of the litigation, we would likely seek a judicial declaration that the City is subject to the same penalties described in the Acknowledgment, among other remedies. We have dedicated in-house resources sufficient to maintain at least 10 simultaneous housing element lawsuits as part of our commitment to enforcing this important aspect of state housing law.

Finally, while we acknowledge that it takes a significant dedication of resources to comply with the requirements of state housing element law, it is worth noting that many cities throughout the Southern California (SCAG) region, both big and small, have already adopted their sixth cycle housing elements after fully complying with state law mandates governing consultation with the public and the state Department of Housing and Community Development (HCD). We believe that, with appropriate planning, all of the SCAG cities could have adopted their housing elements by the October 15, 2021 deadline. For this reason, it would not be productive to respond to this letter by listing the steps the City has taken towards adoption, or the obstacles it has faced. Instead, we simply ask that the City sign the Acknowledgment. There are no statutory exceptions to the penalties identified in the Acknowledgment, and HCD does not have the authority to excuse the City from them.

We look forward to receiving the signed Acknowledgment. If you would like to discuss any of this with me, please do not hesitate to give me a call at (213) 739-8206.

Sincerely,



Matthew Gelfand

cc: Roxanne Diaz, Esq., City Attorney (by email to rdiaz@rwglaw.com)

825 S. Virgil Avenue
Los Angeles, CA 90020

CALIFORNIANS FOR HOMEOWNERSHIP

ACKNOWLEDGMENT

The City of Hidden Hills hereby acknowledges that it has not timely adopted a sixth cycle revised housing element of its general plan within the deadline set forth in Government Code Section 65588, and that its housing element is therefore not in substantial compliance with Article 10.6 of the Government Code. As a result, the City is subject to the following:

1. Pursuant to Government Code Sections 65583(c)(1)(A), 65583.2(c), and 65588(c)(4)(C), the City will be required to complete any rezoning required under housing element law in connection with the City’s sixth cycle housing element by October 15, 2022.
2. The City is currently prohibited from rejecting housing development projects based on subdivisions (d)(1) and (d)(5) of the Housing Accountability Act (HAA), Government Code Section 65589.5. The City acknowledges that this means that, unless another exception within subdivision (d) applies, the City is prohibited from using its general plan and zoning standards to reject a proposal that meets the affordability requirements described in subdivision (h)(3) of the HAA.

The public, including without limitation any applicant to develop any project involving residential units, may rely on this Acknowledgment as the City’s binding commitment to comply with the provisions of state law described above.

DATED: _____, 2022 CITY OF HIDDEN HILLS

By: _____
[Signature]

[Name]

Its: _____
[Title]

Attachment C-2
City Response to Letter from Californians for Home Ownership



City of Hidden Hills

6165 Spring Valley Road * Hidden Hills, California 91302
(818) 888-0281 * Fax (818) 719-0083

April 6, 2022

Matthew Gelfand
Californians for Homeownership
525 S. Virgil Avenue
Los Angeles, California 90020

Subject: Sixth Cycle Housing Element Update

Dear Mr. Gelfand:

The City of Hidden Hills ("City") received your letter dated March 30, 2022 regarding the Sixth Cycle Housing Element update ("Sixth Cycle Update"). As described further below, the City is diligently preparing a Housing Element update, as well as amendments to various components of the City's zoning code to implement the updated Housing Element. In connection with those actions, the City also is conducting environmental analysis, as required by the California Environmental Quality Act ("CEQA").

As you may know, Hidden Hills is a very small city with a population of only about 1,900 persons. The city was originally developed in unincorporated Los Angeles County territory as a residential community prior to incorporation, and nearly all of the City's land area is within a private guard-gated neighborhood. As such, the City has limited control over housing development.

Notwithstanding this major challenge, to accommodate the City's Regional Housing Needs Assessment ("RHNA") allocation, and realistically encourage the production of housing units to meet the City's very-low- and low-income allocations, the City's draft Housing Element identifies the potential for additional housing through accessory dwelling units and multi-family residential or mixed-use development on the small number of parcels that are not within the private deed-restricted single-family residential portions of the City.

Because the City has only one contract staff member responsible for planning, the City retained a consultant to assist in preparing the 6th Cycle Housing Element and two public meetings were conducted by the City Council in 2021 to receive public comments. Following these meetings, the

Sixth Cycle Housing Element Update
April 6, 2022
Page 2

City submitted a draft Housing Element to the California Department of Housing and Community Development ("HCD") for review in November 2021.

By comment letter dated January 21, 2022, HCD confirmed that the draft Housing Element adequately addresses many statutory requirements but requested revisions to the City's draft. The City Council reviewed HCD's comments at a public meeting on February 14, 2022 and since that time City staff and our consultant have been working to prepare a revised Housing Element that addresses HCD comments.

As you can see, the City is diligently working to prepare and adopt a legally compliant Housing Element and also must ensure that the Housing Element and related program actions are adequately analyzed under CEQA. The development of housing for all segments of the community is a priority for the City. At the same time, the City is legally required to consider public and private land use restrictions, infrastructure constraints, public safety considerations such as wildfire and flood risks, tribal cultural resources, and sensitive environmental resources that exist within the community.

Forcing the City's limited staff to expend time and resources to address a lawsuit that seeks to do what the City is already in the process of doing would detract from the City's efforts to finalize a legally adequate housing element and ensure that the City's planning and zoning documents are appropriately revised to implement the housing element. The City respectfully requests that you refrain from initiating a lawsuit.

Very truly yours,



Dirk Lovett
City Engineer

cc: City Manager
City Attorney

Appendix D

Fair Housing Assessment

A. Introduction

Assembly Bill 686, signed in 2018, establishes a statewide framework to affirmatively further fair housing (AFFH) with the goal of achieving better economic and health outcomes for all Californians through equitable housing policies. AB 686 requires cities and counties to take deliberate actions to foster inclusive communities, advance fair and equal housing choice, and address racial and economic disparities through local policies and programs. Housing elements are now required to address the following five components:

- **Inclusive and Equitable Outreach:** A summary of fair housing outreach and capacity that includes all economic segments of the community.
- **Assessment of Fair Housing:** An assessment of fair housing issues, including integration and segregation patterns, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs.
- **Analysis of Sites Inventory:** An evaluation of whether the sites inventory improve or exacerbate conditions for fair housing.
- **Identification of Contributing Factors:** The identification and prioritization of contributing factors related to fair housing issue.
- **Priorities, Goals, and Actions to AFFH:** The identification of fair housing goals and actions that directly address the contributing factors outlined above. The housing element should include metrics and milestones for evaluating progress and fair housing results.

B. Outreach

As discussed in Appendix C: Public Participation, early in the Housing Element update process the City developed a list of stakeholders with local expertise in housing issues, including fair housing. The stakeholder list included local service providers, affordable housing developers, and fair housing organizations in an effort to include the interests of lower-income residents and persons with special needs in the community.

Over the course of the Housing Element update process the City conducted a series of public meetings. Public notice of each meeting was posted on the City's dedicated Housing Element website and was also sent directly to persons and organizations on the stakeholder list. Interested persons were able to participate either in person or by internet or telephone to encourage those with mobility difficulties to participate. Agendas and other information for each meeting was posted on the City website to allow interested stakeholders to access to this information throughout the process. Interested persons were also encouraged to provide input or ask questions via telephone or email. Please refer to Appendix C for additional information regarding the outreach efforts and how public input was incorporated into the Housing Element. Internet translation tools such as *Google Translate* allowed non-English speakers to access all materials.

In addition to public workshops and hearings, the City also directly contacted housing advocates, housing service providers, and community organizations who serve the interests of lower-income households and special needs groups to solicit comments on housing needs, barriers to fair and affordable housing, and opportunities for development.

To encourage continuing stakeholder involvement in local housing issues throughout the planning period, Program 6 includes a commitment to conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.

C. Fair Housing Assessment

This section provides an assessment of fair housing issues in Hidden Hills including fair housing enforcement and outreach capacity, patterns of integration and segregation, racial or ethnic patterns of concentration, disparities in access to opportunities, and disproportionate housing needs, including overpayment, overcrowding, homelessness and displacement risk.

1. Community History and Context

Community Background

Hidden Hills is located in Los Angeles County at the western end of the San Fernando Valley, on the border with Ventura County. The city is bordered by the City of Los Angeles on the north and east, by unincorporated Los Angeles County on the south, and by unincorporated Los Angeles County and unincorporated Ventura County on the west.

Development in the community began in 1950 when A.E. Hanson (who also developed the community of Rolling Hills on the Palos Verdes peninsula) purchased about 1,000 acres and began offering one-acre minimum lots for sale in the equestrian-themed community. Hidden Hills Community Association was also formed in the 1950s, prior to City incorporation, establishing private covenants, conditions and restrictions (CC&Rs) intended to preserve the rural equestrian nature of the community.

In the spring of 1961, civic leaders in the tiny community of Hidden Hills launched a drive to form a city. They were faced with the prospect of being annexed to the City of Los Angeles and having Burbank Boulevard, a major arterial, extended through the community. The petition for cityhood was signed by 79% of the voters, and was approved by the County Board of Supervisors. September 19, 1961 was designated as election day, when a total of 358 votes were cast for incorporation (83% of registered voters), with 71 votes against. The new city of Hidden Hills had a population of a little over 1,000. Nearly all territory within the city boundary has been within the gated Hidden Hills Community Association since incorporation and there are no commercial services in the city with the exception of one building used as a real estate office on Long Valley Road just north of the 101 freeway.

Because Hidden Hills was subdivided by a single landowner, it is more akin to a large residential subdivision rather than a traditional city with multiple land uses, developers, and housing types. Multi-family housing was excluded from the community to preserve its rural, equestrian character and to recognize what was then a fairly remote location with no services.

As the nearby communities such as Calabasas and Agoura Hills were developed with a variety of suburban densities and housing types, the established large lot pattern in Hidden Hills became a rarer commodity in Los Angeles County and real estate values increased substantially. While these changes were driven by the dynamics of the private real estate market, they had the effect of contributing to exclusionary inequities in access to housing among racial minorities and lower-income households, which was exacerbated by discriminatory lending practices throughout the country.

As discussed in this Housing Element, the City of Hidden Hills seeks to address its historical fair housing impediments and expand housing opportunities for lower-income households and other protected classes through strategies such as ADUs, special needs housing regulations, and the Affordable Housing Overlay Zone. The City also supports the enforcement of fair housing laws and increased awareness of fair housing rights and practices through the programs and actions described in this fair housing assessment and in the Housing Plan.

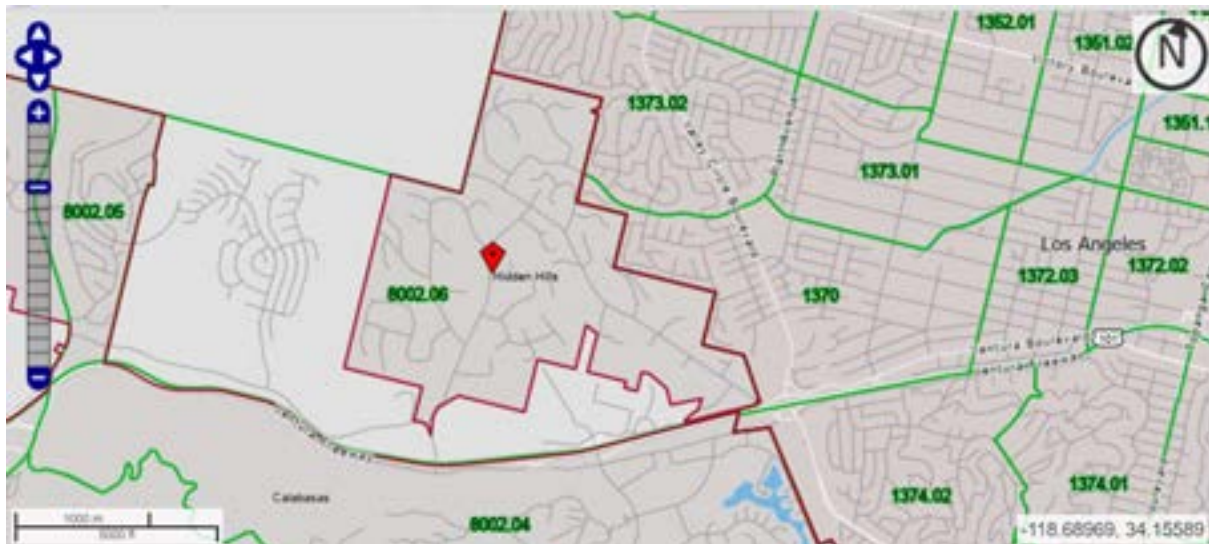
Fair Housing Data Availability

One of the primary sources of data used for fair housing analyses is the U.S. Census Bureau's American Community Survey (ACS), an ongoing survey that provides data every year. The ACS covers a broad range of topics about social, economic, demographic, and housing characteristics of the U.S. population. The 5-year estimates from the ACS are "period" estimates that represent data collected over a period of time. The primary advantage of using multiyear estimates is the increased statistical reliability of the data for less populated areas and small population subgroups.¹⁰

The 5-year ACS estimates are available for all geographies down to the block group level. Block group data is the smallest level of geography available in published census statistics to preserve the confidentiality of residents.

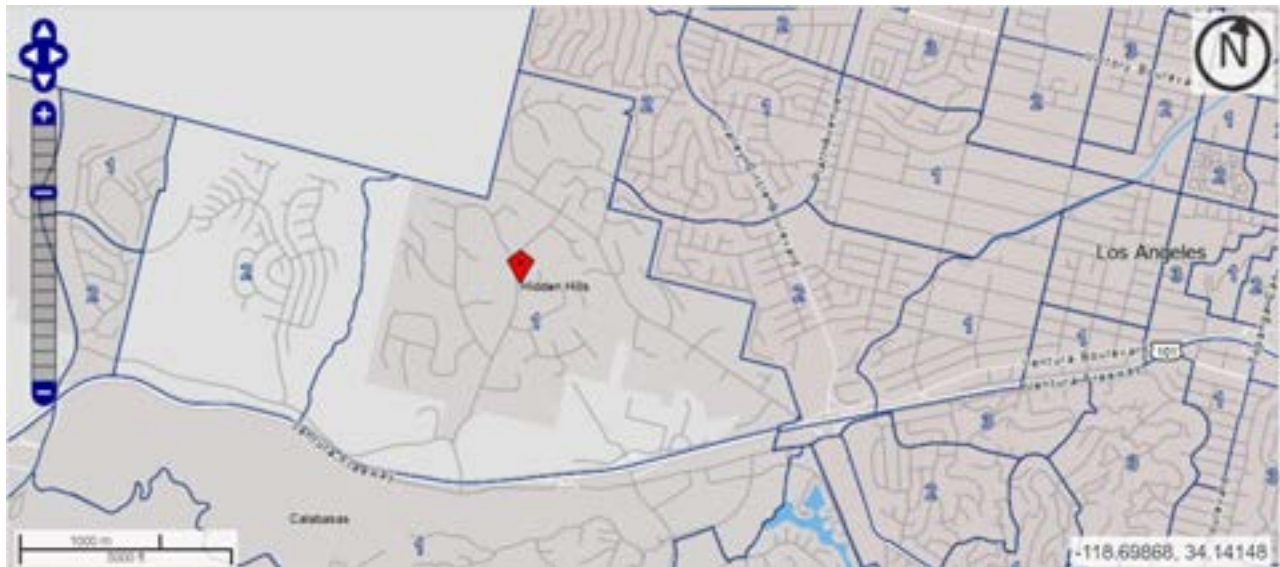
As seen in Figure D-1, Hidden Hills is a very small city that is located entirely within one census tract (8002.06). The city is also entirely within a single block group (BG 1) of this tract, as shown in Figure D-2. Therefore, the ACS does not provide any data for neighborhoods or sub-areas of the city. Hidden Hills is an affluent and homogenous community and does not have pockets of poverty or notable disparities between its neighborhoods. With the exception of a few non-residential uses such as City Hall, an elementary school, an equestrian center, and one small real estate office, the entire city is developed with large-lot single-family homes.

Figure D-1 Census Tracts – Hidden Hills



Source: U.S. Census Bureau, On the Map, 2023

¹⁰ <https://www.census.gov/data/developers/data-sets/acs-5year.html>

Figure D-2 Census Block Groups – Hidden Hills

Source: U.S. Census Bureau, On the Map, 2023

2. Fair Housing Enforcement and Outreach Capacity

Fair housing complaints can be an indicator of housing discrimination. Fair housing issues can arise through discrimination against an individual based on disability, race, national origin, familial status, disability, religion, or sex when renting or selling a dwelling unit.

The U.S. Department of Housing and Urban Development’s (HUD) Office of Fair Housing and Equal Opportunity (FHEO) is the federal agency responsible for eliminating housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities. FHEO services and activities include investigating fair housing complaints, conducting compliance reviews, ensuring civil rights in HUD programs, and managing fair housing grants.

As a very small city with only 4 full-time employees, Hidden Hills does not have the capacity to investigate fair housing complaints. To address this issue, the City partners with the Housing Rights Center¹¹ (HRC) and the San Fernando Valley Fair Housing Council¹² (FHCSFV) to investigate fair housing complaints. HRC is the nation's largest non-profit civil rights organization dedicated to securing and promoting Fair Housing. HRC was founded in 1968, the same year that Congress passed the Fair Housing Act. HRC is a non-profit, approved by HUD, that works with local government offices to ensure Fair Housing laws are upheld. HRC provides various services to Los Angeles County stakeholders, including tenant/landlord mediation, credit counseling, and fair housing training and workshops.

The FHCSFV is a private, non-profit, civil rights advocacy organization founded in 1958, whose mission is to eliminate housing discrimination. The FHCSFV is designated by the Internal Revenue Service as a 501(c) (3) tax-exempt organization and is governed by a volunteer board of directors. The FHCSFV is supported by donations from its members and others and also receives financial support from the City of Burbank and the City and County of Los Angeles through their Community Development Block Grant

¹¹ <https://www.housingrightscenter.org/>

¹² <http://www.fhcsfv.com/areas-we-serve.html>

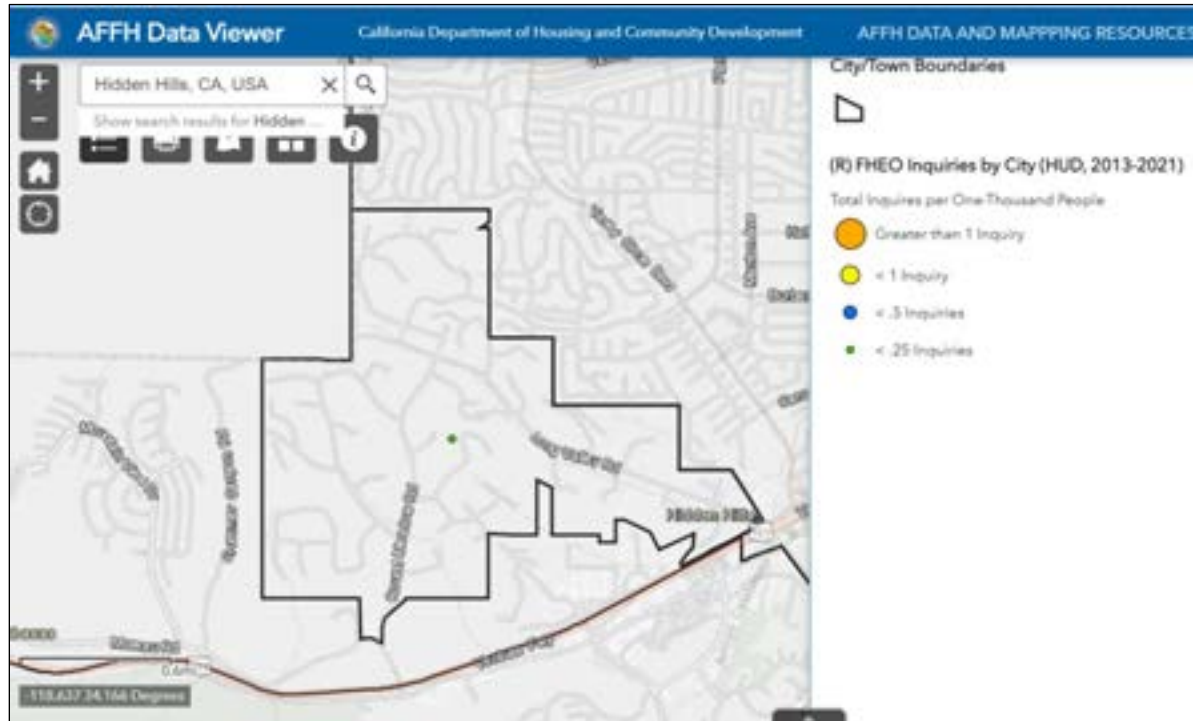
funds. In recent years, the HRC and Fair Housing Council have not reported any discrimination inquiries filed by residents of Hidden Hills. The City does not have any pending lawsuits, enforcement actions, judgements, settlements, or findings related to fair housing and civil rights.

The City provides residents with fair housing information by posting a link to fair housing resources in City Hall and on the City's website (<https://hiddenhillscity.org/wp-content/uploads/Fair-Housing-Poster.pdf>).

Program 6 – Affirmatively Furthering Fair Housing is included in the Housing Plan (Chapter V) to continue to ensure that fair housing information and links to service providers are available through the City's website, as well as the City's promotion and distribution of fair housing and anti-displacement resources to residents.

As seen in Figure D-3, the HCD AFFH Data Viewer reported a Fair Housing Enforcement and Outreach (FHEO) inquiry rate of less than 0.25 per 1,000 persons for the 2013-2021 period in Hidden Hills.

Figure D-3 FHEO Inquiries – Hidden Hills



In addition to this fair housing assessment, the Constraints section (Chapter IV) of this Housing Element describes ways that the City works to address potential impediments to fair housing choice, including policies and regulations to encourage the provision of housing for lower-income households and persons with special needs. The Constraints analysis includes the City's compliance with existing fair housing laws, such as zoning regulations for emergency shelters, low-barrier navigation centers, transitional and supportive housing, residential care facilities, the definition of *family*, and procedures for granting reasonable accommodation for persons with disabilities.

There are currently no local fair housing laws in the City, but Hidden Hills complies with all applicable state and federal laws, including the following:

- The federal Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, 42 U.S.C. §§ 3601 et seq., which the City complies with by ensuring that housing is available to all persons without regard to race, color, religion, national origin, disability, familial status, or sex.
- The federal Americans with Disabilities Act (ADA), which the City complies with through its building code, permit review procedures, and reasonable accommodation procedures.
- The California Fair Employment and Housing Act, which the City complies with through its protocols for hiring, decision-making, staff training, advertising, and legal counsel.
- Government Code Section 65008 and 11135, which guide the City’s procurement protocols, provide preferential treatment for affordable housing, provide equal access to housing assistance, and ensure that multi-family housing is treated fairly relative to single family housing.
- Government Code Section 8899.50, which specifies AFFH requirements.
- Government Code Section 65913.2, which precludes excessive subdivision standards.
- Government Code Section 65302.8, which precludes certain types of municipal growth control laws (the City has none).
- Government Code Section 65583, which includes the requirement to include a Housing Element in the City’s General Plan.
- Housing Accountability Act, which is implemented through the City’s development review and zoning procedures.

3. Patterns of Integration and Segregation

a) Race and Ethnicity

As seen in Figure D-4, the percentage of non-White population is less than 20% in all areas of Hidden Hills. This is similar to the adjacent areas of Calabasas and the unincorporated Santa Monica Mountains area to the south and west but is lower than the adjacent areas within unincorporated Ventura County and the City of Los Angeles to the north and east. Racial characteristics for the western San Fernando Valley area are illustrated in Figure D-5. These maps indicate that there are no significant non-White population concentrations in Hidden Hills.

Relative to Los Angeles County, Hidden Hills has a much higher percentage of Non-Hispanic White residents and a lower percentage of Black, Asian and Hispanic residents (Table D-1). Over the last 20 years the relative proportions of racial/ethnic groups have not changed significantly in Hidden Hills. However, given the city’s small population, even small changes can cause percentages to shift noticeably but may be statistically insignificant due to the margin of error in these data.

Figure D-4 Racial Demographics – Hidden Hills

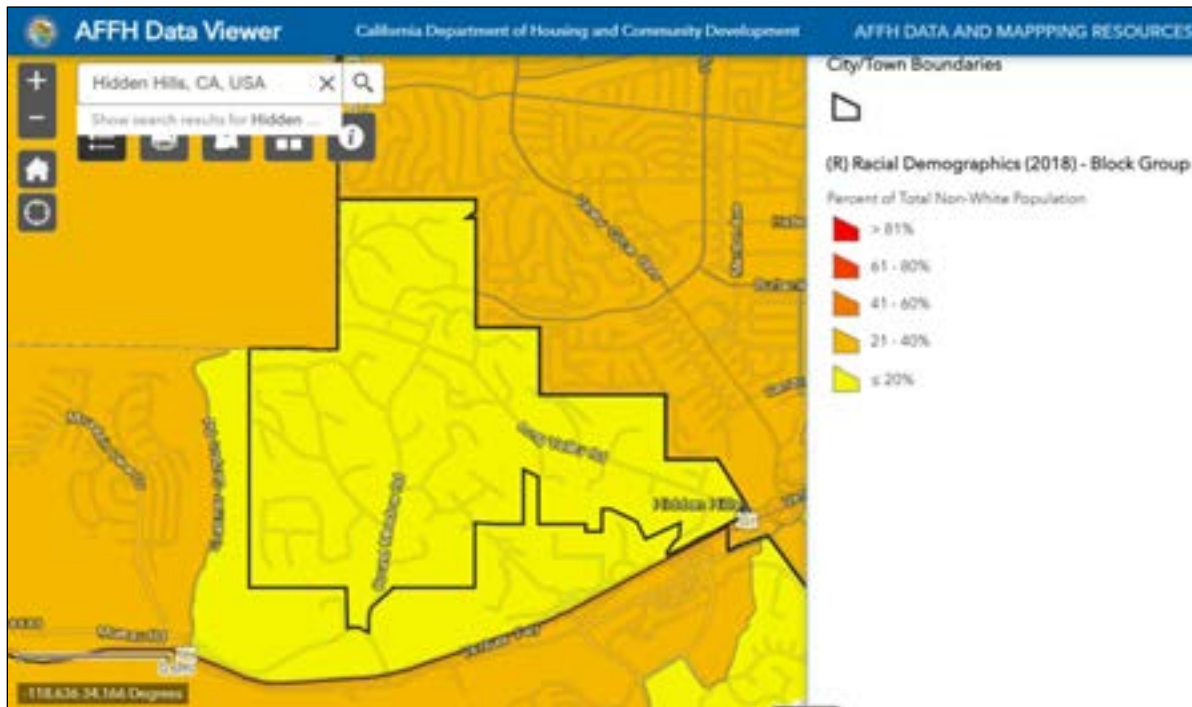


Figure D-5 Racial Demographics – Western San Fernando Valley Area

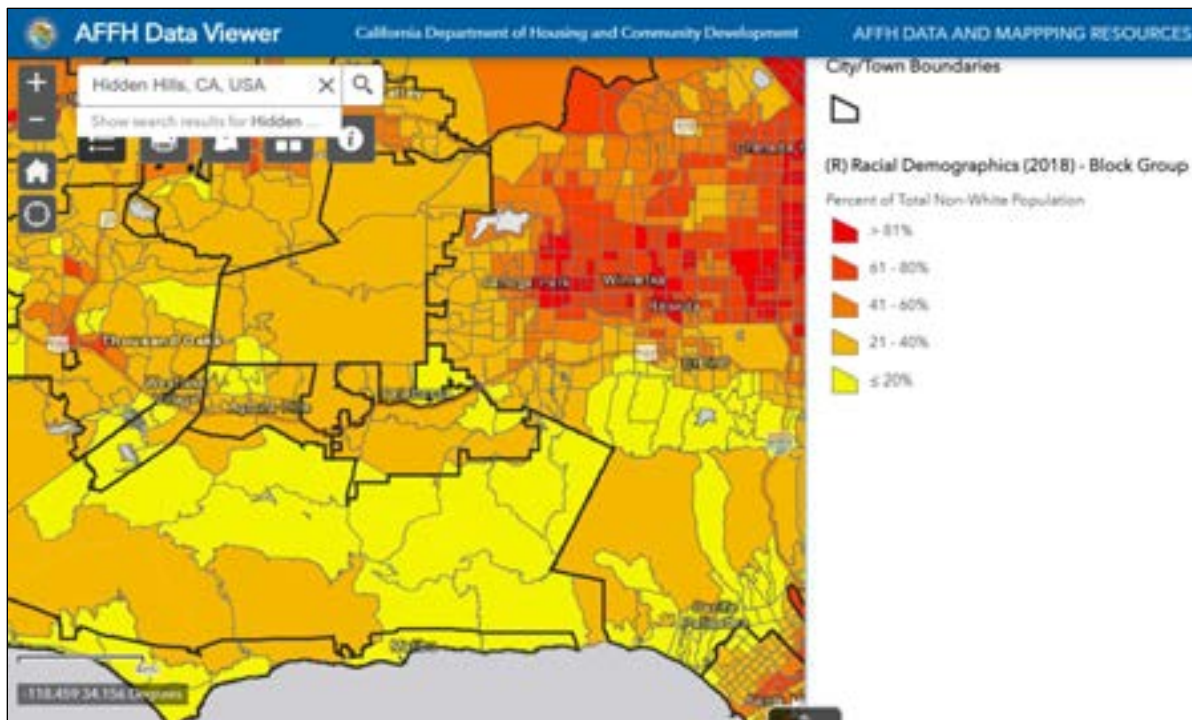


Table D-1 Population Share by Race and Ethnicity– Hidden Hills and Los Angeles County

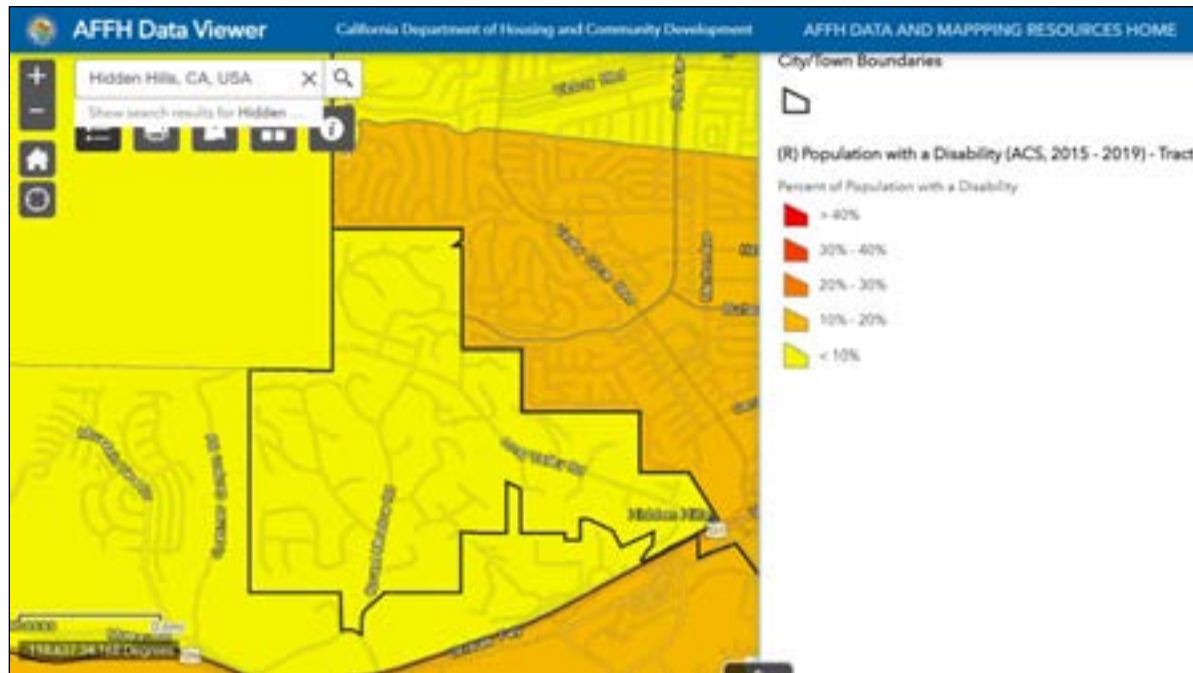
| Racial/Ethnic Group | Hidden Hills | | Los Angeles County | |
|----------------------------------|--------------|-------|--------------------|-------|
| | 2010 | 2020 | 2010 | 2020 |
| Non-Hispanic White | 87.4% | 88.7% | 27.8% | 25.6% |
| Hispanic or Latino (any race) | 6.6% | 7.3% | 47.7% | 48.0% |
| Black or African American | 1.9% | 0.6% | 8.3% | 7.6% |
| Native American | 0.2% | 0 | 0.2% | 0.2% |
| Asian | 2.1% | 2.9% | 13.5% | 14.7% |
| Native Hawaiian/Pacific Islander | 0.1% | 0 | 0.2% | 0.2% |
| Other races or 2+ races | 1.7% | 0.6% | 2.2% | 3.7% |

Source: US Census Bureau

b) Persons with Disabilities

As shown on Figure D-6, less than 10% of Hidden Hills residents reported having a disability. Additional information regarding persons with disabilities by disability type in Hidden Hills is provided in Chapter II - Housing Needs Assessment. Some individuals may experience more than one disability, and some disability types are not recorded for children below a certain age. The California Department of Developmental Services (DDS) estimates that there are approximately 143 persons with developmental disabilities within the ZIP code that encompasses the City of Hidden Hills (91302); however, this ZIP code also includes areas outside of the City of Hidden Hills.

Figure D-6 Population with a Disability – Hidden Hills



Disability data for the western San Fernando Valley area are shown in Figure D-7. This map shows that disability rates in Hidden Hills are generally similar to this region as a whole, although the incidence of disabilities tends to be somewhat higher in the eastern portions of the valley.

Figure D-7 Population with a Disability – Western San Fernando Valley Area

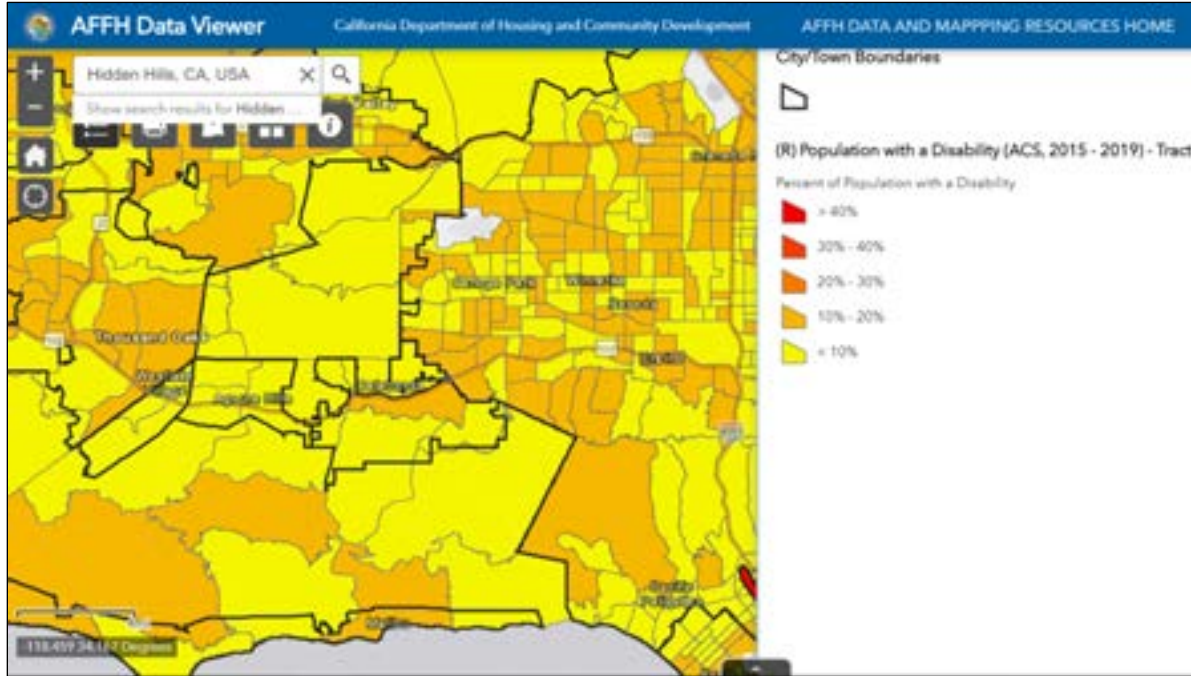


Table D-2 shows disability trends from 2010 to 2020 for Hidden Hills compared to Los Angeles County as a whole. ACS disability statistics for Hidden Hills were not published for 2010 due to small population size. However, 2020 ACS data shows that the overall percentage of Hidden Hills residents with any type of disability was the same as for the county as a whole. It is difficult to draw conclusions regarding differences between Hidden Hills and county averages for specific types of disabilities due to the wide margin of error that results from the very small sample size in Hidden Hills.

Table D-2 Percentage of Residents with a Disability– Hidden Hills and Los Angeles County

| Type of Disability | Hidden Hills | | Los Angeles County | |
|-------------------------|--------------|------|--------------------|------|
| | 2010 | 2020 | 2010 | 2020 |
| Total with a disability | na | 9.9% | 9.3% | 9.9% |
| Hearing | na | 6.1% | 2.3% | 2.5% |
| Vision | na | 1.2% | 1.8% | 2.0% |
| Cognitive | na | 3.4% | 3.6% | 4.1% |
| Ambulatory | na | 2.1% | 5.2% | 5.8% |
| Self-care | na | 0.6% | 2.6% | 3.0% |
| Independent living | na | 4.6% | 4.1% | 5.6% |

Source: US Census Bureau

Note: 2010 data suppressed for Hidden Hills due to small sample size

The housing needs of persons with disabilities vary, but generally include accessible and affordable housing, and access to supportive services. More severely disabled individuals may require a group living environment where supervision is provided, and the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. The City of Hidden Hills encourages housing for persons with disabilities through required compliance with building code accessibility regulations, Reasonable Accommodation procedures, and regulations to encourage production of supportive housing and residential care facilities.

c) Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns.

Single-parent households are also protected by fair housing law. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. As discussed in the Housing Needs Assessment, approximately 7.5% of Hidden Hills households are female-headed (compared to 14.3% in the SCAG region), 3.1% are female-headed and with children (compared to 6.6% in the SCAG region), and none is female-headed with children under 6 (compared to 1% in the SCAG region). [Figure D-8](#)[Figure D-8](#)[Figure D-6](#) shows the percentage of children living in married couple households in Hidden Hills while [Figure D-9](#)[Figure D-9](#)[Figure D-7](#) shows similar data for the western San Fernando Valley region as a whole.

Figure D-8 Percentage of Children in Married Couple Households – Hidden Hills

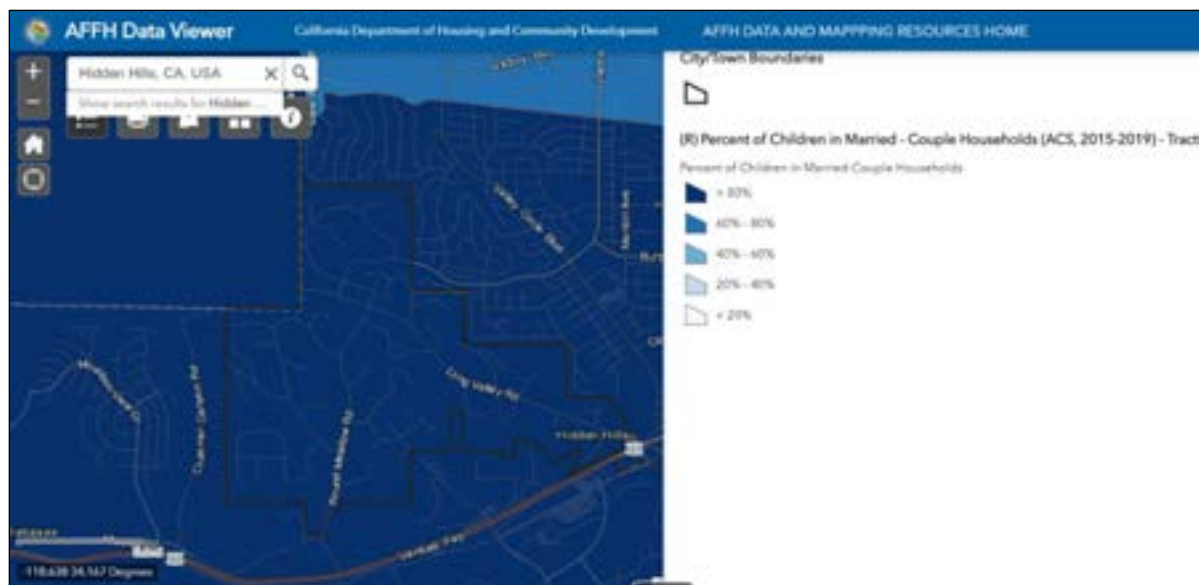
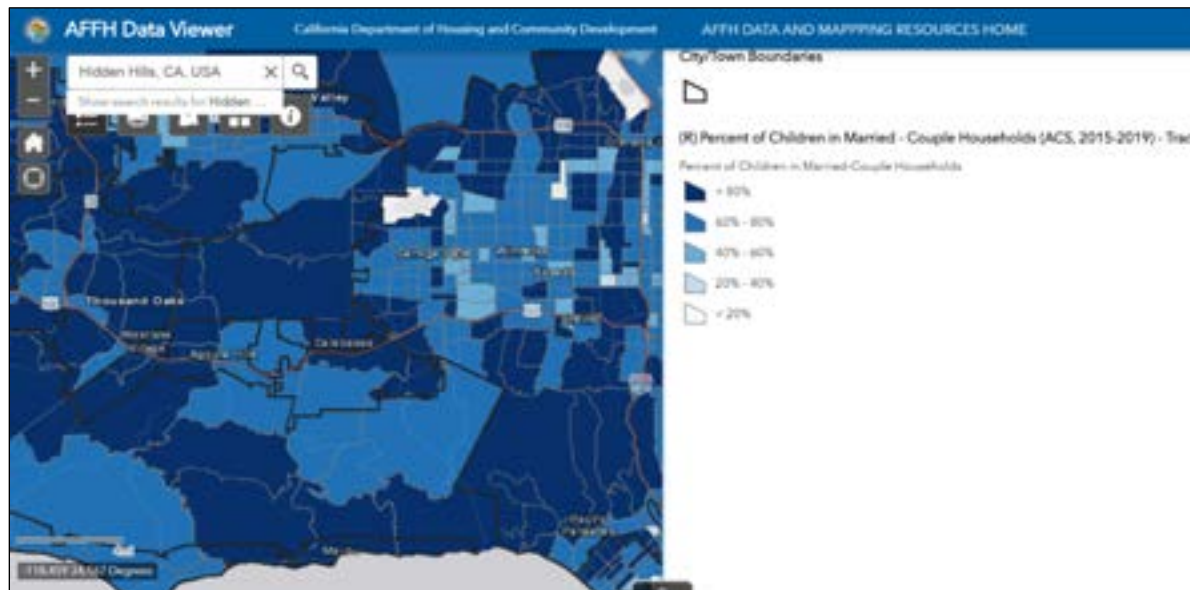


Figure D-9 Percentage of Children in Married Couple Households – Western San Fernando Valley Area



Relative to Los Angeles County as a whole, Hidden Hills has a much higher percentage of married couple households. In both Hidden Hills and Los Angeles County the percentage of married couple families has declined slightly over the 2010-2020 period. The percentage of married couples with children under 18 at home is not reported by the ACS for Hidden Hills due to small sample size.

Table D-3 Familial Status– Hidden Hills and Los Angeles County

| Household Type | Hidden Hills | | Los Angeles County | |
|----------------------------------|--------------|-------|--------------------|-------|
| | 2010 | 2020 | 2010 | 2020 |
| Family households: | 91.9% | 89.3% | 67.3% | 66.4% |
| Married couple family | 81.9% | 72.5% | 44.5% | 44.5% |
| With own children under 18 years | 41.0% | na | 21.6% | 18.8% |
| Other families | 10.0% | 16.8% | 22.9% | 21.5% |
| With own children under 18 years | 8.1% | na | 11.2% | 8.8% |
| Non-family households: | 8.1% | 10.7% | 32.7% | 33.6% |

Source: US Census Bureau
na = data suppressed due to small sample size

d) Income

Identifying low/moderate-income (LMI) areas is an important aspect in understanding patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51% of the population is LMI (based on HUD income definition of up to 80% of the AMI). Figure D-10 shows that the percentage of LMI households is less than 25% in all areas of Hidden Hills.

For the larger San Fernando Valley area, higher LMI concentrations are generally located in the eastern portions of the valley (Figure D-11).

Figure D-10 Low/Moderate Income Population – Hidden Hills

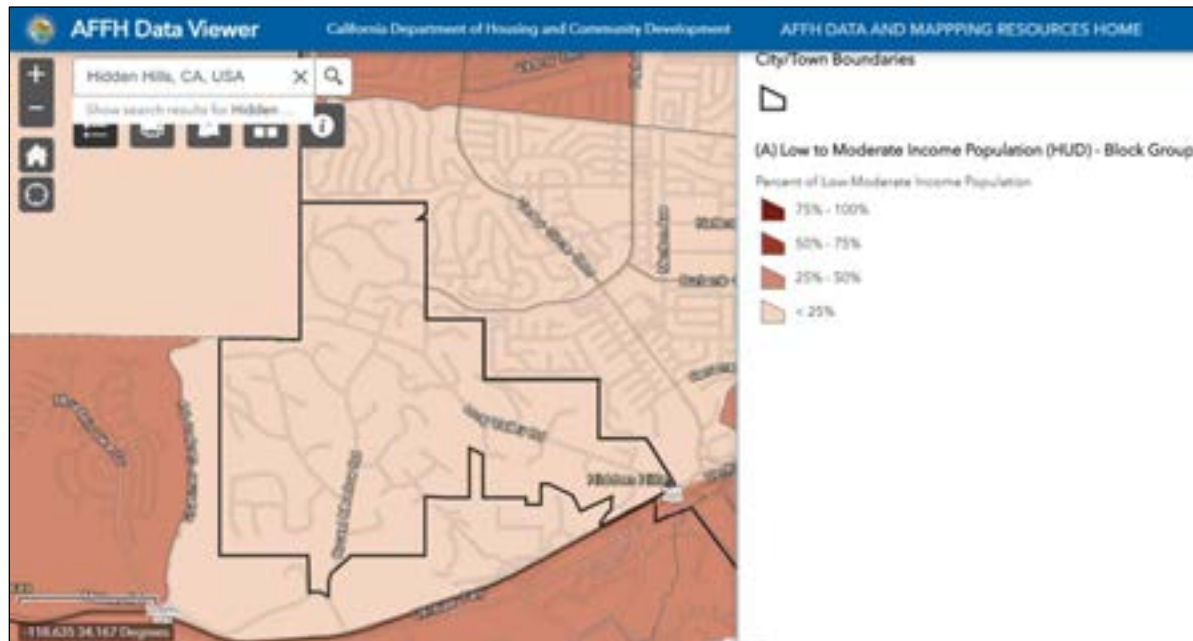
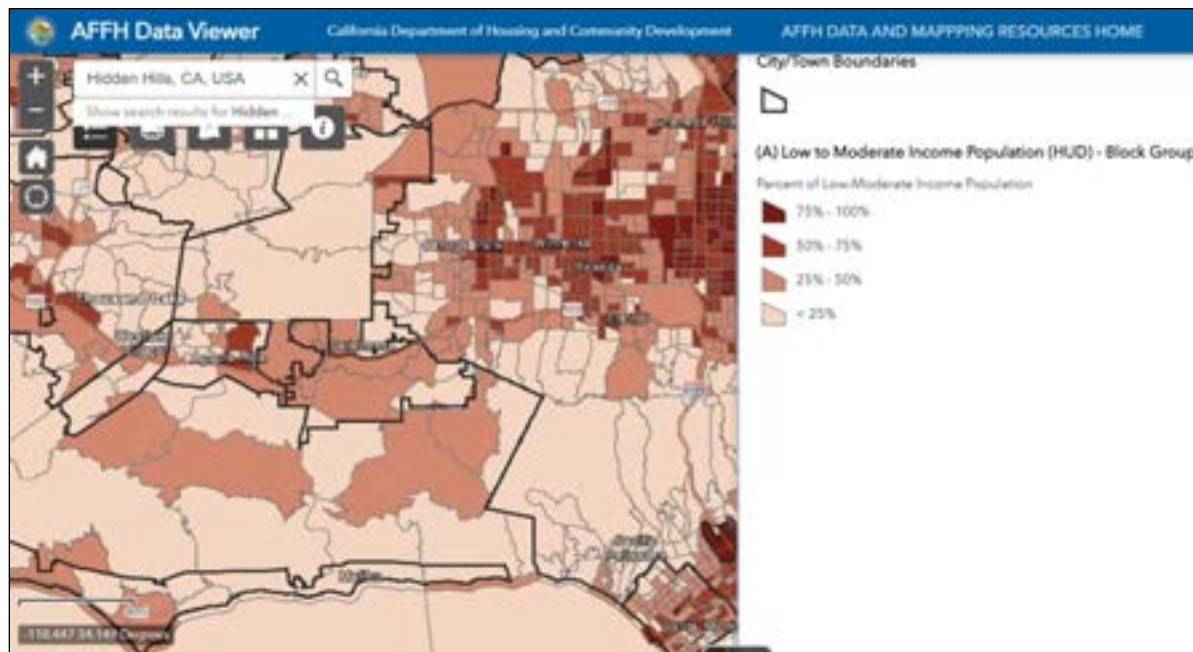


Figure D-11 Low/Moderate Income Population – Western San Fernando Valley Area



Comparative income trends for Hidden Hills and Los Angeles County are shown in Table D-4. This table shows that Hidden Hills has a substantially higher income profile than Los Angeles County as a whole, with nearly two-thirds of its households having incomes over \$200,000 a year, compared to only about 11% for the county as a whole. However, it is notable that the percentage of households in Hidden Hills earning less than \$25,000 a year increased from 3.2% percent in 2010 to 8.6% in 2020. This may be due to the growing number of households aging in place and living on fixed incomes.

Table D-4 Household Income– Hidden Hills and Los Angeles County

| Household Income | Hidden Hills | | Los Angeles County | |
|-------------------------|--------------|------------|--------------------|----------|
| | 2010 | 2020 | 2010 | 2020 |
| Less than \$10,000 | 0.9% | 3.7% | 6.8% | 5.5% |
| \$10,000 to \$14,999 | 1.2% | 0.7% | 6.1% | 4.6% |
| \$15,000 to \$24,999 | 1.1% | 4.2% | 11.1% | 7.8% |
| \$25,000 to \$34,999 | 0.5% | 1.0% | 9.7% | 7.6% |
| \$35,000 to \$49,999 | 2.4% | 1.7% | 13.5% | 10.7% |
| \$50,000 to \$74,999 | 3.3% | 2.9% | 17.4% | 15.8% |
| \$75,000 to \$99,999 | 5.9% | 1.8% | 11.7% | 12.3% |
| \$100,000 to \$149,999 | 9.0% | 5.2% | 12.8% | 16.3% |
| \$150,000 to \$199,999 | 10.2% | 16.9% | 5.3% | 8.2% |
| \$200,000 or more | 65.4% | 61.9% | 5.5% | 11.1% |
| Median household income | \$250,000+ | \$250,000+ | \$52,684 | \$71,358 |

Source: US Census Bureau

e) Racially/Ethnically Concentrated Areas

Racially/Concentrated Areas of Poverty

According to HUD, a racially or ethnically concentrated area of poverty (R/ECAP) is an area in which 50% or more of the population identifies as non-White and 40% or more of residents are living in poverty. As shown in [Figure D-12](#)~~Figure D-12~~[Figure D-10](#), there are no designated R/ECAP areas in Hidden Hills. The nearest R/ECAP areas to Hidden Hills are located in the Canoga Park area to the northeast (Figure D-13).

Figure D-12 Racially/Ethnically Concentrated Areas of Poverty – Hidden Hills

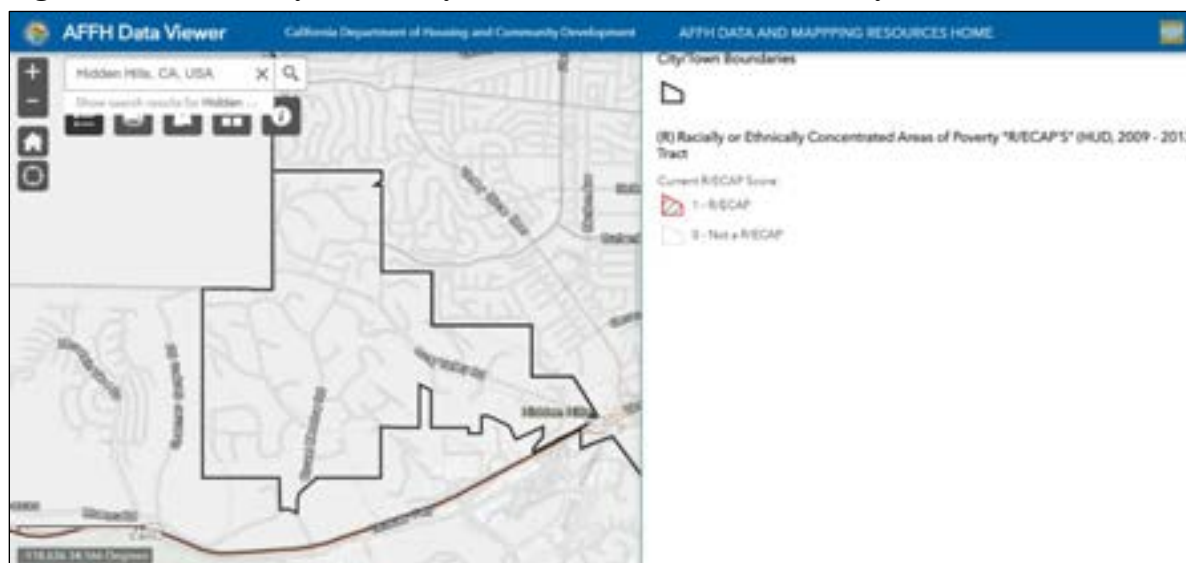


Figure D-13 Racially/Ethnically Concentrated Areas of Poverty – Western San Fernando Valley Area



Recent Census estimates regarding poverty status of households in Hidden Hills are shown in Figure D-14. As seen in this map, poverty rates are below 10% throughout the city. Figure D-15 shows that poverty rates in Hidden Hills are similar to the adjacent areas and lower than in many portions of the San Fernando Valley to the east.

Figure D-14 Poverty Status – Hidden Hills

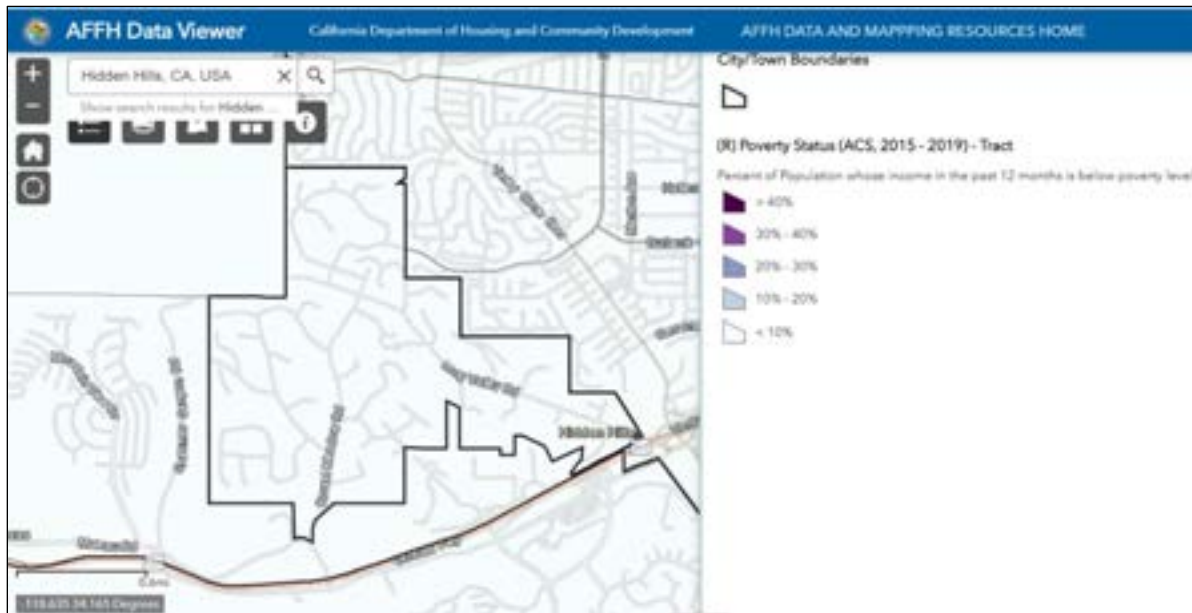
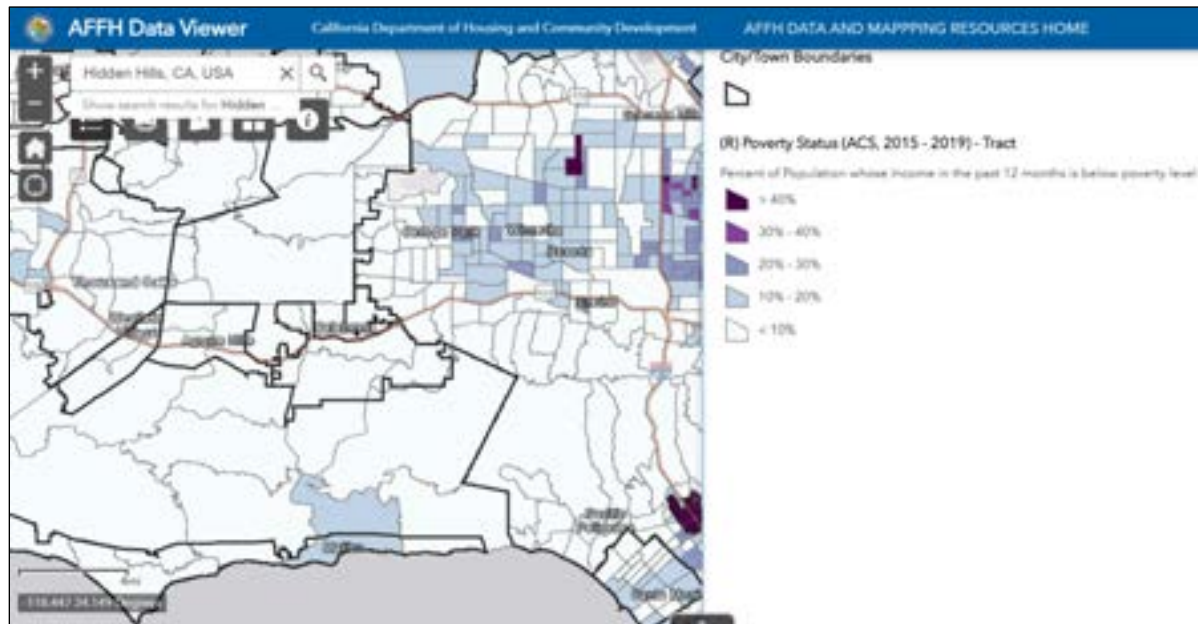


Figure D-15 Poverty Status – Western San Fernando Valley Area

Programs in the Housing Plan (Chapter V) that specifically target assistance for households with incomes below the poverty line include Program 3: Infill Residential Development, Program 4b: Reduced Association Fees, Program 5a: Development Streamlining, Program 5b: Accessory Dwelling Units, Program 5c: Density Bonus Ordinance, Program 5d: Affordable Housing Overlay, Program 6: Affirmatively Further Fair Housing, Program 7a: Accessible Housing, Program 7b: Emergency Shelters and Low Barrier Navigation Centers, Program 7c: Transitional and Supportive Housing, and Program 7d: Agricultural Employee Housing.

Racially/Concentrated Areas of Affluence

According to the Housing and Community Development AFFH Guidance Memo, “segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices.” Therefore, both sides of the continuum must be examined.

As seen in Figure D-16, Hidden Hills and all of the adjacent areas are designated Racially Concentrated Areas of Affluence (RCAAs). Other parts of Los Angeles County considered to be RCAAs include Malibu, Santa Monica, Bel Air/ Brentwood, Westwood, Beverly Hills, and adjacent parts of the West Side, as well as La Canada-Flintridge, the Palos Verdes peninsula, and several other outlying communities.

Figure D-16 Racially Concentrated Areas of Affluence – Western San Fernando Valley Area



Table D-5

4. Disparities in Access to Opportunity

a) Overview

California housing law requires cities to analyze disparities in access to opportunity as part of the fair housing assessment. The California Tax Credit Allocation Committee (TCAC) and the California Department of Housing and Community Development (HCD) have developed geographic indicators showing access to various types of opportunities such as education, economic, and environmental.

b) Educational Opportunity

Las Virgenes Unified School District serves the City of Hidden Hills and several adjacent communities. As shown in Figure D-17, TCAC educational opportunity scores are very high (>0.75) in the entire city.

Figure D-18 shows educational opportunity scores in Hidden Hills in the context of the western San Fernando Valley area. This map indicates that educational opportunities are substantially higher in Hidden Hills than some areas to the south and east.

Figure D-17 TCAC Educational Opportunity Areas – Hidden Hills

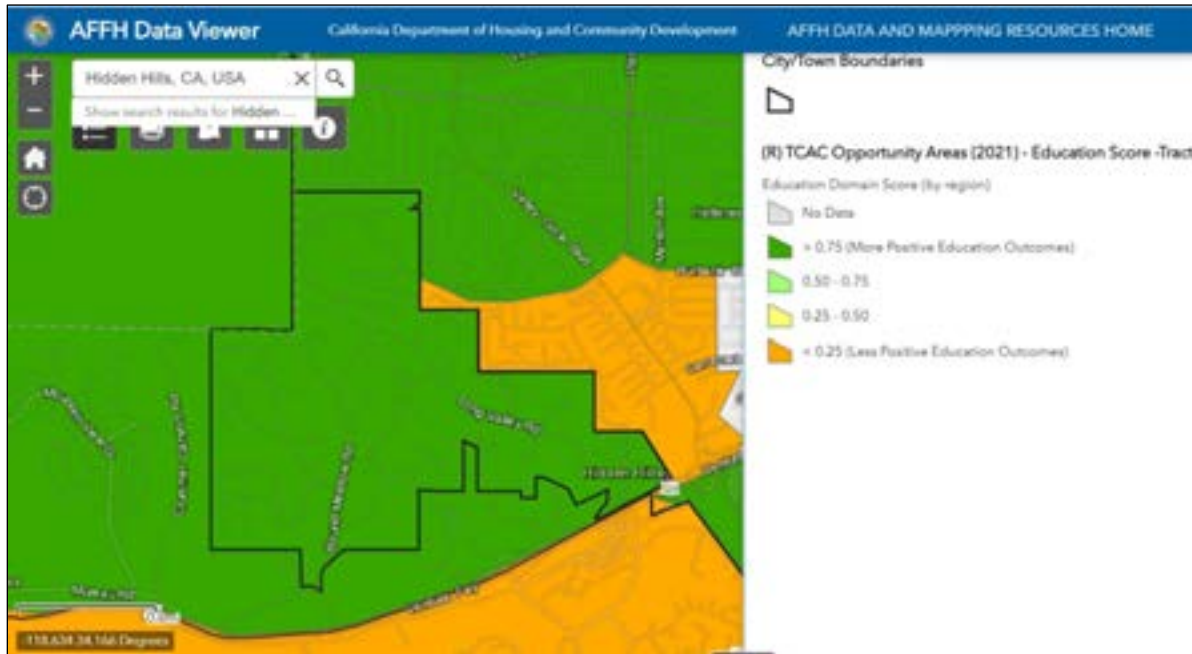
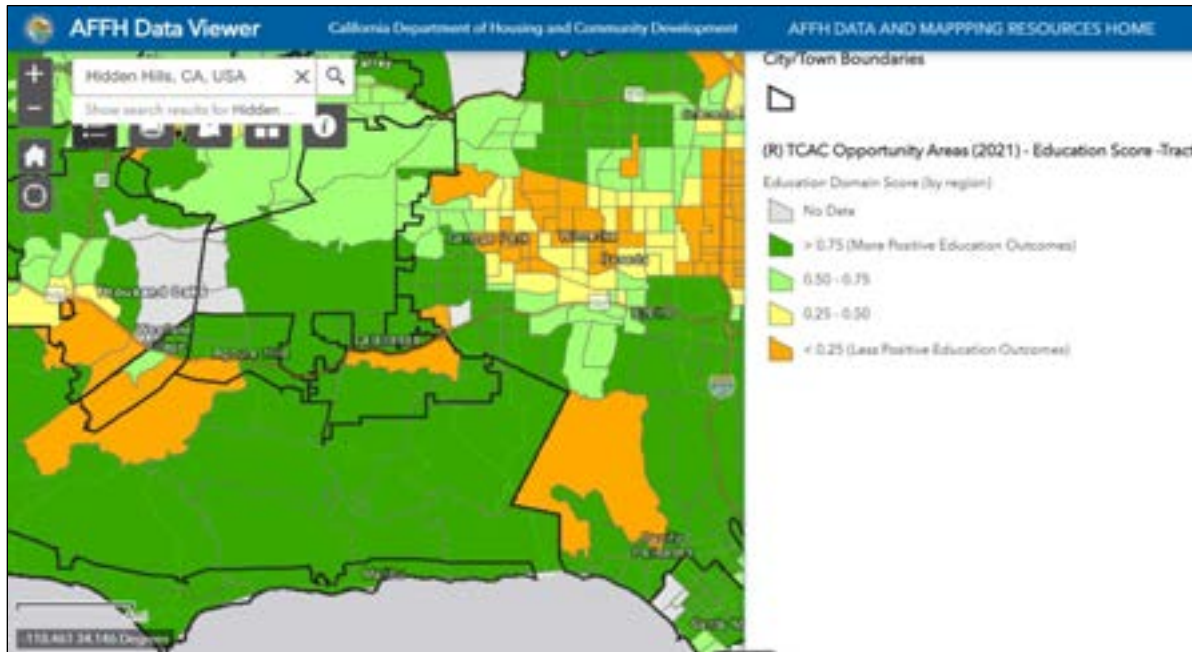


Figure D-18 TCAC Educational Opportunity Areas – Western San Fernando Valley Area



c) Economic Opportunity

Two factors in measuring the Economic Opportunity Score are job proximity and labor market engagement. The entire city of Hidden Hills has very high economic opportunity scores (<0.75) (Figure D-19). Figure D-20 shows economic opportunity scores in Hidden Hills in the context of the western San

Fernando Valley area. This map indicates that economic opportunities are substantially higher in Hidden Hills than some areas to the south and east.

Figure D-19 TCAC Economic Opportunity – Hidden Hills

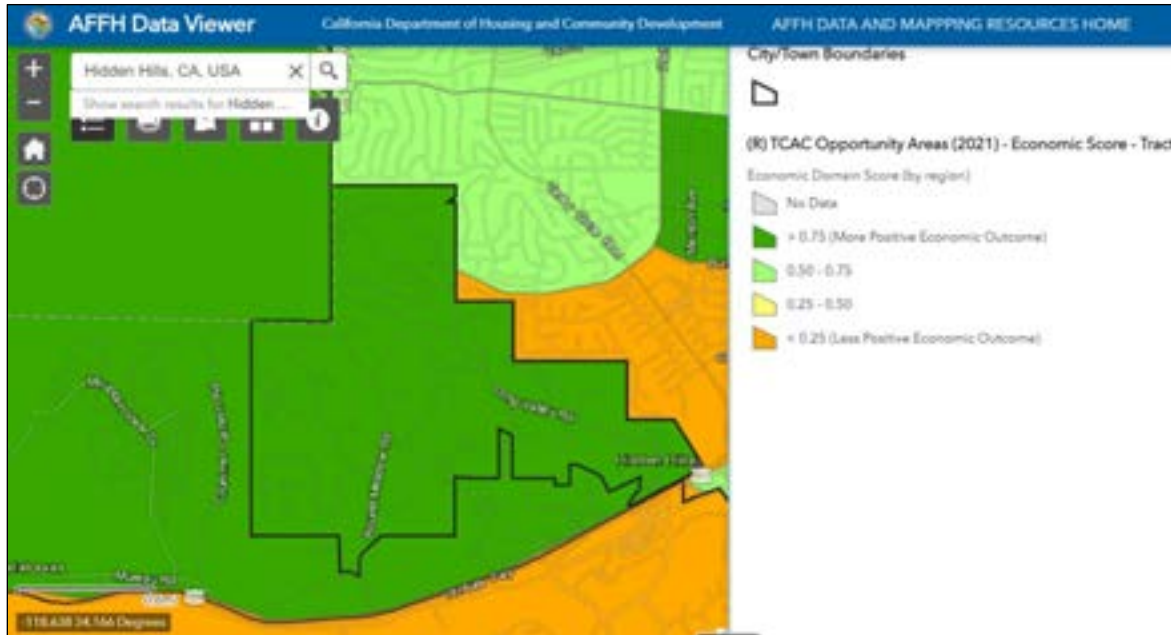
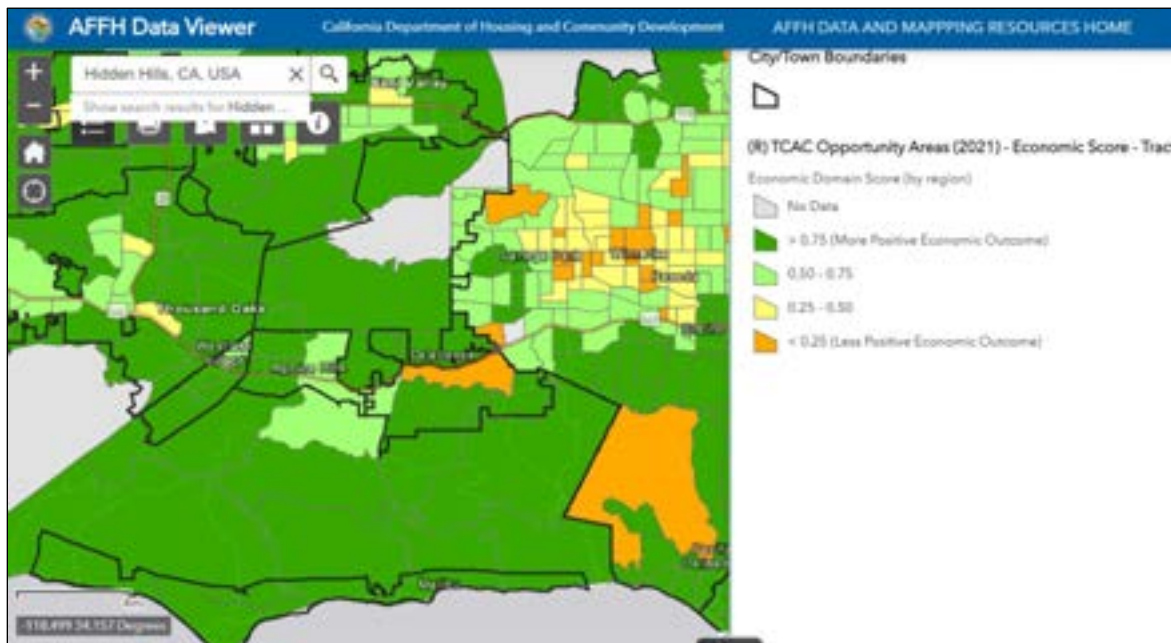


Figure D-20 TCAC Economic Opportunity – Western San Fernando Valley Area



d) Transportation Opportunity

Hidden Hills lies near the western edge of the San Fernando Valley and public transportation is relatively limited. According to recent ACS estimates, less than 1% of Hidden Hills residents used public

transportation for commuting to work. As shown in Figure D-21, a few regular bus routes operated by the Los Angeles Metropolitan Transit Authority (METRO) pass near the southern edge of Hidden Hills. Public transit opportunities are substantially greater in most areas of the San Fernando Valley to the east of Hidden Hills where population densities are higher.

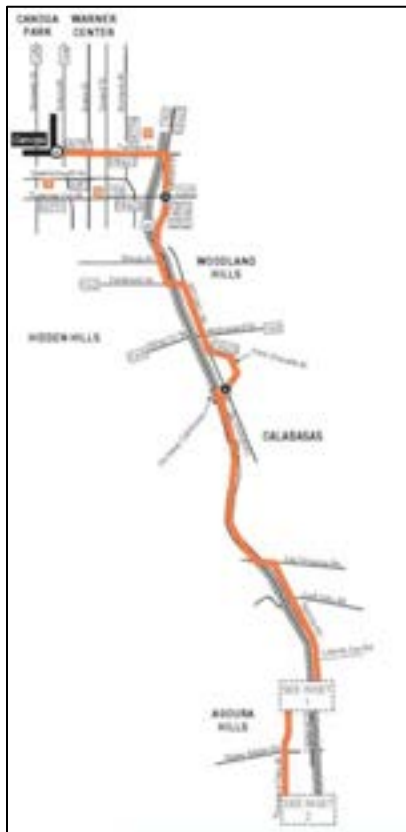
Figure D-21 San Fernando Valley METRO Transit Service Map



The nearest regular bus routes to Hidden Hills are METRO Routes 161 and 169. Route 161 (Figure D-22) runs from Thousand Oaks Transit Center, west of Hidden Hills, to Canoga Station. The nearest Route 161 bus stop to Hidden Hills is the Valley Circle Boulevard/Calabasas Road intersection, which is just across the 101 freeway from Hidden Hills. Route 161 provides connections to other bus routes, the Metrolink rail system and Amtrak with frequencies typically ranging from 30 minutes to one hour depending on time of day.

Route 169 runs from the Hollywood Burbank Airport station to the Canoga Station through portions of Burbank, Sun Valley, Van Nuys, Reseda, West Hills, Canoga Park, Woodland Hills, and Warner Center (Figure D-23). The nearest Route 169 bus stop to Hidden Hills is the Valley Circle Boulevard/Burbank Boulevard intersection on the east side of the city. Route 169 provides connections to other bus routes, the Metrolink rail system and Amtrak with frequencies typically ranging from 30 minutes to one hour depending on time of day.

Figure D-22 METRO Bus Route 161 Map



Metro strives to ensure that its services are fully accessible to all customers, including those with disabilities. **Access** is the service name of METRO’s ADA Complementary Paratransit Service for functionally disabled individuals in Los Angeles County. Access transportation service is available for any ADA paratransit eligible individual to any location within 3/4 of a mile of any fixed bus operated by the Los Angeles County public fixed route bus operators and within 3/4 of a mile around METRO rail stations during the hours that the systems are operational.



Figure D-23 METRO Bus Route 169 Map



e) Environmental Opportunities

Environmental opportunity scores are related to potential exposure to harmful substances and are based on EPA estimates of air quality carcinogenic, respiratory and neurological toxins. Higher index values mean less exposure to toxins.

The entire city of Hidden Hills is within a single census tract, which has an environmental opportunity score of 0.25-0.50 (Figure D-24Figure D-24Figure D-22). When viewed in the larger context of the western San Fernando Valley, Hidden Hills shows similar or better environmental scores than immediately adjacent areas to the east, south and west but lower than the area to the north (Figure D-25Figure D-25Figure D-23).

Figure D-24 TCAC Environmental Opportunity – Hidden Hills

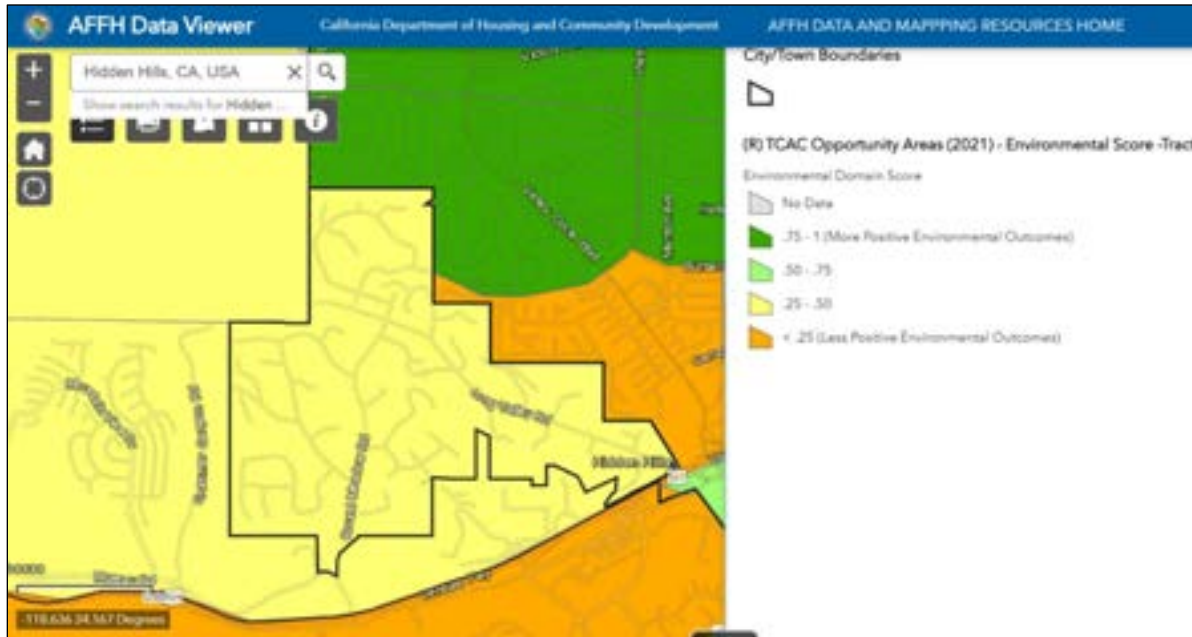
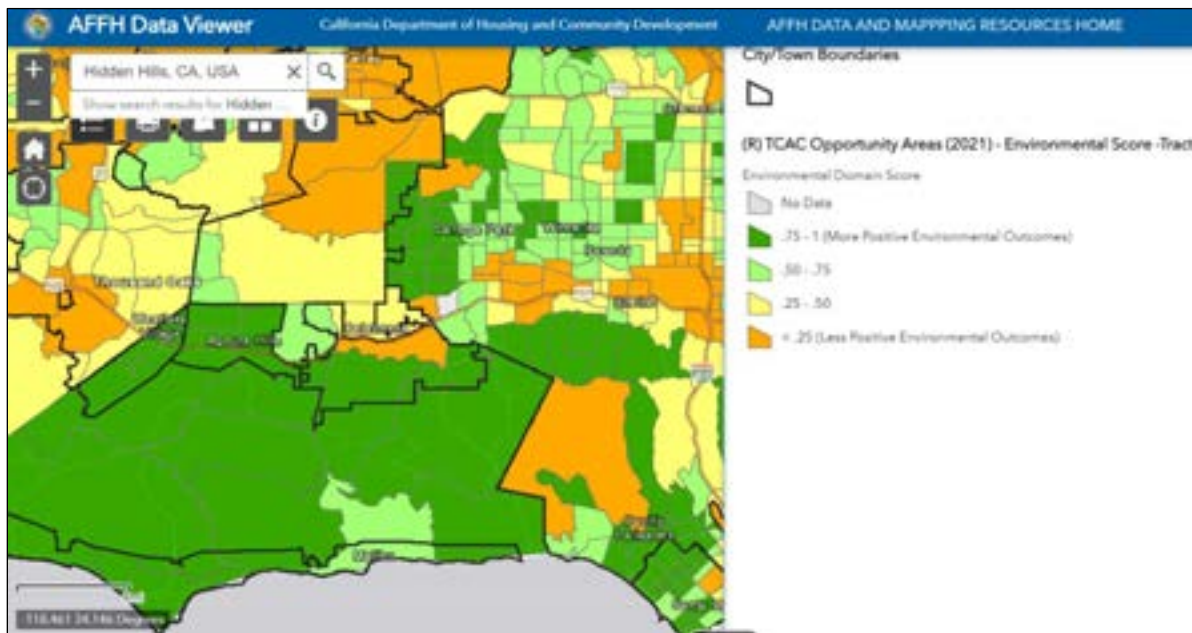
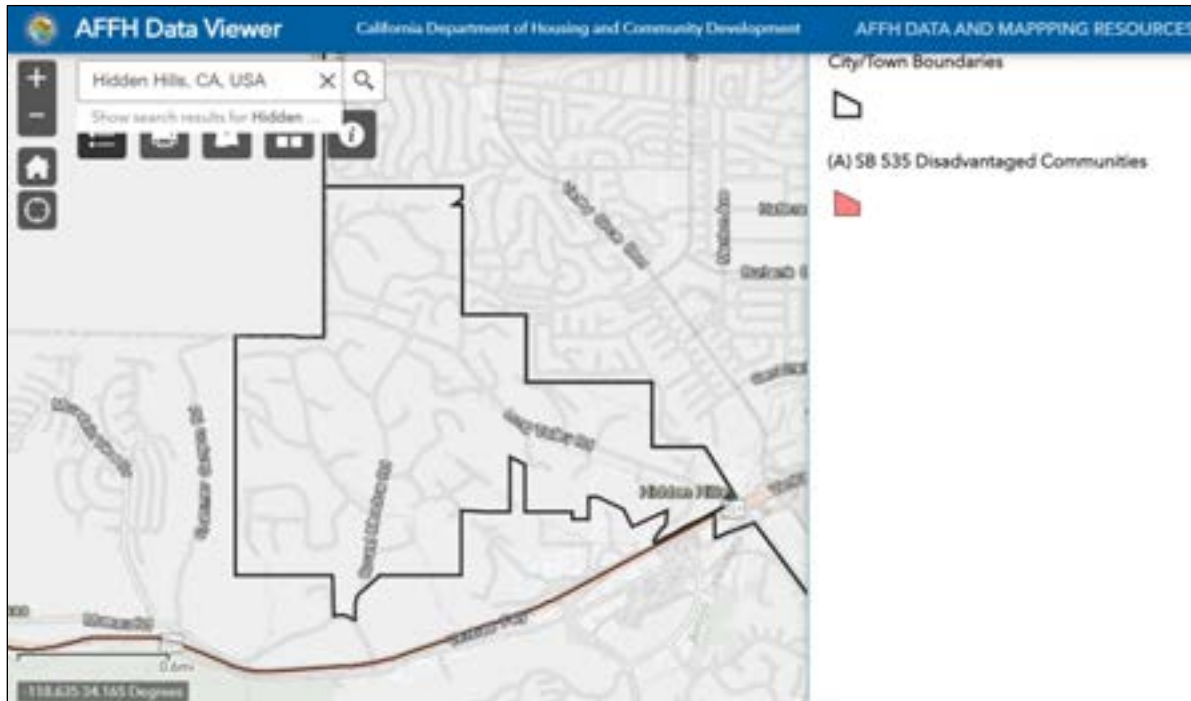


Figure D-25 TCAC Environmental Opportunity – Western San Fernando Valley Area

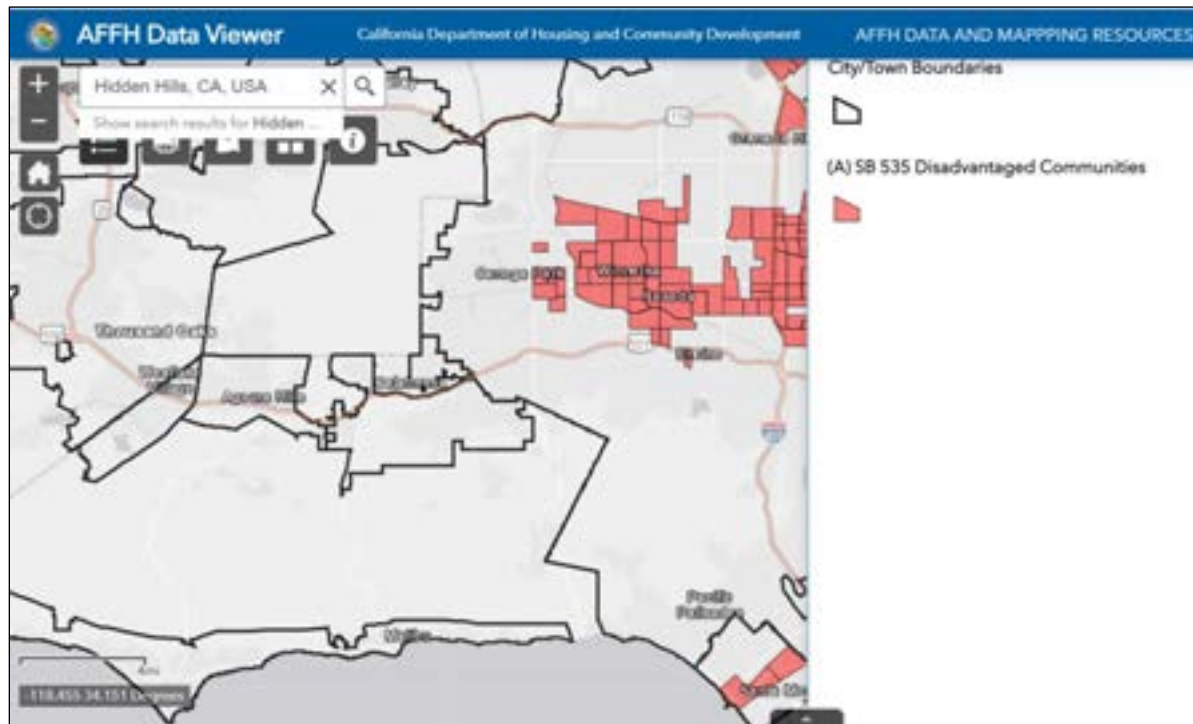


f) Disadvantaged Communities

Senate Bill 1000 (SB 1000) requires cities with identified disadvantaged communities (DACs) to include environmental justice goals and policies in the General Plan. Per SB 1000, the California EPA uses CalEnviroScreen, a mapping tool to identify disadvantaged communities. CalEnviroScreen examines various indicators to characterize pollution and socioeconomic factors. As seen in Figure D-26 below, there are no areas in Hidden Hills that are classified as a disadvantaged community.

Figure D-26 Disadvantaged Communities – Hidden Hills

As seen in Figure D-27, disadvantaged communities in the western San Fernando Valley area are primarily found to the east of Hidden Hills.

Figure D-27 Disadvantaged Communities – Western San Fernando Valley Area

5. Disproportionate Housing Needs and Displacement Risk

The AFFH Rule Guidebook (24 C.F.R. §5.152) defines “disproportionate housing needs” as “a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.” The analysis is completed by assessing cost burden, overcrowding, and substandard housing. In addition, this analysis examines homelessness and displacement risk.

a) Cost Burden (Overpayment)

A household is considered cost-burdened if it spends more than 30% of its income in housing costs, including utilities. Reducing housing cost burden can also help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes.

Overpayment is a problem for some Hidden Hills homeowners, particularly those in the lower-income categories. According to recent HUD estimates based on 2014-2018 ACS data (Figure D-28) approximately 201 owner households (38% of all owners) were paying more than 30% of income for housing. The highest rates of overpayment occur among households below 100% AMI. There were no cost burdened renters in Hidden Hills according to HUD estimates. According to HUD data from 2008-2012 (Figure D-29) the overpayment rate among owners declined from 45% of all owner households while no renter households were reported to be cost burdened.

Figure D-28 Cost Burden by Tenure and Income Category – Hidden Hills (2014-2018)

| Income by Cost Burden (Renters only) | Cost burden > 30% | Cost burden > 50% | Total |
|---|-------------------|-------------------|-------|
| Household Income less-than or= 30% HAMFI | | | |
| Household Income >30% to less-than or= 50% HAMFI | | | |
| Household Income >50% to less-than or= 80% HAMFI | | | |
| Household Income >80% to less-than or= 100% HAMFI | | | |
| Household Income >100% HAMFI | | | 20 |
| Total | | | 20 |
| Income by Cost Burden (Owners only) | Cost burden > 30% | Cost burden > 50% | Total |
| Household Income less-than or= 30% HAMFI | 14 | 10 | 25 |
| Household Income >30% to less-than or= 50% HAMFI | 34 | 30 | 40 |
| Household Income >50% to less-than or= 80% HAMFI | 34 | 30 | 40 |
| Household Income >80% to less-than or= 100% HAMFI | 24 | 20 | 30 |
| Household Income >100% HAMFI | 95 | 40 | 395 |
| Total | 201 | 130 | 525 |

Source: HUD CHAS based on 2014-2018 ACS

Figure D-29 Cost Burden by Tenure and Income Category – Hidden Hills (2008-2012)

| Income by Cost Burden (Renters only) | Cost burden > 30% | Cost burden > 50% | Total |
|---|-------------------|-------------------|-------|
| Household Income less-than or= 30% HAMFI | | | 4 |
| Household Income >30% to less-than or= 50% HAMFI | | | |
| Household Income >50% to less-than or= 80% HAMFI | | | |
| Household Income >80% to less-than or= 100% HAMFI | | | |
| Household Income >100% HAMFI | | | 4 |
| Total | | | 10 |
| Income by Cost Burden (Owners only) | Cost burden > 30% | Cost burden > 50% | Total |
| Household Income less-than or= 30% HAMFI | 25 | 25 | 35 |
| Household Income >30% to less-than or= 50% HAMFI | 15 | 15 | 15 |
| Household Income >50% to less-than or= 80% HAMFI | 10 | 10 | 10 |
| Household Income >80% to less-than or= 100% HAMFI | 25 | 25 | 30 |
| Household Income >100% HAMFI | 180 | 100 | 485 |
| Total | 255 | 175 | 570 |

Compared to Los Angeles County as a whole, overpayment was much less common in Hidden Hills. Countywide, 63% of lower-income homeowners and 75% of lower-income renters were reported to be cost burdened.

As shown in [Figure D-30](#)~~Figure D-30~~[Figure D-29](#), overpayment among renters is reported as 20% to 40% in Hidden Hills in the AFFH mapping tool, which is inconsistent with the HUD data reported above. When compared to conditions in other areas of the western San Fernando Valley ([Figure D-31](#)~~Figure D-31~~[Figure D-30](#)) overpayment among Hidden Hills renters appears be similar to or lower than adjacent communities.

Figure D-30 Renters Overpaying for Housing – Hidden Hills

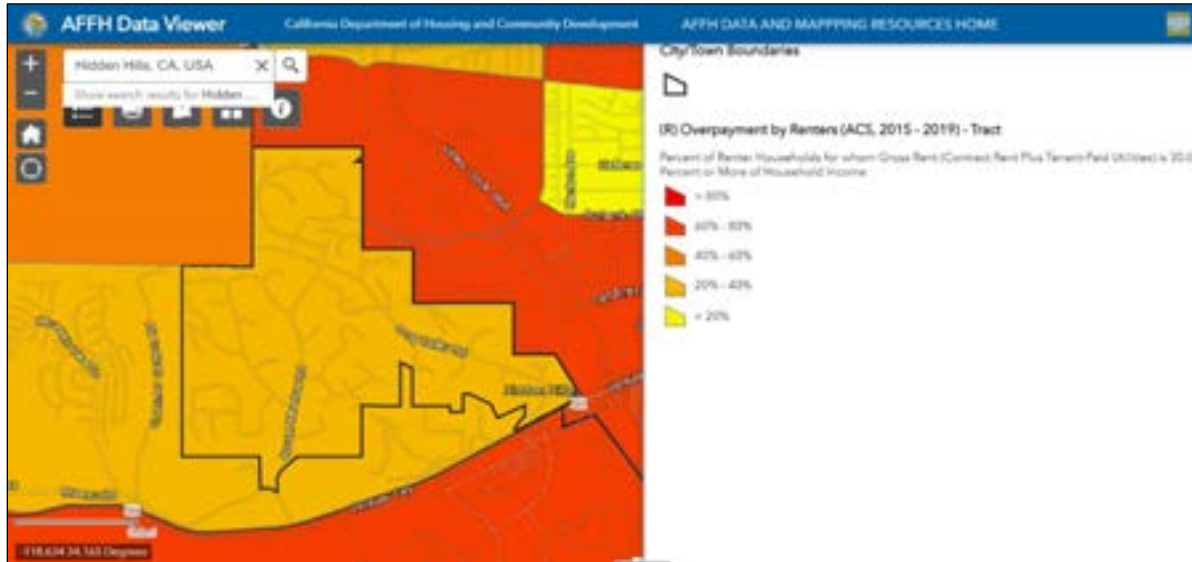
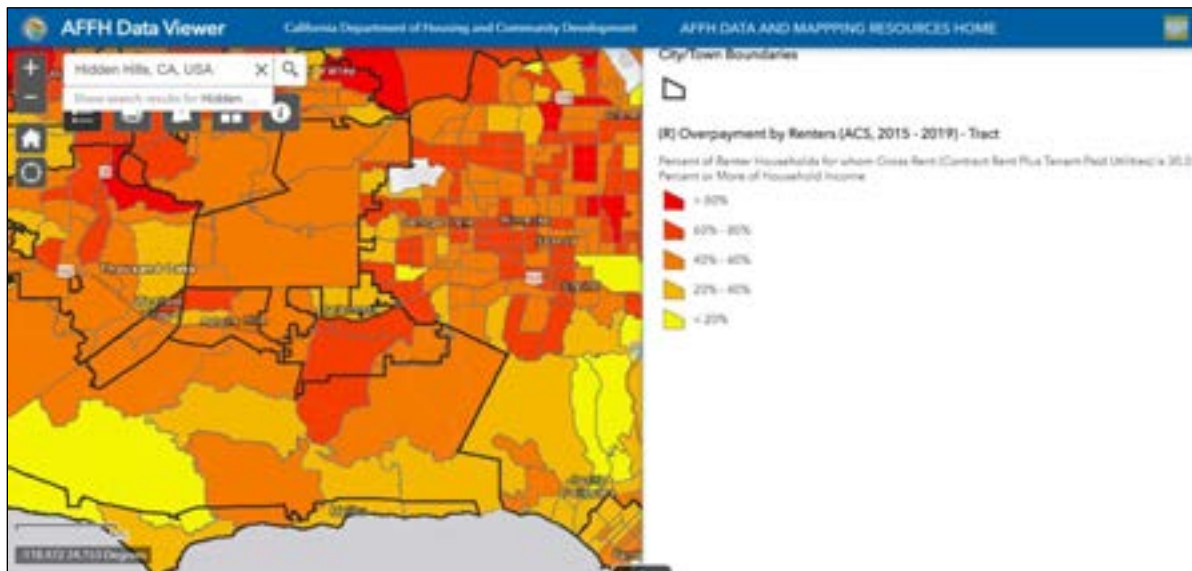


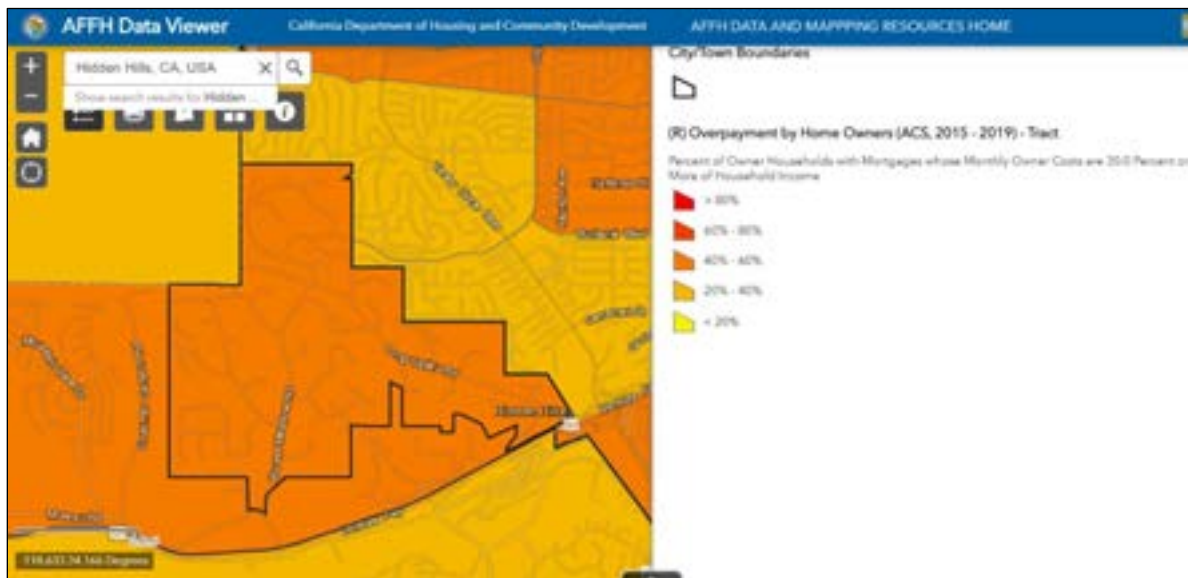
Figure D-31 Renters Overpaying for Housing – Western San Fernando Valley Area



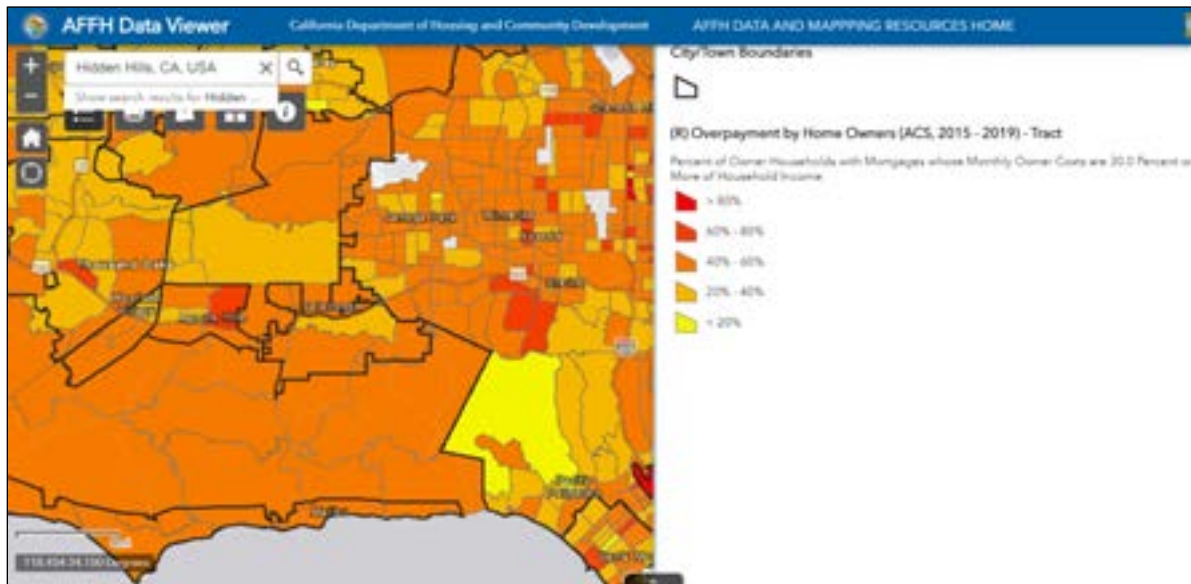
According to recent Census estimates, overpayment ranges from 40% to 60% among Hidden Hills homeowners (Figure D-32Figure D-32Figure D-31). As seen in Figure D-33Figure D-33Figure D-32, rates of overpayment among homeowners in Hidden Hills appear to be somewhat higher than in the adjacent communities to the north, east and south and are similar to the adjacent area to the west.

The problems of overpayment are specifically addressed through programs in the Housing Plan (Chapter V) including Program 4a: Reverse Mortgages, Program 4b: Reduced Association Fees, Program 5a: Development Streamlining, and Program 5d: Affordable Housing Overlay. It must be noted, however, that the typical home value in Hidden Hills is over \$4 million¹³, and therefore overpayment may be an intentional choice for homeowners.

Figure D-32 Homeowners Overpaying for Housing – Hidden Hills



13 www.Zillow.com, June 2022

Figure D-33 Homeowners Overpaying for Housing – Western San Fernando Valley Area

b) Overcrowding

“Overcrowding” is defined as a housing unit occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered “severely overcrowded.” The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Overcrowding is also related to overpayment, because households may not be able to afford a large enough home to accommodate their needs. Overcrowding can lead to a variety of other problems such as lower educational performance among children, psychological stress and adverse health impacts.

In Hidden Hills, the estimated rate of overcrowding is much lower than for Los Angeles County as a whole and the statewide average of 8.2% ([Figure D-34](#)~~Figure D-34~~~~Figure D-33~~). When viewed in the context of the western San Fernando Valley area, overcrowding in Hidden Hills is similar to immediately adjacent cities but lower than some areas to the east ([Figure D-35](#)~~Figure D-35~~~~Figure D-34~~). As seen in [Figure D-35](#)~~Table D-6~~~~Figure D-35~~~~Table D-6~~~~Table D-6~~, no Hidden Hills households were reported as overcrowded in 2016-2020 ACS data, a slight decrease from 2006-2010.

The problems of overcrowding are specifically addressed through programs in the Housing Plan (Chapter V) including Program 4a: Reverse Mortgages, Program 4b: Reduced Association Fees, Program 5a: Development Streamlining, and Program 5d: Affordable Housing Overlay.

Figure D-34 Overcrowded Households – Hidden Hills

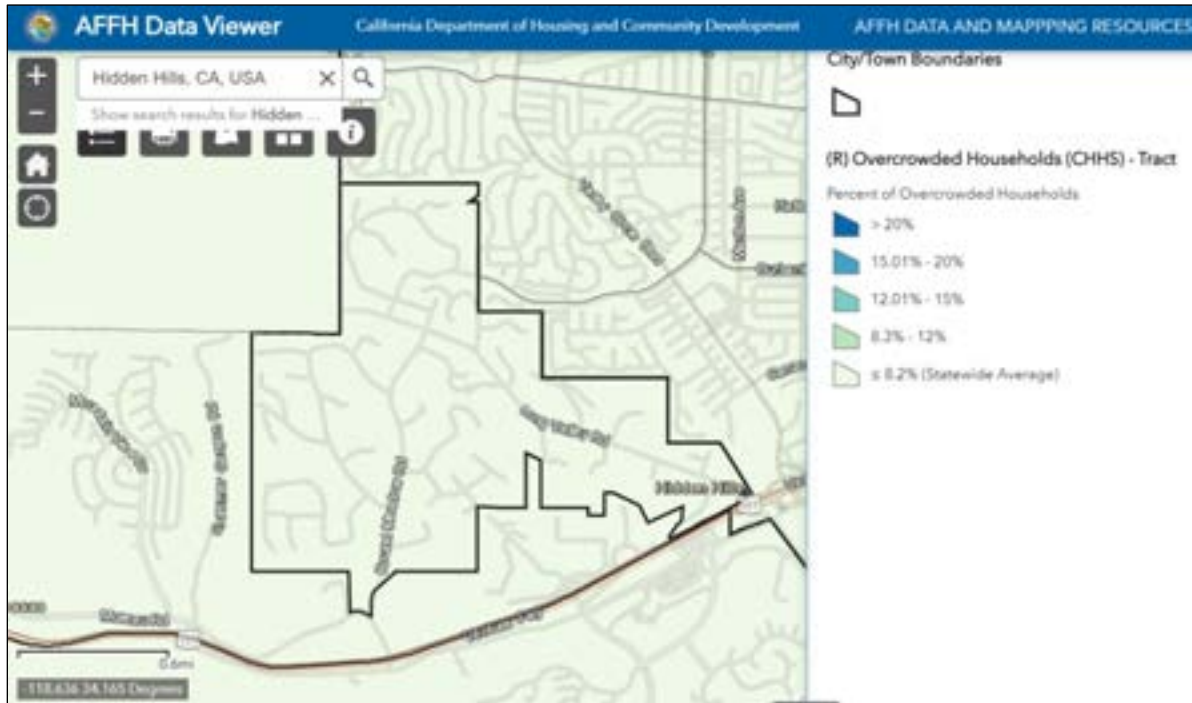


Figure D-35 Overcrowded Households – Western San Fernando Valley Area

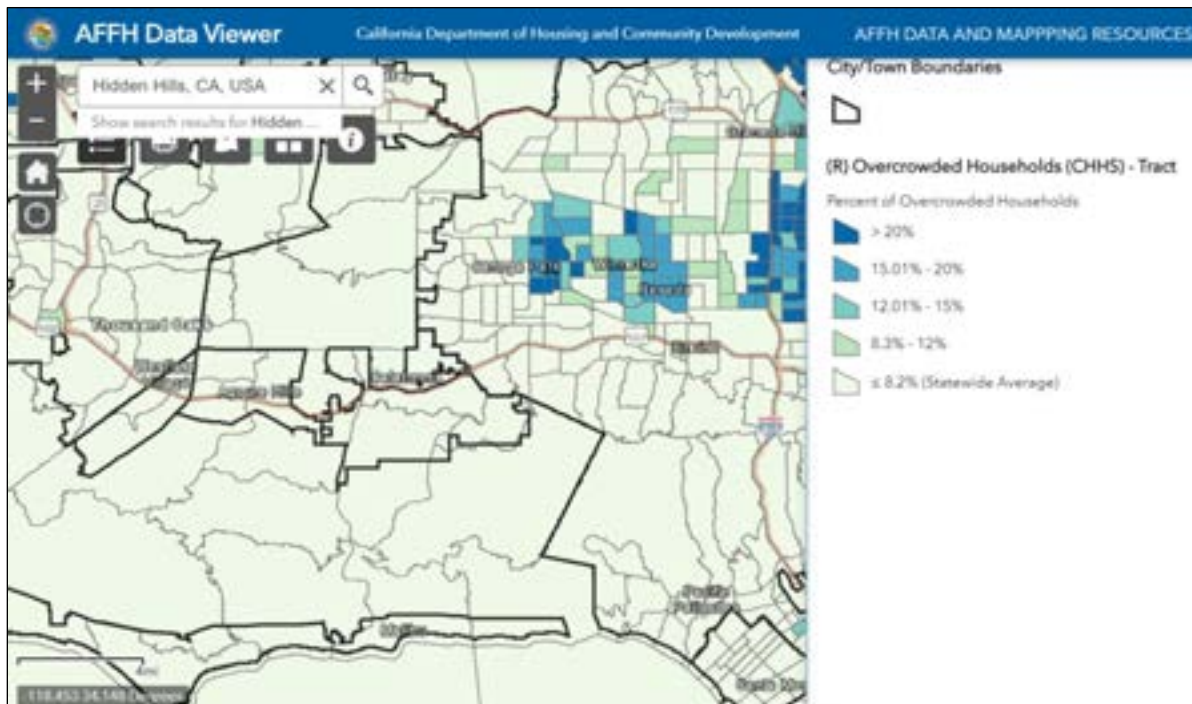


Table D-6 Overcrowding by Tenure – Hidden Hills and Los Angeles County

| Persons per Room | Hidden Hills | | Los Angeles County | |
|--------------------------------|--------------|------|--------------------|-------|
| | 2010 | 2020 | 2010 | 2020 |
| Owners | | | | |
| Less than 1.0 persons per room | 99.3% | 100% | 93.9% | 94.3% |
| 1.01-1.50 persons per room | 0.7% | 0 | 4.6% | 4.1% |
| 1.51-2.00 persons per room | 0 | 0 | 1.1% | 1.1% |
| 2.01 or more persons per room | 0 | 0 | 0.3% | 0.5% |
| Renters | | | | |
| Less than 1.0 persons per room | 100% | 100% | 82.4% | 84% |
| 1.01-1.50 persons per room | 0 | 0 | 9.8% | 8.5% |
| 1.51-2.00 persons per room | 0 | 0 | 5.2% | 5.3% |
| 2.01 or more persons per room | 0 | 0 | 2.6% | 2.2% |

Source: US Census Bureau

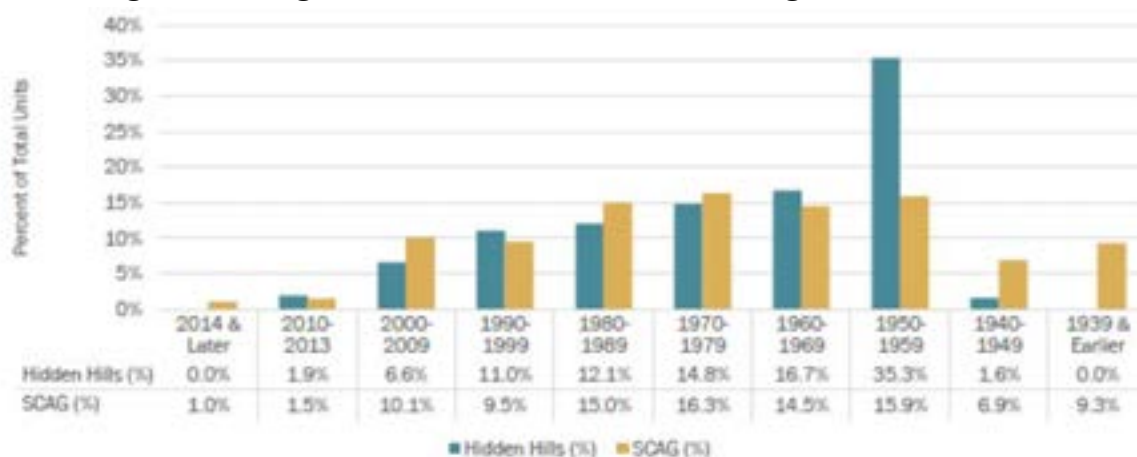
c) Substandard Housing

The age of a housing unit is often an indicator of housing conditions. Housing units without proper maintenance can deteriorate over time. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs. Additionally, older units may not be built to current building standards for fire and earthquake safety.

The age of housing units in Hidden Hills compared to the SCAG region as a whole is shown in [Figure D-36](#). This table indicates that over half of all housing units in Hidden Hills were constructed prior to 1970. This suggests that there could be a need for maintenance and rehabilitation, including remediation of lead-based paint, for a substantial number of housing units in the city. However, City Code Enforcement staff estimates that there are no housing units in need of substantial rehabilitation or replacement, which is likely due to exceptionally high housing values.

Figure D-36 Age of Housing Units – Hidden Hills vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

d) Homelessness

Homelessness is a continuing problem throughout California and urban areas nationwide. During the past two decades, an increasing number of single persons have remained homeless year after year and have become the most visible of all homeless persons. Other persons (particularly families) have experienced shorter periods of homelessness. However, they are often replaced by other families and individuals in a seemingly endless cycle of homelessness.

The homeless count conducted by the Los Angeles Homeless Services Authority (LAHSA) in 2020 estimated that there were approximately 58,936 homeless persons Los Angeles County, an increase of 10% from 2013. These include families that might be displaced through evictions, women and children displaced through abusive family life, persons with substance abuse problems, veterans, or persons with serious mental illness. Hidden Hills is located within the San Fernando Valley Service Planning Area (SPA 2). LAHSA reported that there were no homeless persons enumerated in Hidden Hills in 2020 or in 2013.¹⁴

e) Displacement Risk

In 2016, the Urban Displacement Project¹⁵ team developed a neighborhood change database to help stakeholders better understand where neighborhood transformations are occurring and to identify areas that are vulnerable to gentrification and displacement in Southern California. The database includes Los Angeles, Orange, and San Diego counties, with gentrification and sociodemographic indicators based on data from the Census Bureau American Community Survey and shows whether each Census tract gentrified between 1990 and 2000; gentrified between 2000 and 2015; gentrified during both of these periods; or exhibited characteristics of a “disadvantaged” tract that did not gentrify between 1990 and 2015.

14 <https://www.lahsa.org/documents?id=5201-homelessness-statistics-by-city.pdf>

15 <https://www.urbandisplacement.org/maps/los-angeles-gentrification-and-displacement/>

Based on this neighborhood change database, the team found that there no areas vulnerable to displacement in Hidden Hills ([Figure D-37](#)[Figure D-37](#)[Figure D-36](#)) but there are several areas susceptible to displacement in the western San Fernando Valley as seen in [Figure D-38](#)[Figure D-38](#)[Figure D-37](#).

Figure D-37 Vulnerability to Displacement – Hidden Hills

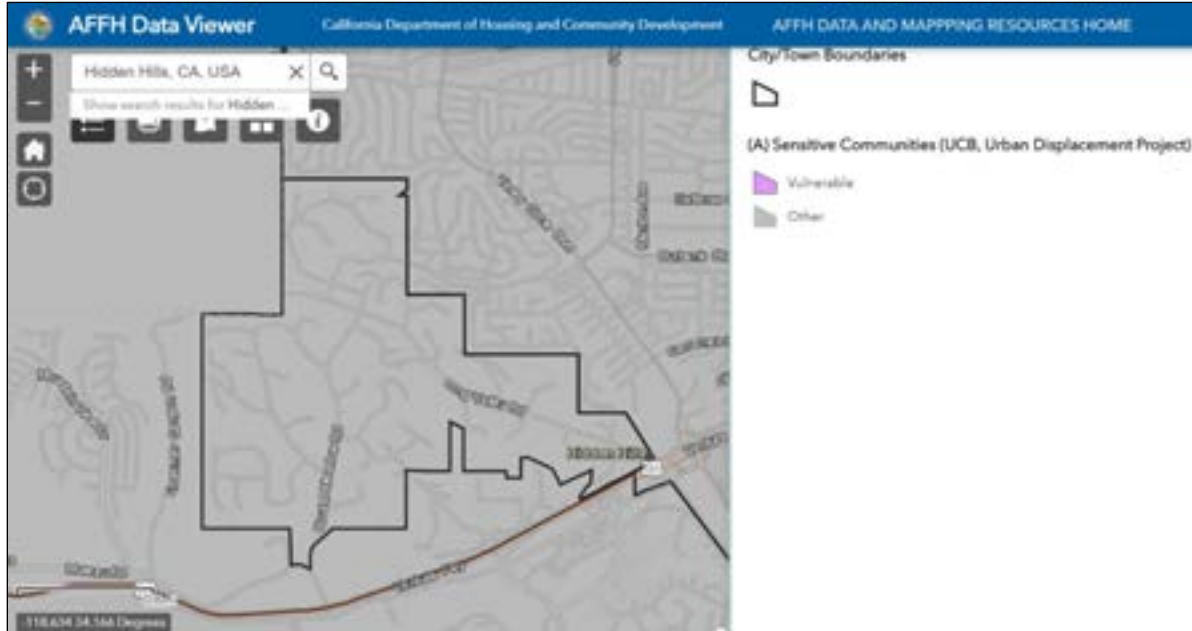
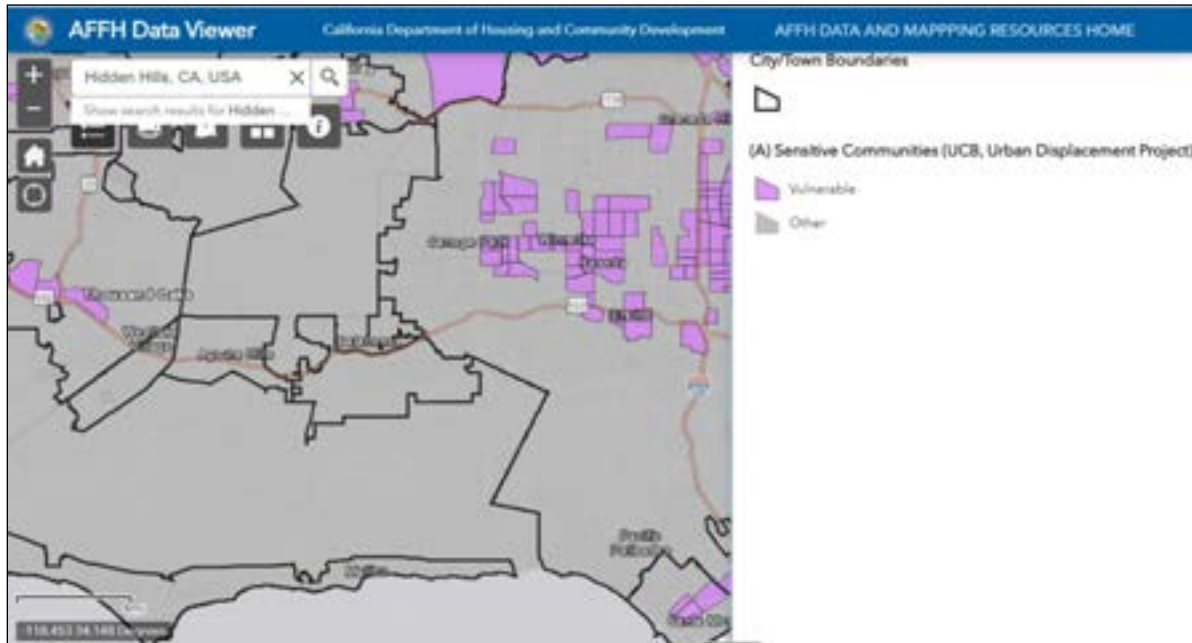


Figure D-38 Vulnerability to Displacement – Western San Fernando Valley



As discussed in the Housing Needs Assessment, there are no assisted low-income rental housing developments in Hidden Hills.

D. Local Data and Knowledge

In addition to examining federal and state data sources, the AFFH analysis must include local data and knowledge in the fair housing assessment. Local information can help in gaining a deeper understanding of the causes of discrimination and inform effective strategies to address these issues.

As discussed previously in Section C.1 of this Fair Housing Assessment, Hidden Hills was master-planned in the 1950s as a low-density equestrian community with large parcels marketed to prospective homeowners seeking a rural lifestyle. Multi-family housing was not included in the original plans, and CC&Rs were drafted and enforced to maintain the rural equestrian character of the development. In addition, development constraints such as risk of wildfire, geological conditions, and lack of urban infrastructure made multi-family housing infeasible.

This historic development pattern that was established through private real estate decisions and deed restrictions before City incorporation had the effect of excluding low-income renters, many of whom are racial or ethnic minorities.

While intentional racial discrimination does not appear to be a significant issue in Hidden Hills, pre-existing development patterns severely constrain the City's ability to expand housing opportunities for lower-income households. Given this pre-existing pattern, the two most effective strategies for expanding opportunities are accessory dwelling units (ADUs) and the affordable housing overlay zone adopted on the few commercially-zoned parcels that are not subject to single-family residential deed restrictions.

ADUs are particularly effective in creating opportunities for household employees such as home health care workers, au pairs and home childcare providers, landscapers and domestic workers, personal assistants, and property maintenance staff. Since the service industry population is generally more racially and ethnically diverse than homeowners in the city, ADUs help to address the State's integration and equity goals while improving access to housing in a high-resource area. ADUs for household employees also reduce commuting and associated road congestion and greenhouse gas emissions.

In 2013 the City amended the Zoning Ordinance to establish the Affordable Housing Overlay (AHO) on Commercial-Restricted (C-R) parcels that are not subject to single-family residential deed restrictions. The AHO creates the opportunity for affordable multi-family or mixed-use development as well as other types of special needs housing such as emergency shelters and permanent supportive housing.

E. Sites Inventory Analysis

This section of the AFFH analysis evaluates the City's site inventory to evaluate whether the distribution of sites exacerbates patterns of segregation, access to opportunity, and disproportionate housing needs. The site inventory must be consistent with each community's duty to affirmatively further fair housing.

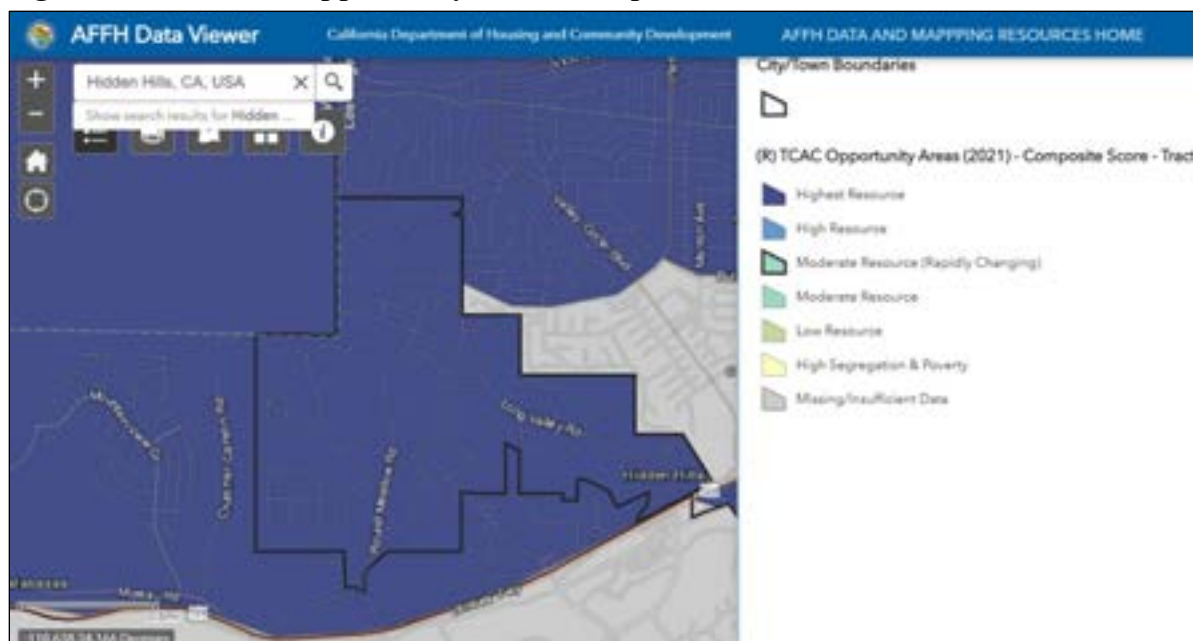
Hidden Hills presents a unique situation in this regard, as the entire city consists of just one census tract and one block group. Data for this tract indicates that the entire city is in the highest resource category. The land use pattern is homogenous and consistent in all parts of the city, and there are no observable disparities in housing condition, demographics, or income at the neighborhood level.

The City's inventory of sites for potential housing is presented in Appendix B. As summarized in Table B-1, the inventory is comprised of vacant lots, the Affordable Housing Overlay zone, and future ADUs. As seen in Figure D-39, the entire city of Hidden Hills is designated by the TCAC/HCD opportunity maps

as *Highest Resource*; therefore, the inventory of potential housing sites supports the goal of providing additional housing for households at all economic levels in areas with good access to opportunity.

Based on recent trends and community characteristics, ADUs are expected to be the most significant source of affordable housing during the planning period. Interest from homeowners in constructing ADUs has increased significantly in recent years. ADUs help to further fair housing objectives by distributing affordable units throughout the city. In addition to ADUs, the Affordable Housing Overlay provides the opportunity for affordable and special needs housing development on commercially-zoned property outside the Community Association, as discussed in Appendix B. Due to pre-existing land use patterns and restrictions, these two strategies present the best opportunities to expand access to opportunity in Hidden Hills.

Figure D-39 TCAC Opportunity Areas Composite Score – Hidden Hills



F. Contributing Factors, Goals, Policies and Actions

The Housing Element AFFH analysis must include an identification and prioritization of significant contributing factors to segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs. “Fair housing contributing factor” means a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. Contributing factors should be based on all the prior efforts and analyses: outreach, assessment of fair housing, and site inventory. Contributing factors must also be prioritized in terms of needed impact on fair housing choice and strongly connect to goals and actions.

HCD’s AFFH Guidance Memo (2021) identifies eight contributing factor topic areas, including general outreach, fair housing enforcement and outreach capacity, segregation and integration, racially and ethnically concentrated areas of poverty, disparity in access to opportunity, disparity in access for persons with disabilities, disproportionate housing needs and displacement risks, and the site inventory. Under each of these topic areas, the Guidance memo lists individual issues which can potentially be addressed by a Housing Element action.

AB 686 requires that the City strategically prioritize the contributing factors and develop programs that mitigate these factors through its goals, policies, and actions. Actions can be grouped into the following categories:

- Housing Mobility Strategies, which consist of removing barriers to housing in areas of opportunity
- New Housing Choices and Affordability, which include strategies to promote more housing supply and choices in areas of high opportunity and outside areas of concentrated poverty
- Place-based strategies to Encourage Community Conservation and Revitalization, which include approaches to conserve and improve assets in areas with concentrated poverty and lower opportunities
- Protecting Residents from Displacement, which includes strategies to preserve housing choices and affordability for residents within low and moderate opportunity areas.

Since Hidden Hills is a high-resource area with no areas of concentrated poverty, deteriorating housing conditions or displacement risk, the City's AFFH strategies are focused on expanding opportunities for mobility and housing affordability.

Through the participation of stakeholders, fair housing advocates, and the assessment of fair housing issues described in this appendix, the City has identified the following fair housing priorities, issues, and contributing factors, as well as meaningful actions to address those issues:

Priority 1: Disparities in Access to Opportunity

Contributing Factors:

- Land use and zoning regulations
- High housing cost

The City's highest AFFH priority is to address disparities in access to opportunity resulting from land use and zoning regulations, prior private real estate decisions that excluded multi-family housing from Hidden Hills, and the high housing cost in California.

The City has had no rental housing and therefore a lack of housing opportunities for lower-income households due to private real estate decision made prior to the City's incorporation in 1961. In 2013 the City amended zoning regulations to create affordable and special needs housing opportunities by adopting the Affordable Housing Overlay (AHO) in the Commercial-Restricted (CR) zone and establishing standards for transitional and supportive housing, farmworker housing, residential care facilities and emergency shelters. The 2021-2029 Housing Element includes the following additional steps the City will take to mitigate these contributing factors and mitigate disparities in access to opportunity.

- Program 3. Encourage development of existing vacant and underutilized residential infill sites and accessory dwelling units.
- Program 4a. Encourage the provision of reverse mortgages by local lending institutions and increase community awareness of such alternatives.

- Program 4b. Continue to work cooperatively with the Hidden Hills Community Association to waive or reduce Association fees for low- and moderate-income households.
- Program 5a. Continue efforts to reduce housing costs by streamlining the development review process to the extent feasible for projects that include extremely-low-income units and supportive housing for persons with disabilities, including developmental disabilities.
- Program 5b. Offer incentives to encourage ADU development.
- Program 5c. Continue to monitor changes to State law and process amendments to the City’s Density Bonus Ordinance as necessary to maintain consistent with current State law.
- Program 5d. Continue to implement the Affordable Housing Overlay (AHO) zoning regulations and facilitate development of qualifying affordable owner-occupied or multi-family rental developments in the Commercial-Restricted (CR) zone.
- Program 7a. Continue to implement the current Zoning Code and State provisions (Title 24) for handicapped access and amend regulations to encourage residential care facilities.
- Program 7b. Amend zoning regulations for emergency shelters and low barrier navigation centers consistent with State law.
- Program 7c. Amend zoning regulations for transitional and supportive housing consistent with State law.
- Program 7d. Continue to encourage agricultural employee housing consistent with State law.

Priority 2: Fair Housing Outreach, Education and Enforcement Capacity

Contributing Factors:

- Insufficient local fair housing outreach, education, and enforcement

The second AFFH priority area is to improve fair housing outreach, education, and enforcement capacity. While public agencies do not directly control the actions of private property owners related to fair housing, they can influence outcomes. Hidden Hills has very limited staffing resources (4 full-time employees) and a severely constrained budget, no sales tax receipts, and limited revenue to fund fair housing programs. The City’s capacity for pro-active outreach and enforcement of fair housing complaints is constrained. As a result, owners seeking to rent property may be unaware of fair housing laws and prohibited discriminatory practices. Likewise, tenants (or prospective tenants) may be unaware of their rights and may face discrimination without awareness of the opportunity for recourse. At present, there is no formal private fair housing outreach and enforcement program and resources for such a program are limited.

To address this issue, Program 6 includes the following specific actions the City will take to increase fair housing outreach, education, and enforcement:

- Complete a Fair Housing Outreach and Enforcement Options Memorandum to determine options for ensuring that existing and prospective residents have access to fair housing services, and that property owners are apprised of fair housing laws and practices. This could include an agreement with a third-party fair housing services provider to promote and affirmatively further fair housing

opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, or other characteristics protected by state and federal fair housing law. Other alternatives for outreach, education, and enforcement also may be considered. Based on the findings of the Memorandum, the City will implement measures to further fair housing in Hidden Hills.

- Provide information on fair housing resources on its website, including links to fair housing services. Other outreach measures to be implemented include posting regulations regarding housing discrimination, as well as phone contacts, at City Hall and periodically providing this information in the City's newsletter.
- Provide a referral process for any persons who believe they have been denied access to housing because of their race, religion, sex, marital status, ancestry, national origin, color, familial status or disability. The City will refer complainants to appropriate agencies, legal service organizations, and/or non-profit housing groups that specifically handle housing discrimination issues such as the Fair Housing Congress of Southern California and the Fair Housing Council of San Fernando Valley. In the event a complaint is received, the City will refer the party to a fair housing service provider for follow up and work with the complainant to resolve the issue.
- Conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.
- Affirmatively market future housing opportunities in the city by:
 - Requiring an affirmative marketing plan for any affordable multi-family development created in the Affordable Housing Overlay Zone. Such a plan would be prepared by the project's developers and would ensure that future units are marketed to attract occupants who are demographically diverse, including lower-income households in other parts of Los Angeles County.
 - Developing materials for Hidden Hills residents who may be seeking tenants, which will be provided to applicants at the time they apply for a building permit. These affirmative marketing materials will include contact information for housing service providers and non-profit housing organizations that serve lower-income tenants in the surrounding region. Interested residents can use these materials to find prospective tenants, including residents of all races, ethnicities, ages, and abilities.
- At least one City staff member will attend an on-line fair housing certification training class on an annual basis. These classes are typically three-hour sessions in which participants are informed and educated about federal and California fair housing laws, compliance, and illegal housing practices. The trainings cover prohibited and best practices, including language guidance for advertising housing for sale or for rent, and protected classes under federal and California law.
- The City will regularly evaluate the need for multi-lingual services, including translation of material on its website into other languages. It will also continue to implement its reasonable accommodations ordinance and monitor data on persons with disabilities in the city to ensure that barriers to mobility are eliminated to the greatest extent possible.

Priority 3: Disparities in Access for Persons with Disabilities

Contributing Factors:

- Lack of assistance for housing accessibility modifications
- Lack of affordable in-home or community-based supportive services

As noted in Chapter II – Housing Needs Assessment, Hidden Hills’s seniors (65+) make up 18.5% of the population, which is higher than the regional share of 13%. This demographic has the highest rate of disability in the city, primarily associated with mobility limitations. Sight and hearing impairments and cognitive impairments also may affect older adults. As a rural community with very large lots and limited public transportation within the community, persons with these limitations and impairments may face housing challenges as well as other challenges such as the ability to travel to commercial services and medical offices, or to evacuate in an emergency.

The following programs are intended to help reduce disparities in access for persons with disabilities:

- Program 5b includes actions to facilitate development of ADUs, which accommodate live-in caregivers and health care providers
- Program 7a includes actions to implement Title 24 accessibility standards, update reasonable accommodation procedures, and update standards for residential care facilities.

Summary

Table D-7 below summarizes AFFH priorities, contributing factors, fair housing issues, and applicable programs to affirmatively further fair housing.

Table D-7 Fair Housing Issues, Contributing Factors and Meaningful Actions

| Fair Housing Issue | Contributing Factor | Priority | Meaningful Actions |
|--------------------------------------|--|----------|---|
| Disparities in Access to Opportunity | <ul style="list-style-type: none"> • Land use and zoning regulations • High housing cost | High | <ul style="list-style-type: none"> • Program 3. Encourage development of existing vacant and underutilized residential infill sites and accessory dwelling units. • Program 4a. Encourage the provision of reverse mortgages by local lending institutions and increase community awareness of such alternatives. • Program 4b. Continue to work cooperatively with the Hidden Hills Community Association to waive or reduce Association fees for low- and moderate-income households. • Program 5a. Continue efforts to reduce housing costs by streamlining the development review process to the extent feasible for projects that include extremely-low-income units |

| Fair Housing Issue | Contributing Factor | Priority | Meaningful Actions |
|--|--|-------------|--|
| | | | <p>and supportive housing for persons with disabilities, including developmental disabilities.</p> <ul style="list-style-type: none"> • Program 5b. Offer incentives to encourage ADU development. • Program 5c. Continue to monitor changes to State law and process amendments to the City’s Density Bonus Ordinance as necessary to maintain consistent with current State law. • Program 5d. Continue to implement the Affordable Housing Overlay (AHO) zoning regulations and facilitate development of qualifying affordable owner-occupied or multi-family rental developments in the Commercial-Restricted (CR) zone. • Program 7a. Continue to implement the current Zoning Code and State provisions (Title 24) for handicapped access and amend regulations to encourage residential care facilities. • Program 7b. Amend zoning regulations for emergency shelters and low barrier navigation centers consistent with State law. • Program 7c. Amend zoning regulations for transitional and supportive housing consistent with State law. • Program 7d. Continue to encourage agricultural employee housing consistent with State law. |
| <p>Fair Housing Outreach, Education and Enforcement Capacity</p> | <ul style="list-style-type: none"> • Insufficient local fair housing outreach, education, and enforcement | <p>High</p> | <ul style="list-style-type: none"> • Complete a Fair Housing Outreach and Enforcement Options Memorandum to determine options for ensuring that existing and prospective residents have access to fair housing services, and that property owners are apprised of fair housing laws and practices. This could include an agreement with a third-party fair housing services provider to promote and affirmatively further fair housing opportunities for all persons regardless of race, religion, sex, |

| Fair Housing Issue | Contributing Factor | Priority | Meaningful Actions |
|--------------------|---------------------|----------|--|
| | | | <p>marital status, ancestry, national origin, color, familial status, disability, or other characteristics protected by state and federal fair housing law. Other alternatives for outreach, education, and enforcement also may be considered. Based on the findings of the Memorandum, the City will implement measures to further fair housing in Hidden Hills.</p> <ul style="list-style-type: none"> • Provide information on fair housing resources on its website, including links to fair housing services. Other outreach measures to be implemented include posting regulations regarding housing discrimination, as well as phone contacts, at City Hall and periodically providing this information in the City’s newsletter. • Provide a referral process for any persons who believe they have been denied access to housing because of their race, religion, sex, marital status, ancestry, national origin, color, familial status or disability. The City will refer complainants to appropriate agencies, legal service organizations, and/or non-profit housing groups that specifically handle housing discrimination issues such as the Fair Housing Congress of Southern California and the Fair Housing Council of San Fernando Valley. In the event a complaint is received, the City will refer the party to a fair housing service provider for follow up and work with the complainant to resolve the issue. • Conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings. • Affirmatively market future housing opportunities in the city by: • Requiring an affirmative marketing plan for any affordable multi-family development created in the Affordable Housing Overlay Zone. Such a plan would be prepared by |

| Fair Housing Issue | Contributing Factor | Priority | Meaningful Actions |
|---|---|----------|---|
| | | | <p>the project’s developers and would ensure that future units are marketed to attract occupants who are demographically diverse, including lower-income households in other parts of Los Angeles County.</p> <ul style="list-style-type: none"> • Developing materials for Hidden Hills residents who may be seeking tenants, which will be provided to applicants at the time they apply for a building permit. These affirmative marketing materials will include contact information for housing service providers and non-profit housing organizations that serve lower-income tenants in the surrounding region. Interested residents can use these materials to find prospective tenants, including residents of all races, ethnicities, ages, and abilities. • At least one City staff member will attend an on-line fair housing certification training class on an annual basis. These classes are typically three-hour sessions in which participants are informed and educated about federal and California fair housing laws, compliance, and illegal housing practices. The trainings cover prohibited and best practices, including language guidance for advertising housing for sale or for rent, and protected classes under federal and California law. • Regularly evaluate the need for multi-lingual services, including translation of material on its website into other languages. • |
| Disparities in Access for Persons with Disabilities | <ul style="list-style-type: none"> • Lack of assistance for housing accessibility modifications • Lack of affordable in-home or community-based supportive services | High | <ul style="list-style-type: none"> • Program 5b includes actions to facilitate development of ADUs, which accommodate live-in caregivers and health care providers • Program 7a includes actions to implement Title 24 accessibility standards, update reasonable accommodation procedures, and update standards for residential care facilities. |

| Fair Housing Issue | Contributing Factor | Priority | Meaningful Actions |
|---|--|-------------------------|--|
| <u>Housing Choice, Affordable Housing, and Housing Mobility</u> | | | |
| <p><u>Disproportionate Housing Needs/Availability of Affordable Housing</u> <u>Disproportionate Housing Needs/Availability of Affordable Housing</u></p> | <ul style="list-style-type: none"> <u>Insufficient local fair housing outreach, education, and enforcement. Insufficient local fair housing outreach, education, and enforcement.</u> | <p><u>HighHigh</u></p> | <ul style="list-style-type: none"> <u>Annually publish and promote available resources throughout the Planning Period. Resources such as, but not limited to, inventory of units available and local funding programs will be locally available on the City’s website and City Hall.</u> <u>Research and implement measures to increase affordable housing throughout the City. Throughout the Planning Period, annually host one meeting with the development community to promote candidate housing sites and available incentives and funding opportunities for the development of multifamily and affordable housing projects. Annually seek additional funding opportunities and support funding applications for the development of affordable housing. Annually publish and promote available resources throughout the Planning Period. Resources such as, but not limited to, inventory of units available and local funding programs will be locally available on the City’s website and City Hall.</u> <u>Research and implement measures to increase affordable housing throughout the City. Throughout the Planning Period, annually host one meeting with the development community to promote candidate housing sites and available incentives and funding opportunities for the development of multifamily and affordable housing projects. Annually seek additional funding opportunities and support funding applications for the development of affordable housing.</u> |
| <p><u>Availability of Affordable Housing</u> <u>Availability of Affordable Housing</u></p> | <ul style="list-style-type: none"> <u>Lack of affordable housing</u> <u>Lack of affordable housing</u> | <p><u>High High</u></p> | <ul style="list-style-type: none"> <u>Program 5e establish specific actions to encourage a variety of housing types, including ADUs, multiple family housing among other to contribute to a range of housing choices.</u> <u>Research and implement measures to increase affordable housing</u> |

| Fair Housing Issue | Contributing Factor | Priority | Meaningful Actions |
|--|---|-------------------------|---|
| | | | <p><u>throughout the City. Throughout the Planning Period, annually host one meeting with, but not limited to, service agencies, non-profit developers, and development community to promote candidate housing sites and available incentives and funding opportunities for the development of multifamily and affordable housing projects. Annually seek additional funding opportunities and support funding applications for the development of affordable housing.</u></p> <p><u>Reach out to homeowners to provide information about development of ADUs and to encourage the development of ADUs throughout the City. Research and implement measures to increase affordable housing throughout the City. Throughout the Planning Period, annually host one meeting with, but not limited to, service agencies, non-profit developers, and development community to promote candidate housing sites and available incentives and funding opportunities for the development of multifamily and affordable housing projects. Annually seek additional funding opportunities and support funding applications for the development of affordable housing.</u></p> <ul style="list-style-type: none"> <u>Reach out to homeowners to provide information about development of ADUs and to encourage the development of ADUs throughout the City.</u> |
| <p><u>Availability of Housing Outreach</u> <u>Availability of Housing Outreach</u></p> | <ul style="list-style-type: none"> <u>Insufficient local fair housing outreach</u> <u>Insufficient local fair housing outreach</u> | <p><u>High High</u></p> | <ul style="list-style-type: none"> <u>City to host an annual meeting throughout the Planning Period. Outreach to local organizations, non-profit developers, etc. to promote the meeting, request input and feedback on affordable housing, and explore affordable housing options in the City. City to host an annual meeting throughout the Planning Period. Outreach to local organizations, non-profit developers, etc. to promote the meeting, request input and feedback</u> |

| Fair Housing Issue | Contributing Factor | Priority | Meaningful Actions |
|--|--|-------------|---|
| | | | <u>on affordable housing, and explore affordable housing options in the City.</u> |
| <u>Disparities in Access for Persons with Disabilities</u> | <ul style="list-style-type: none"> • <u>Lack of assistance for housing accessibility modifications</u> • <u>Lack of affordable in-home or community-based supportive services</u> | <u>High</u> | <ul style="list-style-type: none"> • <u>Program 5b includes actions to facilitate development of ADUs, which accommodate live-in caregivers and health care providers</u> • <u>Program 7a includes actions to implement Title 24 accessibility standards, update reasonable accommodation procedures, and update standards for residential care facilities.</u> |
| <u>Access to Housing for Persons experiencing homeless</u> | <ul style="list-style-type: none"> • <u>Addressing needs of local special needs populations to address</u> • <u>Housing opportunity for employees</u> | | <ul style="list-style-type: none"> • <u>Program 7b, 7c and 7d address methods to accommodate and support persons needing assistance in finding housing and the support structure to accommodate finding affordable housing options.</u> |
| <u>Accessibility to a Variety of Housing Options</u> | <ul style="list-style-type: none"> • <u>Existing availability of a variety of housing other than single family</u> • <u>Lack of developer or property owner interest in various residential product types.</u> | | <ul style="list-style-type: none"> • <u>Program 5e encourages a variety of development to accommodate affordable owner-occupied housing and multi family rental housing.</u> • <u>Program 7d establishes priorities for the promotion of housing options for employees</u> • <u></u> |
| | --- | | --- |
| | --- | | --- |