Jurisdiction	Lake Forest	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

N	ote: "+" indicates an optional field
Ce	ells in grey contain auto-calculation formulas

### Table A Housing Development Applications Submitte

	Housing Development Applications Submitted																					
		Project Identifi	ier		Unit Ty	pes	Date Application Submitted		F	Proposed Un	its - Afforda	bility by Hou	sehold Inco	omes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density B Applic	onus Law ations	Application Status	Notes
		1			2	3	4				5				6	7	8	9	1	)	11	12
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	Non Deed	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project		Total <u>DISAPPROVED</u> Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions reqested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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Reporting Year 2022 (Jan. 1 - ) Planning Period 6th Cycle 10/15/2021 - 10/15/2029	sc.31)	Housing Element Implementation	Cells in grey contain auto-calculation formulas		
PRODUCE STORY OF DEALER 1 - NO TRAVER	Annual Deliding Act	Table A2 tivity Report Summary - New Construction, Entitled, Permits and Completed Units			
Project		Affordability by Household Incomes - Completed Entitlement	Affordability by Household Incomes - Building Permits	Affordabili	Ordability by Household Incomes - Certificates of Occupancy  Streamlining Infill Housing with Financial Assistance and to Deed Restrictions  Assistance or Deed Affordability or Deen Restrictions  Term of Affordability or Deen Restrictions  Density Bonus
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Prior APN* Current APN Street A	dress Project Name* Local Jurisdiction Unit Category (EASTICAL) Tracking ID* 45-ACMAM1 R-Renter Income	y Low- loces Noted Deed Low-Income No Deed No	ent very Low- locome Non Entitlements  For Unital Issued Restricted	Above Above Building Permits of Units Issued Very Low-Income Dead Restricted Come Date Issued Building Permits Restricted	Les-Normal Market Marke
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512-225-51 151 WAD FLOWER 512-225-52 200 WAD FLOWER 512-225-53 170 WAD FLOWER 512-225-07 151 EVERGREEN WAY	The Mandators   RESE-1-21-03335   SFD   O   The Mandators   RESE-1-21-03356   SFD   O   The Mandators   RESE-1-21-03356   SFD   O   The Mandators   RESE-1-21-03461   SFD   O   The Mandators   RESE-1-21-03461   SFD   O			0 0	1 1990/999 1 N 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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Note: "+" indicates an optional field ANNUAL ELEMENT PROGRESS REPORT 

ANNUAL ELEMENT PROGRESS REPORT 

Jurisdiction	Lake Forest	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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

Planning Period	oth Cycle	10/15/2021 - 10/15/2029												
						Tob	lo D							
	Table B													
	Regional Housing Needs Allocation Progress													
	Permitted Units Issued by Affordability													
		1		2							3	4		
Incon	me 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
	Deed Restricted	956	-	-	70	-	-	-	-	-	-	-	70	886
Very Low	Non-Deed Restricted	930	-	-	-	-	1	-	-	-	-	•	70	000
	Deed Restricted	543	-	-	-	-	1	-	-	-	-	•	16	527
Low	Non-Deed Restricted	545	2	2	12	-	1	-	-	-	-	•	10	321
	Deed Restricted	559	-	-	-	-	1	-	-	-	-	•	4	555
	Non-Deed Restricted		3	-	1	-	-	-	-	-	-	-	-	
Above Moderate		1,178	57	131	311	-	-	-	-	-	-	-	499	679
Total RHNA		3,236												
Total Units			62	133	394	-		٠	٠	-	-	•	589	2,647
			ı	Progress toward ex	tremely low-incom	ne housing need, a	s determined purs	uant to Governme	nt 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	e Units*	478		-	-	-	-	-	-	-	-	-	-	478

<sup>\*</sup>Extremely low-income houising 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.

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.

Jurisdiction	Lake Forest	
Reporting Year	2022	(Jan. 1 - Dec. 31)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Planning Period	6th Cycle	10/15/2021 - 10/15/2029															
								Tabl									
						Sites Identifi	ed or Rezoned to	Accommodate \$	Shortfall Housin	g Need and No	Net-Loss Law						
	Project Ide	entifier		Date of Rezone	RHN	RHNA Shortfall by Household Income Category			Rezone Type Sites Description								
	1			2			3		4	5	6	7		8	9	10	11
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate- Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start D	ata Entry Below																
																	l
																	-
											-						<u> </u>
																	-

Lake Forest Jurisdiction 2022 Reporting Year 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. 2 3 Name of Program Objective Timeframe in H.E Status of Program Implementation Maintain and monitor the residential sites Complete all necessary The City's adopted Housing Element for 2021-2029 includes an inventory of available Program 1: Land Use inventory to ensure sufficient sites remain rezoning by October 15, sites with residential/mixed-use General Plan land use designations which allow a range Policy, Entitlements, and to accommodate the RHNA allocation 2022; complete a Zoning of residential development opportunities to accommodate the RHNA. The City's 2040 **Development Capacity** Amendment by May 2023 to throughout the RHNA period. Receive and General Plan created new Mixed-Use General Plan Designations in 5 focus areas in the (Shortfall Program) City. All of the residential areas identified in the Housing Element's residential site process development applications for rezone sites identified in residential projects. Rezone Appendix A consistent with 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 all sites identified in Appendix A consistent the requirements of with the densities, acreages, and capacity inventory that required re-zoning, to 5 new mixed-use zoning districts. These five new Government Code section levels identified in Appendix A. Complete 65583.2, subdivisions (h) zoning districts, which are consistent with the mixed-use general plan land use all rezoning pursuant to Government Code designations, identify development standards such as density, floor area ratio (FAR), and (i) and in the interim. section 65583.2, subdivisions (h) and (i). fully adhere to the building height, landscape requirements, building setbacks, and permitted uses. requirements of Governmer Additionally, the City monitors all new residential development in the City through monthly census surveys for building permit issuance, bi-yearly Housing Inventory Code section 65583.2. subdivisions (h) and (i); Surveys to Center of Demographic Research, Annual Housing Surveys to Department annual monitoring and of Finance, and this Annual Housing Progress Report. In 2022, the City did not have reporting throughout the any new housing development applications submitted or approved. In addition, City staff has started drafting an ordinance to ensure compliance with Government Code section planning period. 65583.2, subdivisions (h) and (i), for Planning Commission review in April of 2023. The City has developed an annual monitoring and tracking tool on a project-by-project **Program 2: Monitor** Maintain adequate capacity to Ongoing implementation, at Residential Capacity (No accommodate the City's RHNA obligations time of approval of a project level to ensure that adequate inventory is available to meet the City's RHNA obligations. at all income levels throughout the planning on a site listed in the In 2022, the City did not have any new housing development applications submitted or Net Loss) Housing Element, and period. Report as required through the approved on any of the housing inventory sites. HCD annual report process. annual reporting throughout the planning period. Program 3: Public Collaborate with the development 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 **Property Conversion to** community on an annual basis, including the property, including but not limited to NationalCORE and Families Forward. Based on **Housing Program** affordable housing developers, to evaluate the viability of developing City-owned land discussions with these 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 as affordable housing. primary arterial street. Program 4: Replacement For all project applications, identify need The City identifies existing affordable housing on project sites proposed to be Ongoing for replacement of affordable housing units of Affordable Units redeveloped and will require replacement for the loss of any affordable units. In 2022, and ensure replacement, if required. no sites containing affordable housing were redeveloped. Program 5: Facilitate Monitor the City's existing affordable The City currently has 3 affordable housing projects currently under construction. Two of Annual outreach to the Affordable and Special housing stock and support affordable development community; the projects are located in the TCAC High/Highest Resource Opportunity Areas. The housing developers in their efforts to City has a dedicated Affordable Housing webpage that includes information about these provide ongoing assistance **Needs Housing** to interested affordable three projects, which include contact information for the developer. In addition, planning develop new affordable units in Lake Construction Forest. Proactively encourage developers staff frequently provides information about these affordable housing projects on the housing developers. who are interesting in developing in the phone and at the public counter. In 2008, the City entered into a Development City to consider sites in areas of high Agreement (DA) regarding the Portola Center housing development. The agreement included an Affordable Housing Implementation Plan (AHIP). Per the AHIP, a 58-unit TCAC (California Tax Credit Allocation Committee) opportunity with the goal of affordable senior housing mixed-use project obtained entitlements in 2016. The project developing 565 new units in areas of high is currently under construction and is anticipated to be completed in 2023. The City TCAC opportunity (35% of the City's entered into an affordable housing and loan agreement in 2020 with National Community Renaissance, which included a \$3.7 million loan from the City's affordable quantified objective for new development). housing developer in-lieu fees. The project is a 71-unit affordable project (very low income), that includes permanent supportive housing. The project is currently under construction and anticipated to be completed in 2023. Additionally, the City entered into a DA, which included an AHIP, in 2020 related to the new Meadows Housing Development. Per the AHIP, in 2021, C&C Development, an affordable housing developer, obtain entitlements for a 65-unit affordable senior apartment project. In 2022, staff worked with the applicant to provide assistance with forms and letters related to the funding sources for the project, including low-income housing tax credits. In addition, in 2022, the City started drafting a Notice of Funding Availability (NOFA) for affordable housing acquisition, and conversion or rehabilitation project. The available funding includes \$1,632,703 from CDBG Grants and the Lake Forest Housing Authority's Low and Moderate Income Housing Asset Fund. The NOFA will be made public in January of 2023. The City website includes a zoning webpage that includes .pdfs and links to all the Program 6: Monitor and Comply with new transparency Update the City's website requirements for posting zoning, with consolidated zoning, City's zoning districts, planned communities, parking code, online zoning map, fees, Implement Changes in irements. ADLI resources, the adopted fee schedule for fee information by October City's website. Stay updated on changes in applications. Housing, Planning, and federal and state housing, planning, and 15, 2022. Annual monitoring **Zoning Laws** and reporting throughout the zoning laws and participate in providing planning period through the review and comments as appropriate Housing Element Annual Progress Report (APR). Program 7: Zoning Code Ensure that the City's Zoning Code is Zoning Code Amendments In 2022, the City approved an ordinance which added 5 new mixed-use zoning districts Amendments - Housing consistent with State law and update the adopted by June 2023. that are consistent with the mixed-use general plan land use designations. These five Zoning Code as needed to comply with new zoning districts include development standards such as density, floor area ratio Constraints future changes. (FAR), building height, landscape requirements, building setbacks, and permitted uses. Additionally, in 2022, the City approved a multi-family residential objective design standards ordinance in accordance with SB 35 and SB 330 to ensure that eligible multifamily projects with an affordable housing component are provided a streamline review as provided for by applicable sections of the Government Code, Lastly, in 2022, the City approved a new ordinance to update the City's reasonable accommodation regulations to comply with State and Federal fair housing and disability laws. In addition, City staff has started planning for an ordinance to address the zoning code amendments required by Program 7 for review by the Planning Commission in May of 2023.

Dwelling Units	of accessory dwelling units in neighborhoods throughout the City.	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	In 2022, the City approved an ordinance amending the City's ADU regulations which included, but was not limited to, the following: 1. The definition of "efficiency kitchen" was amended to remove the minimum size for counters and cabinets for JADUs, per HCD direction. 2. Eliminated the 800 sq. ft. maximum floor area and added a 16 ft. height limit for detached ADUs on a lot with an existing multi-family dwelling. 3. Added an exception to the prohibition of separate conveyance of ADUs or JADUs for a qualified non-profit housing organization, per HCD's direction. 4. Added a requirement that all ADUs and JADUs comply with local building code requirements. 5. Eliminated the two-bedroom maximum for ADUs larger than 850 sq. ft., per HCD's direction. 6. Eliminated the requirement that the entrance to ADUs be located on the side or rear building façade, per HCD's direction. 7. Eliminated the requirement that JADUs provide a separate utility connection, per HCD's direction. The proposed amendments render LFMC sec. 9.146.050 consistent with recently enacted State law (AB 345) and address the specific amendments requested by HCD in its April 13, 2022 letter. The City is currently drafting another amendment to the ADU ordinance, in accordance with SB 897. Additionally, this year, the City continued to provide an optional rental survey to applicants for ADU permits and received 3 completed surveys. 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 (8 very low, 14 low, 9 moderate, and 1 above moderate). This year, 11 low-income ADUs were completed, which is still on tract with the City's projections. Additionally, the City's website has an ADU Resources page with the City's ADU Guide and Applications.
Program 9: Sites for Homeless Shelters/Homeless Prevention and Assistance Services	shelter the homeless (subject to available	Annual monitoring and reporting throughout the planning period through the Housing Element Annual Progress Report (APR)	In FY 2021-2022, the City continued a contract with Mercy House, a non-profit social service provider specializing in assisting the homeless. Mercy House provided staff to conduct field outreach and case management work five days per week. The services included mental and physical health assessments and connection of homeless individuals to various services. As part of the contract, Mercy House worked with shelter and housing partners to find suitable temporary or long-term housing for the homeless. In addition, the City provided funding for a Homeless Liaison Officer position through the law enforcement services contract with the Orange County Sheriff's Department (OCSD). Lastly, in 2022, the City applied for HCD's Permanent Local Housing Allocation funds, to help fund the City's contract with Mercy House and the OCSD Homeless Liaison Officer. The City is also looking at using the funds to create a new City position related to homeless outreach.
Transitional/Supportive and Affordable Housing		requests on an annual basis for allocation of CDBG funds to social service agencies to	In FY 2021-22, 3 non-profit organizations provided homeless prevention and assistance services using pass-through funding (FY 2020-21 CDBG, FY 2021-22 CDBG, and CDBG-CV) from the City. Families Forward (FF) provided transitional housing and rapid rehousing, including supportive services to homeless families with children. FF assisted a total of 52 people. Family Assistance Ministries (FAM) 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. FAM assisted a total of 140 people. South County Outreach's (SCO) food bank program allowed lower-income households to focus limited financial resources on maintaining housing, thus preventing homelessness. SCO assisted a total of 89 people.
with Social Service Agencies	annual basis for allocation of CDBG Funds to social service agencies to benefit Lake Forest residents and consider the	Annual monitoring and reporting throughout the planning period through the Housing Element Annual Progress Report (APR)	In fiscal year 2021-2022, 8 non-profit social service agencies received pass-through CDBG funding from the City to provide support and assistance to low-moderate-income residents. In addition, one non-profit social service agency received direct funding from the City to support homeless outreach services.
	Assure housing units accommodate residents with disabilities.		In 2022, 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.
Bonus Implementation Program	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 2022, the City did not receive any housing applications, 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.
	administer the Section 8 Rental Assistance	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 2021-22, 169 Lake Forest renter households were assisted with a rental assistance voucher or certificate. In addition, the City website has a webpage dedicated to affordable housing, which includes a link to the OC Housing Authority Housing Voucher Program 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 (http://www.hcd.ca.gov/hpd/hrc/tech/presrv/), and educate tenants of their rights, in collaboration with property owners.	
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 2021-22, 12 income-qualified homeowners were issued CDBG-funded loans to complete needed repairs and improvements to their home (e.g., roofing, plumbing, electrical, flooring, energy-efficient windows, etc.) via the City's Housing Rehabilitation Loan Program. Total expenditure for this activity was \$282,555.70. The City's website has a webpage dedicated to the Rehabilitation Loan Program and includes eligibility requirements, the loan application, and contact information. The loan program was also featured in the City's Fall 2022 Leaflet that is sent to all residents in the City and available on the City's 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).	Code Enforcement officers continue 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 FY 2021-22, CDBG grant funding was allocated to Lake Forest homeowners via the Neighborhood Pride Paint Program. The 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. The City's website has a webpage dedicated to the Neighborhood Pride Paint program and the program was also featured in the City's Fall 2022 Leaflet that is sent to all residents in the City and available on the City's 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.	City staff reviewed the General Plan and determined that the Public Facility Element included at least 7 implementation actions related to energy conservation and energy efficiency that would apply to both existing and proposed housing. As such, City Staff determined that the General Plan does not need to be amended related to this Housing Program. City staff is in the process of creating a new webpage and flyer dedicated to energy conservation to consolidate information about energy related rebates and programs, energy efficient products, and energy efficiency tips.
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 has been updated to include 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.
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 participates in the Mortgage Credit Certificate Program through a cooperative agreement with the County of Orange. According to County, this program is currently out of funding/unavailable.
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's website provides information about fair housing matters, including contact information for the Fair Housing Council of Orange County (FHCOC), which provided fair housing services to Lake Forest under contract. In Fiscal Year 2021-22, the City awarded FHCOC a \$7,500 grant to fund counseling services for tenants and landlords, enforcement, and community education in furtherance of fair housing. In FY 2021-22, FHCOC assisted 95 unduplicated Lake Forest households and addressed 284 landlord-tenant issues. On June 16, 2020, the City Council adopted the FYs 2020-2024 Orange County Analysis of Impediments to Fair Housing Choice.

Program 22: Affirmatively Furthering Fair Housing Program	status, ancestry, national origin, color, disability, or other protected characteristics through provision of information, coordination, and education on fair housing	housing service provider is	In the past year, the City has implemented the following related to affirmatively furthering fair housing:  The City re-zoned 267 non-residential parcels to new mixed-use zoning districts. The parcels are located in five focus areas in the low, moderate and high TCAC Opportunity Areas.  The City committed \$70,000 of City budget to implement programs and improvements recommended by the City's Neighborhood Improvement Task Force (NITF) for a neighborhood in southwest Lake Forest that was analyzed. In addition, in 2022, the NITF identified a second neighborhood in Southwest Lake Forest and secured a contract with a consultant to begin a study on the neighborhood. (see Program 24 for more details)  The City created 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. The flyer was also translated into Spanish this year. The flyer provides information about discrimination, tenant rights, and includes contact information for the Fair Housing Council of Orange County.  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. In FY 2021-22, FHCOC assisted 95 Lake Forest households and addressed 284 landlord-tenant issues. (Program 21)  The City created a ADU Resources web page with the City's ADU Guide and applications. The updated City's ADU Guide simplifies the ADU process and educates residents wanting to build an ADU.  The City continued the Housing Rehabilitation Loan Program (see Housing Program 16 for more details).  In 2022, the City updated the reasonable accommodation ordinance to be consistent with State law.
Program 23: Economic Displacement Risk Analysis	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	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).	This housing program has not been initiated.
Program 24: Neighborhood Improvement Task Force	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 July 2021, the City initiated preparation of a Neighborhood Improvement Needs Assessment for a neighborhood in Southwest Lake Forest, the first neighborhood identified to receive the focused attention of the Neighborhood Improvement Task Force (NITF). At the conclusion of the evaluation team's assessments, they identified specific issues and areas in need of improvement. In response to the study, the City committed \$70,000 as part of the City's two-year 2021-2023 Operating Budget to implement programs and improvements serving this neighborhood. In 2022, the City initiated red curb markings, included additional park lighting in draft budget for Fiscal Year 23-25, police services increased patrols at specific locations, code enforcement officers assessed noise generated at nearby shopping centers and issued notices of violation, staff provided information to residents about the permit parking process, and two bulky item pick-up events were held for the neighborhood. In addition, in 2022, the NITF identified a second neighborhood in Southwest Lake Forest and secured a contract with a consultant to begin a study on the neighborhood.

Jurisdiction	Lake Forest					
Reporting Period	2022	(Jan. 1 - Dec. 31)				
Planning Period	6th Cycle	10/15/2021 - 10/15/2029				

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

(CCR Title 25 §6202)

			Com	maraial Davalan	Tab		to GC Section 65915.7		
	Project Identifier					cted as Part of Agre	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 Moderate Above Moderate Income Income			Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Star	t Data Entry Below								
_				-					

Jurisdiction	Lake Forest			
Reporting Period	2022	(Jan. 1 - Dec. 31)		
Planning Period	6th Cycle	10/15/2021 - 10/15/2029		

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

#### Table F

#### Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-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 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 Co Listed for Informati	Ur Note - Because the counted, please conta	e statutory requir	ve the password tha	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 chcklist here:			
	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>		https://www.hcd.ca.gov/community- development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income							_		

Jurisdiction	Lake Forest	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

### Table F2 Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

	Project Identifier				Unit Ty	pes	Affordability by Household Incomes After Conversion						Units credited toward Above Moderate RHNA		Notes	
1					2	3				4				5		6
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low- Income Deed Restricted					Total Moderate Income Units Converted from Above Moderate	Date Converted	<u>Notes</u>		
ummary Row: St	art Data Entry Belov	N														
·	-															·

Jurisdiction	Lake Forest	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

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

### ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

				Table G					
	Locally Owned Lan	nds Included in the I	Housing Element Sit	es Inventory that have been sold, leased, or otherwise disposed of					
	Project I	dentifier							
		1		2	3	4			
APN	Street Address	Project Name <sup>⁺</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site			
Summary Row: Start	Data Entry Below								

Jurisdiction	Lake Forest	
Reporting Period	2022	(Jan. 1 - Dec. 31)

NOTE: This table is meant to contain an invenory of ALL surplus/excess lands the reporting jurisdiction owns

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

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

	For Orange County Jurisdictions, please format the AFM's as follows.888-898-999										
			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		NOTE: SB 9 PROJECTS ONLY. This table only
Reporting Period	2022		needs to be completed if there were lot splits applied for pursuant to Government Code 66411.7 OR units constructed pursuant to 65852.21.
Reporting Period	2022	,	Units entitled/permitted/constructed must also be reported in Table A2. Applications for these

10/15/2021 - 10/15/2029 units must be reported in Table A.

### only ANNUAL ELEMENT PROGRESS REPORT

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optional field
Cells in grey contain auto-calculation
formulas

## **Housing Element Implementation**

	Un	its Constructed	Pursuant to Gove	ernment Code 65852.	Table I	ons for Lot Splits	s Pursuant to Go	vernment Code	66411.7 (SB9)		
	Project Identifier Project Type						ons for Lot Splits Pursuant to Government Code 66411.7 (SB9)  Unit Constructed				
1 2					3			4			
APN	N Street Address Project Name <sup>+</sup> Local Jurisdiction Tracking ID <sup>+</sup>			Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Notes	
Summary Row: Star	t Data Entry Below										

**Planning Period** 

6th Cycle

Jurisdiction	Lake Forest	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cvcle	10/15/2021 - 10/15/2029

#### ANNUAL ELEMENT PROGRESS REPORT

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

# 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 Code65915(b)(1)(F)

	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) Granted Density Bonus	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													
		1	ı			l	l	l	i		l l			

Jurisdiction	Lake Forest	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary					
Income Level		Current Year			
VoryLow	Deed Restricted				
Very Low	Non-Deed Restricted	0			
Low	Deed Restricted	0			
LOW	Non-Deed Restricted	12			
Moderate	Deed Restricted	0			
Moderate	Non-Deed Restricted	1			
Above Moderate		311			
Total Units		394			

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

Units by Structure Type	Entitled	Pern	nitted	Completed
SFA		0	10	62
SFD		0	300	270
2 to 4		0	0	0
5+		0	71	0
ADU		0	13	11
MH		0	0	0
Total		0	394	343

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

Use of SB 35 Streamlining Provisions				
Number of Applications for Streamlining	0			
Number of Streamlining Applications Approved	0			
Total Developments Approved with Streamlining	0			
Total Units Constructed with Streamlining	0			

Units Constructed - SB 35 Streamlining Permits						
Income Rental Ownership Total						
Very Low	0	0	0			
Low	0	0	0			
Moderate	0	0	0			
Above Moderate	0	0	0			
Total	0	0	0			

Cells in grey contain auto-calculation formulas

Jurisdiction	Lake Forest	
Reporting Year	2022	(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	\$33,793.88	In Progress	Other	
Mixed Use Zoning Ordinance	\$125,000.00	\$128,952.22	Completed	None	
Housing and Safety Element Update	\$115,000.00	\$110,358.47	In Progress	None	
Administration	\$10,000.00	\$4,571.60	In Progress	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		
Very Low	Non-Deed Restricted	0		
Low	Deed Restricted	0		
Low	Non-Deed Restricted	0		
Moderate	Deed Restricted	0		
Woderate	Non-Deed Restricted	0		
Above Moderate		0		
Total Units		0		

Building Permits Issued by Affordability Summary					
Income Lev	Current Year				
Very Low	Deed Restricted	70			
very Low	Non-Deed Restricted	0			
Low	Deed Restricted	0			
Low	Non-Deed Restricted	12			
Moderate	Deed Restricted	0			
Moderate	Non-Deed Restricted	1			
Above Moderate		311			
Total Units		394			

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	11
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		332
Total Units		343