Jurisdiction
 Lake Forest

 Reporting Year
 2020
 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

CCR Title 25 86202

								(0	CCR Title 25	§6202)									
							House	ing Develo	Table /		Submitter								
		Project Identif	ler		Unit Ty	/pes	Date Application Submitted	ling Develo			nits - Afforda		usehold Inco	omes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
		1			2	3	4				5				6	7	8	9	10
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 <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)	Notes ⁺
Summary Row: S	tart Data Entry Belo	w	•			<u>'</u>		70)	0 0		71		1 (0	
617-441-02	617-441-02	24551 Raymond Way	Mountain View Affordable Housing Community	SDP 12-19-5327	5-	· R	6/12/2020	70							71	71	0) No	Included approval of a parce
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Jurisdiction Lake Forest Reporting Year 2023 (Jan. 1 - Dec. 20)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Reporting Year 2020 (2m. 1 - Dxc. 31)		Hou	USING Element In FOOR Title 25-66	molementa 12021	tion				Cells in	erev contain auto-calcula	ation formulae																		
	Annual Building A	Activity Report Su	Table 49 anmary - New Construc	ction, Entitled, P	ermits and Completed Un	ts																			1	1	1		
Project Identifier Us	nit Types		Affordability by	y Household Inco	omes - Completed Entitle	ment				Affordability by H	ousehold Income	ss - Building Permits					Affordability by Ho	usehold incomes - Cert	Efficates of Occup	iancy		Streamlning	Infill Housing with and/or D	Financial Assistance leed Restrictions	Housing without Finan Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolahed/Dest	royed Units	Notes
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Prior APR [®] Current APN Street Address Project Name Tracking ID [®] 4.5-ADUS	211 Roflector No. OrOwner Ro	estricted Rest	beed Restricted	Non Deed Restricted	Moderate- Income Deed Restricted Deed Restricted	Moderate- Income	Entitlement Data Associated	of Units issued Excitleneets Re	epicted Rec	y Low- les Non eed Deed ricked Restricted	Non Deed Restricted	Restricted Restricted	Moderate- Income	Building Permits Building Permit	Restricted	Deed Restricted	Deed Non Deed Restricted Restricted	Dood Dood Restricted Restricts	Moderate- Income	(see instructions)	Occupancy or Extremely's other forms of Income?"	ow (Six 25 Streamlining) Y/N	tofill Units? Assistance Progr for Each Develop (see instruction	ment Type (see instructions	For units affordable with financial assistance or do nestrictions, explain how locality determined the u- were affordable (see instructions)	term of Affordability or Deed Restriction (years) of attorcacie in perpetuity error 1000)*	Number of Demolah Demolah dibes Destroy troyed Units* Units	Owner or Rester	Name of
Summary Row: Date Date Cerv Relate 617-461-02	R	22				,	8182222	n					400		0						4	13 N	Other	Other		55		-	a
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\$13-07-04 \$100 CATELOSIS Service Source \$650-04-00-02785 \$50 \$15.577-04 \$14.7487 And Source Source \$650-04-05-08875 \$50 \$00-01-02 \$172 \$500000 COS \$100.00 Coster \$650-02-02-08875 \$50 \$00-01-17 \$170 \$500000 COS \$100.00 Coster \$650-02-02-08875 \$50 \$100-01-17 \$170 \$500000 COS \$100.00 Coster \$650-02-02-08875 \$50	2								===					400000 400000	1					10/12/0020 10/14/0020		- 1							==
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804-971-03 NAS ALSO CAMP PROSE CAMP PSSB 10-19-39377 SFD 804-971-03 2007-ALSO CAMP PROSE CAMP PSSB 10-19-39379 SFD	0							9						512/0000 512/0000	1					11/05/0000 11/05/0000		, , , , , , , , , , , , , , , , , , ,							==
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809-501-00 1774-8887W1-W PARIS CENTER RESIDENCE SED 809-501-07 1774-88	0							- 1						613000 613000	1				-	11/18/3000 11/18/3000 11/18/3000		-							
804-881-14 NATIONAL CONTROL CONTROL DESGRESS DESCRIPTION OF THE SECOND S	0							- 1						6132000 6132000	1				1	11/05/0000 11/05/0000		,							
809-881-13 tone Granda For Popola Center 9559-82-20-38905 SFD 809-851-29 601 923-955-907-91 Popola Center 8559-32-20-38905 SFA 809-851-59 601-873-98-98-98-98-98-98-98-98-98-98-98-98-98-	0							- 1					÷	6-45000 6-45000	6				-	13/9/2000 12/9/2020 12/14/2020									==
809-881-01 1209-VIEZO RIDOSE PUROSE CENTRE RESIST-00-20-0032 SFD 809-881-02 NATA VIEZ NOVINE REGISTRO CENTRE RESISTANCE DE SEDI- 809-881-02 NATA VIEZ NOVINE REGISTRO (20-00027 SFD 809-881-02 NATA VIEZ NOVINE REGISTRO (20-00027 SFD	0							9					-	7/2/2020 2/2/2020 2/2/2020	4				- 1	12/17/2020 19/17/2020 19/17/2020		N.							==
809-071-07 2759 ALBO PEAK PROME CENTER BISSO-07-07-0855 SED 809-07-08 6600 VERTER PARK PARK PARK CENTER BISSO-07-07-0855 SED 809-07-085 PARK PARK PARK PARK PARK PARK PARK PARK	0							9					,	8.5.2020	0					11/18/0000 1/19/09/00 1/19/09/00		N N							==
806-502-65 General MEDITARIE PA Principa Custor (MESSE-10-10-2004) SPD 1806-502-67 General MESSE-10-10-2004 (MESSE-10-10-2004) SPD 1806-502-67 (MESSE-10-10-2004) SPD 1806-51-51-51 (MESSE-10-10-2004) SPD 1806-51-51-51 (MESSE-10-10-2004) SPD 1806-51-51 (MESSE-10-10-2004) SPD 1806-51-51	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0							4	Œ						6 6					1786/00/00 1786/00/00 1786/00/00		M M							=
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809-922-94 6411 MDRFMAR N Pyroda Conter 9599-91-19-3922 5FD 919-721-95 159 55990-949 55 Servan Sunner 9599-91-19-3929 5FD 919-721-94 544 55500-941 Servan Sunner 9599-91-19-3929 5FD	0							9							0				- :	48/999 48/999		N N							===
#31-71-07 101 (GEO-MAY GIA) Service Service (ESS-01-10-2044) SFD 101-01-11 188-0-160 CARD Planta Card HSS-00-10-20677 SFD 101-01-34 1885 AFRICA CARD Planta Cardor RSS-00-10-20678 SFD	0							- 1							6				Ħ	4/15/2020 4/15/2020		N N							==
#85-902-95 1988 ALSO CANDE PARIOS CAMPE PROSESTS SEED 975-97-122 1987 ALSO FAMOUR CAMPE POSSES SEED SEP 976-902-95 1987 ALSO FAMOUR CAMPE PERSON SEP 976-902-95 1987 ALSO FAMOUR PARIOS CAMPE PERSON TRANSPORT 977-978-978-978-978-978-978-978-978-978-	0														6					4/15/2020 4/15/2020 4/15/2020									==
809-907-03 1017 AURIC CAMPE Photos Comer 16598-0-162822 5FD 805-907-07 1664 at 1677 ANNET Photos Comer 16598-01-162822 5FD 805-911-07 1652 HERITAGE OF Public Comer 16598-10-162820 5FD	0							-							6				H	4/15/2020 4/15/2020 4/21/2020		N N							==
806-61-105 6464 MEDITARIO A PARADA CARRET BESSES 18-29827 SFD 806-62-64 6454 MEDITARIO A PARADA CARRET BESSES 18-29-85 SFD 818-31-129 615-KTNGG BERTAND SAMME BESSES 647-18-3660 SFD	0							- 1							6				i i	E-11/09/00 E-11/09/00 E-27/29/20		N N							==
#10-711-02 SERATION SERVIN FROM 15-10-10-10-10-10-10-10-10-10-10-10-10-10-	2							1							0				Ħ	5/28/29/20 5/28/29/20 5/28/29/20		N N							==
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## 195-202-07 1111 WARREN AND PARKET COME (## 1950-1-1-20200 SFD 195-21-1-1-20 SET (## 1950-1-1-1-20200 SFD 195-21-1-1-4 II ALESSO TERRORA (## 1950-1-1-20200 SFD 195-21-1-4 II ALESSO TERRORA (## 1950-1-1-20200 SFD 1950-1-4 II ALESSO TERRORA (## 1950-1-1-20200 SFD 1950-1-4 II ALESSO TERRORA (## 195	2							1							0				Ħ	6/16/2020 6/16/2020		N N							==
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#25-971-07 INSCRIPT. Serian Saver RESS-0-1-032371 SFD #05-27-04 One SAME FAIR PAUL CAMP (1988-05-16-282) SFD #19-711-05 SS ATHON SERIAN SAVER SERIAL PROPERTY SFD #19-711-05 SS ATHON	2							-							6				H	70/2020 78/1000 78/1000									==
#10-771-08 MREATHON Decision below \$4500-51-5-00000 \$570 #10-771-05 MREATHON Section Section \$4500-51-5-00000 \$570 #10-771-08 MREATHON Section Below \$4500-51-10-00000 \$570	0							-							6				÷	78/2020 78/2020 7/10/2020		N N							==
#42-71-02 Bit Article Design Support MSB-52-10-20021 SFD 932-71-02 Bit Article Design Support MSB-52-10-20020 SFD 932-71-08 BIS ATMOS Service Support MSB-52-10-20020 SFD	0							- 1							0				-	7/15/2020		N N							=
\$12-73140 19.445900 TERSON RESE-TO-19.2001 SC	Ö							9												7190000	- 1				1				==

Jurisdiction	Lake Forest	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Please contact HCD if your data is different than the material supplied here

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

	Table B												
	Regional Housing Needs Allocation Progress												
	Permitted Units Issued by Affordability												
		1					2					3	4
Income Level RHNA Allocation by Income Level			2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Deed Restricted	647							32			32	615
Very Low	Non-Deed Restricted	047										32	015
	Deed Restricted	450							25			25	425
Low	Non-Deed Restricted	430										25	420
	Deed Restricted	497										205	292
Moderate	Non-Deed Restricted	437		145	48	8	2	1	1			200	232
Above Moderate		1133		688	461	489	749	237	355	409		3388	
Total RHNA	Total RHNA 2727												
Total Units				833	509	497	751	238	413	409		3650	1332

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

Cells in grey contain auto-calculation formulas

Jurisdiction	Lake Forest	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

CCR Title 25 86202

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Vacant/Nonvacant Description of Existing Uses

(CCR Title 25 §6202)

		(301111102030202)
Jurisdiction	Lake Forest	
Reporting Year	2020	(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	·		The City's adopted Housing Element for 2013-2021 includes an inventory of available sites with residential land use designations which allow a range of residential development opportunities to accommodate the RHNA. 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.
	Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by January	pursuant to Government	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.

Program 3: Facilitate Affordable Housing Production	Maintain contact information for affordable housing developers for the purposes of soliciting their involvement in development projects in Lake Forest. Participate with affordable housing developers to review available federal and State financing subsidies and apply as feasible on an annual basis. Assist and support developers of housing for lower-income households, especially housing for extremely low-income households, with site identification, supporting applications, conducting pre-application meetings, assisting with design and site requirements, and providing State mandated regulatory incentives and concessions. Monitor and enforce AHIP provisions and collaborate with developers of affordable housing over the planning period to facilitate the construction of 250 affordable units over the planning period (10 extremely low-income, 40 very low-income, and 200 low-income units).	thereafter. Provide ongoing participation and assistance to interested affordable housing developers. Annual monitoring and reporting throughout the planning period.	The City entered into an Exclusive Negotiation Agreement with National Community Renaissance ("CORE") in 2017. Project financing would combine the City's \$3.4 million in affordable housing developer in-lieu fees and approximately \$300K in funds from the Housing Authority's Low/Moderate Income Housing Asset Fund with tax credits, debt financing, loans, and other available financial sources. National Community Renaissance submitted an application for a 71 unit project on 3.97 acres in 2019. The project includes 70 units affordable to households earning less than 60% of the Area Median Income, with 12 units set aside for Permanent Supportive Housing, and 1 caretaker's unit. The project was approved in September of 2020 and included an affordable housing and loan agreement with the City.
Program 4: Farm Employee Housing	Review and revise the Zoning Code to address compliance with Health and Safety Code Sections 17021.5 and 17021.6.	Review and revise the Zoning Code within one year of adoption of the Housing Element.	Zone Change 12-14-4673 was approved on June 16, 2015, which added a definition for "agricultural employee quarters" as well as allowing such housing by right within the City's Agricultural and Open Space zones.
Program 5: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws	Monitor State and federal legislation as well as City development process and zoning regulations to identify and remove housing constraints.	Annual monitoring and reporting throughout the planning period.	City staff and the City Attorney's office regularly monitor changing legislation and perform regular updates to the zoning regulations accordingly.

Program 6: Sites for Homeless Shelters	identify potential sites for homeless shelters. Continue		In 2020, 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.
Program 7: Transitional and Supportive Housing	Provide financial support to non-profit organizations that provide transitional/ supportive housing for homeless (subject to available funding and on a case-by-case basis).	reporting throughout the	During the 2019-2020 fiscal year, the City assisted 4,314 individuals through CDBG subrecipient funding of 9 non-profit organizations that provide services to homeless and low- and moderate-income persons, including (respectively): case management and inhome support services for home-bound seniors; adult daycare and ancillary services for seniors and adults with Alzheimer's, other forms of dementia, and disabilities; reduced cost medical and pediatric dental services for low- and moderate-income persons; fair housing counseling/advocacy and referral services; transitional housing, support services, and case management for homeless families, rental assistance to help prevent eviction/ homelessness; food bank and case management services for lower income individuals, individuals at risk of homelessness, and homeless individuals (funds were also used to prevent evictions and utility shut-off); job training and job development services for adults with developmental disabilities; motel and transportation vouchers for homeless individuals.
Program 8: Coordination with Social Service Agencies	Continue to evaluate on an annual basis allocation of CDBG funds to social service agencies to benefit Lake Forest residents.	Annual monitoring and reporting throughout the planning period.	In fiscal year 2019-2020, 9 non-profit social service agencies received pass-through CDBG funding from the City to provide support and assistance to residents. In addition, one non-profit social service agency received direct funding from the City to support homeless outreach services.

Housing assisting Program 9: Rental and very planning program applications.	ing period. Promote the Housing Choice Vouchers	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 that is administered by the Orange County Housing Authority. During FY 2019-2020, 187 very-low income households received voucher assistance.
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Program 10: Conservation of Existing and Future Affordable Units	affordable housing stock: Monitor Units at Risk: Maintain contact with providers and owners to monitor the status of existing and future affordable units, including the 255 at-risk units. Work with Owners: Provide technical assistance to owners of properties with at-risk units by identifying funding sources and supporting grant or tax credit applications for the extension of affordability covenants. Work with Potential Purchasers: Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing properties that include units at risk. Tenant Education: The California Legislature extended the noticing requirement of at-risk units opting out of low-income use	Ongoing implementation and annual monitoring and reporting throughout the planning period. 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	In 2020, a total of 201 units with affordable housing covenants were available 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 11: Housing Rehabilitation Loan Program	Assist 10 lower income homeowners annually.	Annual allocation of CDBG funds through the HUD Action Plan process, and annual monitoring and reporting through the HUD CAPER process throughout the planning period.	During the 2019-2020 fiscal year, 11 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 \$209,674.58.

Program 12: Code Enforcement and Neighborhood Preservation	Lake Forest Municipal Code, including the California Building Code	Ongoing implementation and annual monitoring and reporting throughout the planning period.	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 2019-2020, the City provided \$19,384 of CDBG grant funding to Lake Forest homeowners via the Neighborhood Pride Paint Program. The program provides grants to qualifying low- and moderate-income homeowners with a demonstrated need, for home painting. Five homes were professionally prepped and painted with Program assistance. The program assists the City's efforts to enhance the appearance of homes in the community and preserve property values.
Program 13: Homebuyer Assistance Programs	providing information on the City's website with the goal	Ongoing implementation and annual monitoring and reporting throughout the planning period.	The City participates in the Mortgage Credit Certificate Program through a cooperative agreement with the County of Orange. Although the program currently applies only to census tracts outside of Lake Forest, the City will continue to monitor the program for any future applicability to Lake Forest households.
Program 14: Fair Housing Services	services. Participate in the Regional Analysis of	Annual allocation of funds to fair housing service provider. Annual monitoring and reporting throughout the planning period.	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 2019-2020, the City awarded FHCOC a \$5,105 grant to fund counseling services for tenants and landlords, enforcement, and community education in furtherance of fair housing. In FY 2019-20, FHCOC assisted 78 Lake Forest households and addressed 273 various landlord-tenant issues. On June 16, 2020, the City Council adopted the FYs 2020-2024 Orange County Analysis of Impediments to Fair Housing Choice.

(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation (CCR Title 25 §6202) Table E ment Bonus Approved pursuant to GC Section 65915

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

-	Commercial Development Bonus Approved pursuant to GC Section 65915.7								
	Project I	dentifier	Com	merciai bevelopi		cted as Part of Agre		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: Sta	rt Data Entry Below								
									
									
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Jurisdiction	Lake Forest	
Reporting Period	2020	(Jan. 1 - Dec. 31)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

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							The description should adequately document how each unit complies with subsection (c) of Government Code	
	Extremely Low-	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS [†]	Extremely Low-	Very Low- Income ⁺	Low-Income ⁺	TOTAL UNITS*	Section 65583.1 ⁺
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction Lake Forest Reporting Period 2020

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 (CCR Title 25 §6202)

				1 itle 25 §6202)		
	Locally Owned I a	nds Included in the		Table G tes Inventory that ha	ve been sold, leased, or otherv	vise disposed of
		Identifier	g _loment on	mismary that ha		
		1		2	3	4
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID*	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Sta	rt Data Entry Below	ı				
	†					
	-					
	1					
	1					
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	1					
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	1	1				
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Jurisdiction	Lake Forest		
Reporting Period	2020	(Jan. 1 - Dec. 31)	

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

		Table	H			
		Locally Owned Su	ırplus Sites	T	T	Γ
	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	T		ı	Τ	Owned by Lake
614-021-31	El Toro Road, near Jeronimo Road	Vacant		Surplus Land	0.16	Owned by Lake Forest Housing Authority
	<u> </u>					

Jurisdiction	Lake Forest	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary					
Income Lev	Income Level				
Very Low	0				
Very Low	Non-Deed Restricted	0			
Low	Deed Restricted	0			
	Non-Deed Restricted	0			
Moderate	Deed Restricted	0			
Moderate	Non-Deed Restricted	0			
Above Moderate		409			
Total Units		409			

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

Housing Applications Summary				
Total Housing Applications Submitted:	1			
Number of Proposed Units in All Applications Received:	71			
Total Housing Units Approved:	71			
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	Lake Forest	
Reporting Year	2020	(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 50515.03, as applicable.

Total Award Amount 300,000.00

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
ADU Ordinance	\$ 21,000.00		Completed		
Mixed Use Zoning Ordinance	\$ 155,000.00		In Progress		
Housing Element Update	\$ 109,000.00		In Progress		
Administration	\$ 15,000.00		In Progress		

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	70	
	Non-Deed Restricted	0	
Low	Deed Restricted	0	
	Non-Deed Restricted	0	
Moderate:	Deed Restricted	0	
Woderate	Non-Deed Restricted	0	
Above Moderate		1	
Total Units		71	

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	0		
Moderate	Deed Restricted	0		
	Non-Deed Restricted	0		
Above Moderate		409		
Total Units		409		

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	0	
Moderate	Deed Restricted	0	
	Non-Deed Restricted	0	
Above Moderate		323	
Total Units		323	