HOUSING POLICY
DEVELOPMENT, HCD

MAR 1 0 2009

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

(Compliance with Government Code Section 65400)

City:	City of Lake Forest
Mailing Address:	25550 Commercentre Dr., #100 Lake Forest, CA 92630
Contact Person:	Elaine Nagano Housing Manager
Phone:	949) 461-3471
Fax:	949) 461-3577
Email:	enagano@ ci.lake-forest.ca.us
Reporting Period by Calendar Year:	From: 1/1/2008 To: 12/31/08

Government Code Section 65400 establishes that each city, county or city and county planning agency prepare an annual report on the status of the housing element of its general plan and progress in its implementation using forms and definitions adopted by the Department of Housing and Community Development.

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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

Jurisdiction City of Lake Forest

Reporting Period Jan 1, 2008 – December 31, 2008

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance Or Deed Restrictions
1	2	3	4				5	6	7	8
Project Identifier (may be APN No. project name, or Address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions
			Very Low Income	Low-Income	Moderate-Income	Above Moderate-Income		See Instructions	See Instructions	
- 0 -										
(90 Total of **Above Moderate from Table A2** ▶ ▶ ▶ ▶ ▶ ▶						0	0			
(10) total by income units (Field 5) Table A ▶ ▶ ▶										

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Table A2

Annual Building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	Single Family	2 – 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	0	0	0	0	0	0

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Table B

Regional Housing Needs Allocation Progress

Permitted Units issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example			1998	1999	2000	2001	2002	2003	2004	2005	2006	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	73											73
	Non-deed restricted												
Low	Deed Restricted	7						4				4	3
	Non-deed restricted												
Moderate	Deed Restricted	27						2				2	-17
	Non-deed restricted							42				42	
Above Moderate		76		42				83				125	-49
Total RHNA by COG. Enter allocation number		183*										173	10
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

* Housing Element Update is currently underway and has not been adopted. The new RHNA allocation will be provided in the 2009 report. There were no permitted units issued by affordability during 2007 and 2008.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Name)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Elements.		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
PROVISION OF ADEQUATE SITES			
1. Land Use Elements	Provide a range of residential development opportunities through appropriate land use designation	Adopt by June 2008.	Inventory created in 2001. Updated annually. Revisions underway as part of Housing Element Update. In 2008, City Council approved a General Plan Amendment/Zone Change that would allow up to 1,923 residential units.
1a. Regulatory and Financial Assistance	Facilitate production of affordable housing.	As development proposals come forward.	Ongoing discussions through out the year. Proactive efforts to promote and facilitate production of affordable housing; discussions with 4-5 entities.
2. Sites for Homeless Shelters	Provide housing opportunities for homeless persons.	Adopt in 2001 in conjunction with other housing-related amendments.	Program being evaluated in conjunction with Housing Element Update currently underway.
3. Affordable Housing Ordinance	Incorporate State density bonus provisions and provide flexibility in development standards for projects with an affordable housing component.	Adopt in 2001 in conjunction with other housing-related amendments.	Program is currently being evaluated in conjunction with Housing Element Update that is underway.
4. El Toro Road Mixed Use	Introduce residential mixed use as means of Enhancing economic viability of area.	Adopt Specific Plan in 2001.	Mixed use is under consideration for potential use and is part of the Light Industrial Study.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
REMOVAL OF GOVERNMENTAL CONSTRAINTS			
5. Expedited Project Review	Provide fast track permit processing for projects with an affordable component.	Develop procedures for priority processing, and process with other housing-related Code amendments in 2001.	Procedures developed in 2001.
6. Second Units	Facilitate affordable housing through development of second units.	Adopt by 2001 in conjunction with other housing-related Code amend-ments.	Second unit ordinance adopted in 2003.
PROVIDE SUPPORTIVE HOUSING ASSISTANCE FOR SPECIAL NEEDS POPULATION			
7. Transitional Housing	Provide housing and support services to those who are homeless or at risk of becoming homeless.	Ongoing	Continue to seek additional transitional housing to integrate into market rate developments. (Between 1998-2001, CDBG used to assist non profits With acquisition of 7 transitional and 1 affordable housing unit(s). The 7 transitional and 1 affordable housing unit will continue to provide housing until 2023-2026. Efforts to promote this type of housing using Low/Mod set-aside continued in 2008.
8. Fair Housing Council of Orange County	Further fair housing practices in the community.	Ongoing	Advertise FHCOC services in the City's quarterly news-letter. City awarded FHCOC $7,782 grant for services to investigate housing discrimination matters and land-lord/tenant issues.
9. Coordination with Social Service Providers	Provide housing support services to Lake Forest residents.	Ongoing	In 2008, 6 social service agencies were funded to provide support and assistance to residents.
10. Section 8 Rental Assistance	Extend rental subsidies to lower-income families, disabled, and elderly.	Ongoing	Residents continue to be assisted by HUD Sec.8 program that is administered by County. In 2008, 192 residents received voucher assistance.
11. Conservation of Existing and Future Affordable Units	Provide for continued affordability of the City's lower-income housing stock and conserve the existing supply.	Ongoing	Multifamily Revenue Bonds with County were reissued. In 2008, a total of 251 affordable units were available in the City.

REHABILITATE THE CITY'S EXISTING SINGLE-FAMILY AND MULTI-FAMILY HOUSING STOCK			
12. Owner Occupied Rehabilitation	Provide rehabilitation assistance to ensure maintenance of the City's older housing stock.	Ongoing	Ten very low to low-income households assisted with rehabilitation loans in 2008.
13. Code Enforcement	Bring substandard units into compliance with City codes.	Ongoing	In addition to 863 inspections in Target Areas, Code Enforcement inspectors continued to inform property owners of rehabilitation assistance through the City's Housing Rehabilitation Loan Program.
14. Neighborhood Preservation Program	Provide assistance in maintaining housing stock to lower-income households.	Ongoing	In 2008, continued comprehensive approach to neighborhood stabilization. A survey of housing conditions in Target Areas was conducted in cooperation with the Development Services department to identify potential improvement programs. Project is underway.
PROVIDE HOUSING OPPORTUNITIES FOR FIRST-TIME HOMEBUYERS			
15. First-Time Homebuyer Assistance	Assist first-time homebuyers.	By 2001	No activities pursued in 2008.
16. Mortgage Credit Certificates	Provide tax relief to first-time homebuyers.	2000 - 2005	Orange County Mortgage Credit Certificate Program put on indefinite hold in January 2006, and it is no longer available for residents.