

Data is auto-populated based on data entered in Tables A, A2, C, and D

<b>Jurisdiction</b>	Lake Forest	
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	12
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		22
Total Units		36

Note: Units serving extremely low-income households are included in the very low-income

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	57	22	99
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	71
Accessory Dwelling Unit	0	14	10
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>57</b>	<b>36</b>	<b>180</b>

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	36	36
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	1
Number of Proposed Units in All Applications Received:	57
Total Housing Units Approved:	57
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	1	57

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	24
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Lake Forest	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5							6	7	8	9	10		11	12	13
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVE D Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below								0	0	0	0	0	0	57	57	57	0						
	612-221-10	Tract 19299	Sequoias at Meadows	SDP 10-23-5661	SFD	O	2/6/2024							57	57	57	0	NONE	No	No	Approved	Discretionary	
															0								
															0								
															0								
															0								



[illegible]

Jurisdiction	Lake Forest	
Reporting Year	2024	(Jan. 1 - Dec. 31)
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ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	956	-	-	70	16	-	-	-	-	-	-	86	870
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	543	-	-	-	48	-	-	-	-	-	-	89	454
	Non-Deed Restricted		2	2	12	13	12	-	-	-	-	-		
Moderate	Deed Restricted	559	-	-	-	-	-	-	-	-	-	-	6	553
	Non-Deed Restricted		3	-	1	-	2	-	-	-	-	-		
Above Moderate		1,178	57	131	311	192	22	-	-	-	-	-	713	465
Total RHNA		3,236												
Total Units			62	133	394	269	36	-	-	-	-	-	894	2,342
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		478		-	-	-	-	-	-	-	-	-	-	478

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

- VLI Deed Restricted
- VLI Non Deed Restricted
- LI Deed Restricted
- LI Non Deed Restricted
- MI Deed Restricted
- MI Non Deed Restricted
- Above Mod Income



ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Jurisdiction	Lake Forest		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Land Use Policy, Entitlements, and Development Capacity (Shortfall Program)	Maintain and monitor the residential sites inventory to ensure sufficient sites remain to accommodate the RHNA allocation throughout the RHNA period. Receive and process development applications for residential projects. Rezone all sites identified in Appendix A consistent with the densities, acreages, and capacity levels identified in Appendix A. Complete all rezoning pursuant to Government Code section 65583.2, subdivisions (h) and (i).	Complete all necessary rezoning by October 15, 2022; complete a Zoning Amendment by May 2023 to rezone sites identified in Appendix A consistent with the requirements of Government Code section 65583.2, subdivisions (h) and (i) and in the interim, fully adhere to the requirements of Government Code section 65583.2, subdivisions (h) and (i); annual monitoring and reporting throughout the planning period.	The City’s adopted Housing Element for 2021-2029 includes an inventory of available sites with residential/mixed-use General Plan land use designations which allow a range of residential development opportunities to accommodate the RHNA. The City’s 2040 General Plan created new Mixed-Use General Plan Designations in 5 focus areas in the City. All of the residential areas identified in the Housing Element’s residential site inventory that require re-zoning are located in these 5 focus areas. On September 9, 2022, the City re-zoned 267 parcels, which included all the parcels in the residential site inventory that required re-zoning, to 5 new mixed-use zoning districts. These five new zoning districts, which are consistent with the mixed-use general plan land use designations, identify development standards such as density, floor area ratio (FAR), building height, landscape requirements, building setbacks, and permitted uses. In May of 2023, the Lake Forest City Council adopted Ordinance 362 to ensure compliance with Government Code section 65583.2, subdivisions (h) and (i). The ordinance created Zoning Code Chapter 9.151 Housing Element Sites Inventory Regulations. Additionally, the City monitors all new residential development in the City through monthly census surveys for building permit issuance, bi-yearly Housing Inventory Surveys to Center of Demographic Research, Annual Housing Surveys to Department of Finance, and this Annual Housing Progress Report. In 2024, the City approved one residential project for 57 new single-family residences within the Meadows Residential Community. This project is not located on one of Housing Inventory sites. No residential projects were denied in 2024. In addition, a new mixed-use application was submitted in 2024 (but not deemed complete) , which includes 165 residential units on a Housing Element Inventory site.
Program 2: Monitor Residential Capacity (No Net Loss)	Maintain adequate capacity to accommodate the City’s RHNA obligations at all income levels throughout the planning period. Report as required through the HCD annual report process.	Ongoing implementation, at time of approval of a project on a site listed in the Housing Element, and annual reporting throughout the planning period.	The City has developed an annual monitoring and tracking excel database to ensure that adequate inventory is available to meet the City’s RHNA obligations. In 2024, the City did not have any new housing development applications approved on any of the housing inventory sites. However, a new mixed-use application was submitted in 2024 (but not deemed complete) , which includes 165 residential units on a Housing Element Inventory site. If this mixed-use project is ultimately approved, the City’s Housing inventory will still maintain adequate capacity to accommodate the City’s RHNA obligations at all income levels.
Program 3: Public Property Conversion to Housing Program	Collaborate with the development community on an annual basis, including affordable housing developers, to evaluate the viability of developing City-owned land as affordable housing.	Annually	The City has one surplus City-owned parcel that is only .16 acres and zoned for residential uses. The City has contacted non-profit affordable housing developers about the property. Based on discussions with developers, the site is not suitable for the development of housing, due to the small size of the site and it’s access from El Toro Road, which is a primary arterial street.
Program 4: Replacement of Affordable Units	For all project applications, identify need for replacement of affordable housing units and ensure replacement, if required.	Ongoing	In 2024, no sites containing affordable housing (within the preceding 5 years) were redeveloped.
Program 5: Facilitate Affordable and Special Needs Housing Construction	Monitor the City’s existing affordable housing stock and support affordable housing developers in their efforts to develop new affordable units in Lake Forest. Proactively encourage developers who are interesting in developing in the City to consider sites in areas of high TCAC (California Tax Credit Allocation Committee) opportunity with the goal of developing 565 new units in areas of high TCAC opportunity (35% of the City’s quantified objective for new development).	Annual outreach to the development community; provide ongoing assistance to interested affordable housing developers.	In 2024, one affordable housing project completed construction. The project is a 71-unit affordable apartment complex , that includes permanent supportive housing. In 2020, the City entered into an affordable housing and loan agreement with National Community Renaissance, which included a \$3.7 million loan from the City’s affordable housing developer in-lieu fees. The project is located in the TCAC Low Resource Opportunity Area. In 2024, another affordable housing project is nearing construction completion. The project is a 65-unit affordable senior housing apartment located withing the new Meadows Residential Community. This project is a result of a 2020 development agreement, which included an affordable housing implementation plan (AHIP) for the new Meadows Housing Development. This project is located in the TCAC High Resource Opportunity Area. Per the implementation action, since 2021, the City has a total of 123 affordable housing units constructed or under construction in the TCAC High/Highest Resource Opportunity Areas. In addition, the City has a dedicated Affordable Housing webpage that includes information about these projects, which include contact information for the developer. Planning staff frequently provides information about these affordable housing projects on the phone and at the public counter. In addition, in 2024 the City entered a purchase and sales agreement with the nonprofit, South County Outreach to preserved the affordability of a single-bedroom condominium located at 20702 El Toro Road, #35. The affordability requirement for the unit was going to expire in 2027. The City used CDBG funds (net total of \$332,671) to purchase the property and sell the property back to South County Outreach with an associated regulatory agreement that requires the property to be rented to very low-income households for a period of 30 years. Lastly, in 2024, the City awarded a Notice of Funding Availability (NOFA) for \$3,350,000, from the City’s affordable housing in-lieu fees, to National Core Renaissance to develop an affordable housing project in the City. The City has been working closely with the developer on the City’s first “by-right” housing review. The project is proposed on a housing element site and will include supportive housing. It is anticipated that the “by-right” application will be submitted in early 2025.
Program 6: Monitor and Implement Changes in Federal and State Housing, Planning, and Zoning Laws	Comply with new transparency requirements for posting zoning, development standards, and fees on the City’s website. Stay updated on changes in federal and state housing, planning, and zoning laws and participate in providing review and comments as appropriate	Update the City’s website with consolidated zoning, development standards, and fee information by October 15, 2022. Annual monitoring and reporting throughout the planning period through the Housing Element Annual Progress Report (APR)	The City website includes a planning section that includes .pdfs and links to all the City’s zoning districts, planned communities, parking code, online zoning map, fees, submittal requirements, ADU resources, and the adopted fee schedule. The City’s website also includes a specific Affordable Housing page, which includes information on the City’s housing rehabilitation loan and paint programs, and the City’s affordable housing projects. In 2024, the City continued to monitor federal and State legislation that could impact housing. This year the City initiated an ordinance to modify the City’s ADU regulations related to new state laws, AB 2533 and SB 1211. This ordinance is proposed to be adopted in early 2025.
Program 7: Zoning Code Amendments – Housing Constraints	Ensure that the City’s Zoning Code is consistent with State law and update the Zoning Code as needed to comply with future changes.	Zoning Code Amendments adopted by June 2023.	In 2022, the City approved ordinances related to new mixed-use zoning districts, multi-family residential objective design standards ordinance in accordance with SB 35 and SB 330 and reasonable accommodation in compliance with State and Federal fair housing and disability laws. In June of 2023, the Lake Forest City Council approved Ordinance 363 and Ordinance 364 which amended Lake Forest Municipal Code Titles 5 and 9 to address low barrier navigation centers, transitional and supportive housing, streamlined review for eligible projects, employee housing, emergency shelter parking, and residential care facilities in accordance with this Housing Element policy.



Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 8: Accessory Dwelling Units	Maintain an ADU Ordinance consistent with State Law. Support the development of accessory dwelling units in neighborhoods throughout the City.	Update the City's current ADU ordinance by June 30,2023 to comply with current State Law. Survey ADU owners/builders to determine affordability and update ADU application to inquire about affordability level: 2021-2022; Identify and evaluate potential incentives to encourage production of affordable ADUs: 2022-2023; and present findings to the City's Planning Commission and/or City Council: 2023; implementation and annual reporting throughout the RHNA period through the Housing Element Annual Progress Report: continuous. Prepare and distribute bilingual ADU factsheet by April of 2023. Invite all HOAs and relevant civic organization to meet annually to discuss the City's ADU ordinance and conduct at least four proactive meetings with an HOA or neighborhood organization in a high or highest TCAC resource area. Encourage a 50% increase over the average annual production of ADUs from 2018-2020 (from 4 to 6 ADUs per year), with at least half being affordable to lower income households and half being located in areas of high or highest opportunity.	In 2024, City staff initiated a new ordinance to amend the City's ADU regulations in response to AB 2533 and SB 1211. The ordinance is anticipated to be approved in early 2025. Additionally, this year, the City continued to provide an optional rental survey to applicants for ADU permits, and received 7 surveys. Information from the surveys were used to determine the affordability of some of the ADUs in Table A2. Furthermore, the City is monitoring ADU production and affordability against the projections identified in the Housing Element. The projections over 8 years assume a total of 32 ADUs. This year, 10 ADUs were completed, for a total of 37 ADUs completed since 2021. Additionally, the City's website has an ADU Resources page with the City's ADU guide, applications, ADU FAQs, the ADU rent survey, and a link to the OC Housing Finance Trust Affordable ADU loan program. In 2024, the City added a link to pre-reviewed ADU plans, that were provided by the Orange County Council of Governments. In 2024, the City's leaflet, which is mailed to all residents, included information to residents about the ADU loan program and the City's monthly e-newsletter April edition, which is emailed to residents, included information on Lake Forest Housing Programs, including information on ADUs.
Program 9: Sites for Homeless Shelters/Homeless Prevention and Assistance Services	Support non-profit organizations that shelter the homeless (subject to available funding and on a case-by-case basis).	Annual monitoring and reporting throughout the planning period through the Housing Element Annual Progress Report (APR)	In 2024, the City hired a Community Outreach Specialist to assist individuals experiencing homelessness. The new position if full-time and is funded through the State's Permanent Local Housing Allocation State funds. In addition, the City continued to provide funding for a Homeless Liaison Officer position through the law enforcement services contract with the Orange County Sheriff's Department (OCSD). The new Community Outreach specialist provides outreach and engagement services to chronic homeless with the support of the OCSD Homeless Liaison Officer. In addition, in 2024 the Community Outreach specialist started the preliminary stages of starting a homeless prevention program for the City.
Program 10: Transitional/Supportive and Affordable Housing	Support non-profit organizations that provide affordable and transitional/supportive housing to individuals at risk for homelessness (subject to available funding and on a case-by-case basis). Preserve 202 existing affordable units including transitional/supportive housing.	Continue to evaluate requests on an annual basis for allocation of CDBG funds to social service agencies to benefit Lake Forest residents	<p>During FY 2023-2024, the City allocated CDBG funding to three non-profit organizations to assist households at risk of becoming homeless. South County Outreach's food bank program allowed lower-income households to focus limited financial resources on maintaining housing, thus preventing homelessness. Family Assistance Ministries provided food, rent, and utility assistance to lower-income households at risk of eviction and utility service shut-off. Program participants also benefitted from case management services. Families Forward provided transitional housing and rapid rehousing, including supportive services to homeless families with children. Cumulatively, these three agencies provided rent, utility, and food assistance to 80 lower-income Lake Forest residents during the reporting period. An additional 116 lower-income Lake Forest residents were assisted with rent/utility assistance during FY 2023-2024 CDBG funds.</p> <p>In 2024, a 71-unit affordable apartment complex , that includes permanent supportive housing, completed construction. The City previously provided the developer with a \$3.7 million loan from the City's affordable housing developer in-lieu fees.</p> <p>Additionally, in 2024, the City awarded a Notice of Funding Availability (NOFA) for \$3,350,000, from the City's affordable housing in-lieu fees, to National Core Renaissance to develop an affordable housing project, which will include permanent supportive housing units in the City.</p> <p>Lastly, the City currently has 325 affordable housing units in the City, which includes some transitional/supportive housing units.</p>
Program 11: Coordination with Social Service Agencies	Continue to evaluate requests on an annual basis for allocation of CDBG Funds to social service agencies to benefit Lake Forest residents and consider the geographic target for programs, with a special focus on promoting programs that address the needs of households in moderate TCAC opportunity areas Strive to allocate at least 75% of CDBG funds to programs that assist households in areas of moderate opportunity.	Annual monitoring and reporting throughout the planning period through the Housing Element Annual Progress Report (APR)	In fiscal year 2023-2024, 6 non-profit social service agencies received pass-through CDBG funding from the City to provide support and assistance to low-moderate-income residents. These included South County Outreach, Families Forward, Camino Health Center, Age Well, and Alzheimer's Orange County.
Program 12: California Accessibility Standards Compliance Program	Assure housing units accommodate residents with disabilities.	Ongoing implementation, updates to the City's website by February 15, 2022.	In 2024, the City continued to ensure that all construction projects comply with accessibility standards and provide technical assistance to the public. In addition the City's Building Division webpage includes a link the Division of State Architect's Website.
Program 13: Density Bonus Implementation Program	Annual outreach to developers in the region to continue to encourage density bonus opportunities which increase the total allowable density for senior and affordable housing projects; as part of this outreach, the City will specifically identify development opportunities in high and highest TCAC resource areas and encourage the utilization of density bonus provisions at these locations. Monitor State law, at least annually, for updates to density bonus regulations and update the City's Development Code as needed. Goal to approve at least two density bonus projects over the course of the planning period	Annual monitoring of relevant legislation; annual proactive outreach to the development community; ongoing implementation	City staff and the City Attorney's office regularly monitors changing legislation and perform regular updates to the zoning regulations accordingly. In 2024, the City did not receive an application for an affordable housing project and therefore did not receive any density bonus requests. However, as part of the City's regular outreach to developers, the City provides information and answers questions about the density bonus provisions. Additionally, the City has been working with National Community Renaissance on a new affordable supportive housing project, which will include a request for concessions under the density bonus law. It is anticipated that this project will be submitted in early 2025.



Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 14: Rental Assistance	The City will continue to contract the Orange County Housing Authority to administer the Section 8 Rental Assistance Program and provide rental assistance to at least 190 very low-income Lake Forest households. City will support the Orange County Housing Authority's applications for additional Section 8 allocation. The City will promote the Section 8 program to second unit owners by publicizing this program and making the information known to City and County agencies and to housing nonprofits; information will be available in English and Spanish and shared via social media and in hard copy at community gathering spots, such as the library, City Hall, and other civic spaces. The City will educate at least one multifamily apartment manager annually about the Section 8 program; education will be targeted to areas with higher levels of overpayment or TCAC areas of high or higher opportunity.	Ongoing implementation and annual monitoring throughout the planning period.	Residents continue to be assisted by the Housing Choice Voucher program, which is a HUD Sec. 8 program administered by the Orange County Housing Authority. During FY 2023-24, 161 Lake Forest renter households were assisted with a rental assistance voucher or certificate. This number includes five disabled Lake Forest homeless households (benefitting from Continuum of Care Program Permanent Supportive Housing Certificates) and 18 homeless, disabled veteran households that benefitted from Veterans Affairs Supportive Housing (VASH) vouchers. The Housing Choice Voucher program is promoted on the City's webpage dedicated to affordable housing. This webpage includes a link to the OC Housing Authority Housing Voucher Program website. Additionally, the City's monthly e-newsletter April edition, which is emailed to residents, included information on Lake Forest Housing Programs, including information on rental assistance via the Housing Choice Voucher program. In the past year the City continued the second Southwest Lake Forest neighborhood improvement project. The City maintains a website specifically for the Southwest Neighborhood Improvement Task Force projects, which includes information about Lake Forest Housing Programs, including information on rental assistance via the Housing Choice Voucher program. In 2024, a final outreach mailer was provided to all residential properties in this project area, which included a QR Code to the Neighborhood Improvement website.
Program 15: Conservation of Existing Affordable Units	Work with property owners, interest groups and the State and federal governments to conserve the City's affordable housing stock.	Ongoing implementation and annual monitoring and reporting throughout the planning period through the Housing Element Annual Progress Report (APR). Within 60 days of notice of intent to convert at-risk units to market rate rents, the City will work with potential purchasers using HCD's current list of Qualified Entities ( <a href="http://www.hcd.ca.gov/hpd/hrc/tech/presrv/">http://www.hcd.ca.gov/hpd/hrc/tech/presrv/</a> ), and educate tenants of their rights, in collaboration with property owners.	In 2024, a total of 325 units with affordable housing covenants existed in the City. Of these, 6 are designated "at risk." The City actively monitors these units. Should a notice of intent to convert to market rate units be filed, the City will work with potential purchasers to preserve the units, and ensure that tenants were properly notified of their rights under California law. In the past year, the City preserved an "at-risk" affordable housing unit located at 20702 El Toro Road, #35. The City entered a purchase and sales agreement with the nonprofit, South County Outreach to preserve the affordability of this single-bedroom condominium, which had an affordability covenant that going to expire in 2027. The City used CDBG funds (net total of \$332,671) to purchase the property and sell the property back to South County Outreach with an associated regulatory agreement that requires the property to be rented to very low-income households for a period of 30 years.
Program 16: Housing Rehabilitation Loan Program	Assist 10 lower-income homeowners annually through the Housing Rehabilitation Loan Program with at least half located in areas of moderate TCAC opportunity (i.e., the Southwest Lake Forest neighborhood).	Annual allocation of CDBG funds through the CDBG Action Plan process, and annual monitoring and reporting through the City's (HUD required) Consolidated Annual Performance Evaluation Report (CAPER) process throughout the planning period.	During FY 2022-23, 10 income-qualified homeowners were issued CDBG-funded loans via the City's Housing Rehabilitation Loan Program. Typical improvements include installing energy-efficient windows, heating/ac systems, plumbing, roofs, flooring, and exterior painting. Total expenditure for this activity was \$193,175.15. All of the loans were in areas of low or moderate TCAC opportunity. The City's website has a webpage dedicated to the Rehabilitation Loan Program and includes eligibility requirements, the loan application, and contact information. Additionally, the City's monthly e-newsletter April edition, which is emailed to residents, included information on Lake Forest Housing Programs, including information the Housing Rehabilitation Loan program. In the past year the City continued the second Southwest Lake Forest neighborhood improvement project. The City maintains a website specifically for the Southwest Neighborhood Improvement Task Force projects, which includes information about the Lake Forest Housing Programs, including information on the Housing Rehabilitation Loan program. In 2024, a final outreach mailer was provided to all residential properties in this project area, which included a QR Code to the Neighborhood Improvement website.
Program 17: Code Enforcement and Neighborhood Preservation	Continue to seek voluntary compliance for code-related issues and violations. Enforce the California Building Code and target education regarding the City's housing rehabilitation loan and paint programs to areas of the community with higher proportions of low- and moderate-income households which may often have code violations. Review code enforcement trends on a quarterly basis to identify any geographic areas of the community that warrant special support and focus future code compliance education in those areas as needed. Strive to increase the number of proactive code enforcement educational interactions by 5% over the course of the planning period.	Ongoing implementation and reporting throughout the planning period through the Housing Element Annual Progress Report (APR).	In 2024, Code Enforcement officers continued to enforce property maintenance provisions of the Municipal Code and to inform property owners of the City's housing rehabilitation loan and paint grant programs. In 2024, the City adopted an ordinance adding in new "Property Maintenance" chapter of the Code. This new chapter will assist Code Enforcement in addressing housing property maintenance issues. Additionally, in 2024, the City initiated the process to hire two additional full-time Code Enforcement officers to work in the evenings and weekends to provide additional resources for the Code Enforcement Division. It is anticipated that the new Code Enforcement Officers will start at the beginning of 2025. The City's Strategic Business Plan and Budget (2023-2024) includes two specific programs for community preservation. The City's Strategic Business Plan identifies the Property Maintenance Volunteer Program (SP#28, budget \$10,000) and the Community Preservation Program (SP#30, budget \$95,000). These programs are aimed at designing and launching volunteer efforts to provide landscaping and other basic maintenance services to assist low-income and other residents in need who may be unable to address code violations, deteriorated property, or neglected maintenance on their own accord. In 2024, the City completed the Request for Proposal (RFP) process to hire consultants to administer these new programs. It is anticipated that these programs will be in effect by Winter of 2025. In FY 2023-24, CDBG grant funding was allocated to Lake Forest homeowners via the Neighborhood Pride Paint Program ("Paint Program"), the Housing Rehabilitation Loan Program and through other CDBG programs. The Paint Program provides grants to qualifying low-moderate-income homeowners with a demonstrated need, for home painting. The program assists the City's efforts to enhance the appearance of homes in the community and preserve property values. In Fiscal Year 2023-2024, the Paint Program assisted 4 homeowners. The Total expenditure for the Paint Program was \$33,700. The City's website has a webpage dedicated to the Paint Program. Additionally, the City's monthly e-newsletter April edition, which is emailed to residents, included information on Lake Forest Housing Programs, including information the Paint Program. In the past year the City continued the second Southwest Lake Forest neighborhood improvement project. The City maintains a website specifically for the Southwest Neighborhood Improvement Task Force projects, which includes information about Lake Forest Housing Programs, including information on the paint program. In 2024, a final outreach mailer was provided to all residential properties in this project area, which included a QR Code to the Neighborhood Improvement website.
Program 18: Energy Conservation and Energy Efficiency Opportunities	Improve energy-efficiency in new and existing development and promote available programs and benefits to all City residents, especially lower-income residents.	Ongoing implementation; review the General Plan to determine if updates are appropriate no later than December 1, 2022 and complete updates, if needed, no later than December 1, 2023.	The City's Strategic Business Plan and Budget (2023-2024) includes two specific programs for community preservation. The City's Strategic Business Plan identifies the Property Maintenance Volunteer Program (SP#28, budget \$10,000) and the Community Preservation Program (SP#30, budget \$95,000). These programs are aimed at designing and launching volunteer efforts to provide landscaping and other basic maintenance services to assist low-income and other residents in need who may be unable to address code violations, deteriorated property, or neglected maintenance on their own accord. In 2024, the City completed the Request for Proposal (RFP) process to hire consultants to administer these new programs. It is anticipated that these programs will be in effect by Winter of 2025.
Program 19: Lead Based Paint Education and Reduction Program	Educate the community on issues regarding lead-based paint hazards. Share two bilingual geotargeted social media posts annually to census tracts/neighborhoods with homes built before 1978 with education and resource information. Include a discussion of the issue and resource information in the City News section of the Leaflet and Recreation Guide (once annually), which is distributed to all Lake Forest residents.	Annual monitoring and reporting throughout the planning period through the Housing Element Annual Progress Report (APR).	The City's website ( <a href="https://www.lakeforestca.gov/en/departments/economic-development/housing">https://www.lakeforestca.gov/en/departments/economic-development/housing</a> ) includes information on lead paint education with links to .pdfs of the EPA's "Protect Your Family From Lead in Your Home" pamphlet in both English and Spanish. Additionally, the City's monthly e-newsletter April edition, which is emailed to residents, includes information on the Lake Forest Housing Programs. This information includes a link to the lead based paint information on the City's website. The City also maintains a website specifically for the Southwest Neighborhood Improvement Task Force projects, which also includes a link to the lead based paint information on the City's website. In 2024, a final outreach mailer was provided to all residential properties in the current Southwest Neighborhood Improvement project area, which includes mostly homes built prior to 1978, which included a QR Code to the Neighborhood Improvement website.

Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 20: Homebuyer Assistance Programs	Continue to promote the homebuyer assistance programs with a special focus on educating residents in areas of the City with higher proportions of renters and lower-income residents through social media posts and posting hard copy flyers at civic facilities; assist five households annually (as funding is available).	Ongoing implementation and reporting throughout the planning period through the Housing Element Annual Progress Report (APR).	The City coordinates with the County of Orange, which offers a homeownership program where participants may be able to use housing assistance subsidies for mortgage payments. The Homeownership program is special housing program under the Housing Choice Voucher program. The Housing Choice Voucher program is promoted on the City's webpage dedicated to affordable housing. This webpage includes a link to the OC Housing Authority Housing Voucher Program website. Additionally, the City's monthly e-newsletter April edition, which is emailed to residents, included information on Lake Forest Housing Programs, including information on Homebuyer Assistance Programs via the Housing Choice Voucher program. In the past year the City continued the second Southwest Lake Forest neighborhood improvement project. The City maintains a website specifically for the Southwest Neighborhood Improvement Task Force projects, which includes information about Lake Forest Housing Programs, including information on rental assistance via the Housing Choice Voucher program. In 2024, a final outreach mailer was provided to all residential properties in this project area, which included a QR Code to the Neighborhood Improvement website.
Program 21: Fair Housing Services	Support fair housing service providers and efforts to minimize discriminatory housing practices.	Annual allocation of funds to fair housing service provider. Annual monitoring and reporting throughout the planning period through the Housing Element Annual Progress Report (APR) and CDBG CAPER.	The City partners with the Fair Housing Council of Orange County (FHCOC) to eliminate discriminatory housing practices in the community and further fair housing. In Fiscal Year 2023-24, the City awarded FHCOC a \$7,500 grant to fund counseling services for Lake Forest tenants and landlords, fair housing enforcement, and community education in furtherance of fair housing. During Fiscal Year 2023-2024, a total of 101 households were assisted addressing 284 issues and disputes related to rental agreements, notices, security deposits, unit habitability, and other housing issues. FHCOC reported one housing discrimination complaint was received from a Lake Forest resident during the year; however, the issue was resolved through counseling. The City Housing Webpage includes information on Fair Housing with links to " Fair Housing is Your Right Under the Law Q&A Flyer" in both English and Spanish. The flyer provides information about discrimination, tenant rights, and includes contact information for the Fair Housing Council of Orange County. Additionally, the City's monthly e-newsletter April edition, which is emailed to residents, included information on Lake Forest Housing Programs, including information on the FHCOC. In the past year the City continued the second Southwest Lake Forest neighborhood improvement project. The City maintains a website specifically for the Southwest Neighborhood Improvement Task Force projects, which includes information about Lake Forest Housing Programs, including the FHCOC contact information. In 2024, a final outreach mailer was provided to all residential properties in this project area, which included a QR Code to this Neighborhood Improvement website.
Program 22: Affirmatively Furthering Fair Housing Program	Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through provision of information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers.	Ongoing outreach and coordination, beginning immediately; annual review of fair housing educational information to ensure that the most recent information provided by the City's fair housing service provider is being disseminated; annual presentations and media outreach.	In the past year, the City has implemented the following related to affirmatively furthering fair housing: The City maintains a "Fair Housing Matters" section on the City's "Housing" webpage. The City has added flyers that the City created in partnership with the Fair Housing Council of Orange County in both Spanish and English. The flyer provides information about discrimination, tenant rights, and includes contact information for the Fair Housing Council of Orange County. In Fiscal Year 2023-2024, the City awarded the Fair Housing Council of Orange County a \$7,500 grant for counseling services for tenants and landlords, enforcement, and community education in furtherance of fair housing. During Fiscal Year 2023-2024, a total of 101 households were assisted addressing 284 issues and disputes related to rental agreements, notices, security deposits, unit habitability, and other housing issues. (Program 21) In 2024, the City awarded a Notice of Funding Availability (NOFA) for \$3,350,000, from the City's affordable housing in-lieu fees, to National Core Renaissance to develop an affordable housing project in the City. The City has been working closely with the developer on the City's first "by-right" housing review. The project is proposed on a housing element site and will include supportive housing. It is anticipated that the "by-right" application will be submitted in early 2025. (Housing Program 5) The City continued the Housing Rehabilitation Loan Program and issued 14 CDBG funded loans to income-qualified residents. (Housing Program 16). The City continued the City's Neighborhood Improvement Task Force (NITF) for a second neighborhood in Southwest Lake Forest. In 2024, The NITF then initiated resource responses to the key recommendations, which included addressing concerns with the commercial properties on Bridger Road, addressing concerns within Cavanaugh Park, and increasing police services patrols in the area. The final phase of the project included wrapping up the results to inform the community of completed projects and of future plans. Future plans include capital improvement projects, such as the redesign of Cavanaugh Park. Additionally, a flyer was distributed to residents to report on the neighborhood-specific issues addressed in the project efforts and will provide resources for future inquiries and services. Following the successful completion of the first two project phases, the NITF is now gearing up for its next endeavor, Area 3. This upcoming project will encompass a larger area, stretching from El Toro Road to the west, Rockfield Blvd to the north, I-5 freeway to the south, and reaching the City's most easterly boundary to the east. (Housing Program 24)
Program 23: Economic Displacement Risk Analysis	Conduct a Displacement Risk Analysis Study to identify the local conditions that lead to displacement and develop and implement an action program based on the results; the action program will include specific metrics relevant to the local community based on the results of the analysis. Identify potential partners to participate in the study that specialize in eviction related topics related to displacement. Annually monitor program effectiveness.	Conduct analysis by December 31, 2023 and begin to establish resulting programs (if any) by December 31, 2024. Ongoing implementation and reporting throughout the planning period through the Housing Element Annual Progress Report (APR).	The City's 5 new mixed-use areas are spread out throughout the City in the low, moderate, and high TCAC opportunity areas. None of the mixed-use areas currently have any residential units, therefore the redevelopment of these properties will not create any direct displacement of residents. To date, the City has not approved any new applications for housing in any of the new re-zoned mixed-use areas. In 2024, the City initiated an analysis of 6 commercial centers located in the new mixed-use areas. The objective of the study is to provide a comprehensive report outlining challenges, opportunities, and strengths of these 6 areas, evaluating existing retail market conditions and recommending strategies for economic growth. The results of this study will facilitate the City's understanding of the future redevelopment of these properties and therefore any potential economic displacement of the surrounding land uses.
Program 24: Neighborhood Improvement Task Force	Improve the Southwest Lake Forest neighborhood through implementation of the recommendations of the Neighborhood Improvement Plan.	Identification of improvements to implement in 2022; implementation of improvements from 2022-2023; assessment of need for future neighborhood project by January 2023.	In 2023, the City initiated the second Southwest Lake Forest Neighborhood Improvement Project. The second area is bounded by El Toro Road, Rockfield Boulevard, Gowdy Avenue, and Cavanaugh Road. This area is home to 213 residential properties and 43 businesses. As was done in the first project, City staff used existing City resources to implement a multi-phased plan to improve response and services in the neighborhood. The first phase in 2023 began with an assessment and community outreach. This included engaging a public affairs and community outreach firm to gather empirical information from residents by conducting a door-to-door survey in the area. A community pop-up event was also held where residents were able to interact with City and Fire Authority personnel as well as other agencies to obtain information and resources. Based on the findings of the survey and outreach, the second phase was initiated (2023-2024). A report was produced by the outreach firm which outlines key recommendations for the NITF to address. Additionally, a consultant specializing in Crime Prevention Through Environmental Design (CPTED) was engaged to assist the NITF with identifying opportunities to implement strategies to mitigate these concerns. CPTED has been successfully used by public safety organizations, city planners, schools, businesses, and other property owners, to discourage undesired behavior and revitalize communities. An action plan was subsequently developed based on the key assessments and CPTED strategies to address the concerns of the community. The NITF then initiated resource responses to the key recommendations. This included addressing concerns with the commercial properties on Bridger Road, addressing concerns within Cavanaugh Park, and increasing police services patrols in the area. The final phase of the Southwest Lake Forest Project included wrapping up the results to inform the community of completed projects and of future plans. Future plans include capital improvement projects, such as the redesign of Cavanaugh Park. Additionally, a flyer was distributed to residents to report on the neighborhood-specific issues addressed in the project efforts and will provide resources for future inquiries and services. The City of Lake Forest's Neighborhood Improvement Task Force (NITF) continues to make strides in enhancing community well-being in Southwest Lake Forest. Following the successful completion of the first two project phases, the NITF is now gearing up for its next endeavor, Area 3. At the end of 2024, the City began the process of seeking proposals from consultants for this project. It is anticipated the project will start in early 2025.

Jurisdiction	Lake Forest	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at <a href="mailto:apr@hcd.ca.gov">apr@hcd.ca.gov</a> and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">chcklist here</a> :
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk		1		1					
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income		1		1					





Jurisdiction	Lake Forest	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	(Jan. 1 - Dec. 31) 2024		

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

For Orange County jurisdictions, please format the APN's as follows:999-999-99

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
614-021-31	El Toro Road, near Jeronimo Road	Vacant		Surplus Land	0.16	



Jurisdiction	Lake Forest	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity)	Notes
1				2	3	4							5	6
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

Jurisdiction	Lake Forest	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Lake Forest	
Reporting Year	2024	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT					
Local Early Action Planning (LEAP) Reporting					
(CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
Total Award Amount	\$ 300,000.00		Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
ADU Ordinance	\$50,000.00	\$50,000.00	Completed	Other	
Mixed Use Zoning Ordinance	\$125,000.00	\$125,000.00	Completed	None	
Housing and Safety Element Update	\$115,000.00	\$115,000.00	Completed	None	
Administration	\$10,000.00	\$10,000.00	Completed	None	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		57
Total Units		57

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	12
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		22
Total Units		36

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	70
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	10
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		100
Total Units		180