

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

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	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	-	-	-	-	-	-	-	70	886
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	543	-	-	-	-	-	-	-	-	-	-	16	527
	Non-Deed Restricted		2	2	12	-	-	-	-	-	-	-		
Moderate	Deed Restricted	559	-	-	-	-	-	-	-	-	-	-	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	-	-	-	-	-	-	-	589	2,647
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-income Need											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.

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.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Lake Forest	
Reporting Year		2022 (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. 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 2022, the City did not have any new housing development applications submitted or approved. In addition, City staff has started drafting an ordinance to ensure compliance with Government Code section 65583.2, subdivisions (h) and (i), for Planning Commission review in April of 2023.
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 tool on a project-by-project level to ensure that adequate inventory is available to meet the City's RHNA obligations. In 2022, the City did not have any new housing development applications submitted or approved on any of the housing inventory sites.
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, including but not limited to NationalCORE and Families Forward. Based on 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 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	The City identifies existing affordable housing on project sites proposed to be redeveloped and will require replacement for the loss of any affordable units. In 2022, no sites containing affordable housing 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.	The City currently has 3 affordable housing projects currently under construction. Two of the projects are located in the TCAC High/Highest Resource Opportunity Areas. The City has a dedicated Affordable Housing webpage that includes information about these three projects, which include contact information for the developer. In addition, planning staff frequently provides information about these affordable housing projects on the phone and at the public counter. In 2008, the City entered into a Development Agreement (DA) regarding the Portola Center housing development. The agreement included an Affordable Housing Implementation Plan (AHIP). Per the AHIP, a 58-unit affordable senior housing mixed-use project obtained entitlements in 2016. The project is currently under construction and is anticipated to be completed in 2023. The City 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 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.
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 zoning webpage that includes .pdfs and links to all the City's zoning districts, planned communities, parking code, online zoning map, fees, submittal requirements, ADU resources, the adopted fee schedule for planning and applications.
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 an ordinance which added 5 new mixed-use zoning districts that are consistent with the mixed-use general plan land use designations. These five new zoning districts include development standards such as density, floor area ratio (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 multi-family 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.

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	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 track 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	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 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.
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	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.
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 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.
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 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 to 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 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.
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 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.	In 2022, a total of 202 units with affordable housing covenants existed in the City. Of these, 11 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.
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 (FHCO), which provided fair housing services to Lake Forest under contract. In Fiscal Year 2021-22, the City awarded FHCO 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, FHCO 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.

<p>Program 22: Affirmatively Furthering Fair Housing Program</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>
<p>Program 23: Economic Displacement Risk Analysis</p>	<p>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.</p>	<p>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).</p>	<p>This housing program has not been initiated.</p>
<p>Program 24: Neighborhood Improvement Task Force</p>	<p>Improve the Southwest Lake Forest neighborhood through implementation of the recommendations of the Neighborhood Improvement Plan.</p>	<p>Identification of improvements to implement in 2022; implementation of improvements from 2022-2023; assessment of need for future neighborhood project by January 2023.</p>	<p>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.</p>

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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 ⁺	Local Jurisdiction Tracking ID ⁺	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									

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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 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 ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

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NOTE: SB 9 PROJECTS ONLY. This table only needs to be completed if there were lot splits applied for pursuant to Government Code 66411.7 OR units constructed pursuant to 65852.21.
Units entitled/permited/constructed must also be reported in Table A2. Applications for these units must be reported in Table A.

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

Table I										
Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)										
Project Identifier				Project Type	Date	Unit Constructed				Notes
1				2	3	4				
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Notes
Summary Row: Start Data Entry Below										

Jurisdiction	Lake Forest	
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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)

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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) Granted Density Bonus	Notes
1				2	3	4							5	6
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	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 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
Very Low	Deed Restricted	70
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	12
Moderate	Deed Restricted	0
	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	Permitted	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	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>
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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
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	70
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	12
Moderate	Deed Restricted	0
	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