



2024-2025

CDBG
Annual
Action
Plan

Draft March 14, 2024

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2024-2025 Annual Action Plan for the City of Lake Forest satisfies the requirements to receive Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The CDBG program was created by the Housing and Community Development Act (HCDA) of 1974. The primary objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income.

Regulations governing the CDBG program require that each activity undertaken with CDBG funds must meet one of the three national objectives:

- Benefit low- and moderate-income persons
- Aid in the prevention or elimination of slums and blight or
- Meet a community development need having a particular urgency (i.e., federally declared disaster)

As a recipient of CDBG funds, the City must prepare a five-year strategic plan that identifies housing and community needs, prioritizes these needs, and develops a strategic plan to address priority needs. This document is called the Consolidated Plan. The City's current Consolidated Plan covers the fiscal years of 2020-21 to 2024-25. On an annual basis, the City prepares an expenditure plan that identifies the specific activities it will undertake with its annual CDBG allocation to meet the priority needs identified in the Consolidated Plan. Fiscal Year (FY) 2024-25 is the fifth year of the current Consolidated Plan cycle.

To date, HUD has not announced funding allocations for FY 2024-25. For planning purposes, the City anticipates it will receive \$505,000 in CDBG funds for FY 2024-25 – approximately 3% less than the City's current year CDBG allocation. An additional \$90,600 in prior year uncommitted funds and program income received during the year will also be available for programming.

2. Summarize the objectives and outcomes identified in the Plan

The City of Lake Forest City Council approved the 2020-2024 Consolidated Plan in June 2020. The following Consolidated Plan objectives and outcomes were adopted. Corresponding annual accomplishment goals for FY 2024-25 are also listed below:

- Infrastructure and Facility Improvements: Improve public infrastructure and facilities that benefit 7,500 low- and moderate-income residents. FY 2024-25 Goal: Install APS Pushbuttons at 18 locations
- Affordable Housing: Improve or expand the supply of housing affordable to 40 lower-income households. FY 2024-25 Goal: Rehab 9 housing units

- Public Services: Provide access to public social services for 8,000 low- and moderate-income persons. FY 2024-25 Goal: benefit 2,519 low- and moderate-income residents
- Homeless Continuum of Care: Provide access to housing and supportive services for 2,680 persons at risk of becoming homeless or who are homeless. FY 2024-25 Goal: benefit 738 low- and moderate-income residents
- Administration and Planning: Provide CDBG program oversight and coordination and fair housing services to 450 households. FY 2024-25 Goal: 95 households residents assisted (fair housing services)

3. Evaluation of past performance

FY 2023-24 (the current fiscal year) is the fourth year of the City’s 2020-2024 Consolidated Plan cycle. Most planned activities will be completed by June 30, 2024. A table summarizing the City’s Consolidated Plan goals over three completed years (FY 2020-21 through FY 2022-23) is provided as Attachment 1.

4. Summary of Citizen Participation Process and Consultation Process

City staff encouraged residents and local and regional organizations to review the 2024–2025 Annual Action Plan. There were several opportunities for City residents and agencies/organizations to offer input into the Consolidated Plan process, as noted below:

- A draft of the Consolidated Plan was made available for a 30-day public comment period from April 5 to May 6, 2024.
- The City Council held a public hearing on May 7, 2024, to obtain public comments regarding the Annual Action Plan.

5. Summary of public comments

A summary of comments received can be found in Attachment 2.

6. Summary of comments or views not accepted and the reasons for not accepting them

A summary of comments received can be found in Attachment 2.

7. Summary

The Consolidated Plan is a strategic plan that utilizes data and public input to determine priority housing and community needs. The Annual Action Plan is the expenditure plan for using CDBG funds to address identified priorities. The City’s overall objective for the CDBG program is to create a viable community by providing decent housing, a suitable living environment, and economic opportunities, principally for low- and moderate-income persons. To accomplish these objectives, the City of Lake Forest will utilize \$595,600 in CDBG funds and program income during FY 2024-25 to carry out various eligible activities.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	LAKE FOREST	City Manager’s Office

Narrative (optional)

The City Manager’s office oversees the City’s CDBG program, including preparing the Consolidated Plan, Annual Action Plans, and year-end performance reports (Consolidated Annual Performance and Evaluation Report or CAPER).

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The consolidated planning process requires jurisdictions to contact and consult with other public and private agencies when developing the Consolidated Plan. The plan must include a summary of the consultation process, including identifying the agencies that participated in the process. Jurisdictions must also summarize their efforts to enhance coordination between public and private agencies.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

To enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies, the City of Lake Forest took the following actions:

- The City Manager’s Department, acting as the lead agency, met with various City departments and consulted with outside agencies to gain input on annual needs, enhance coordination of services, prevent service duplication, and resolve issues within the interagency institutional structure.
- The City of Lake Forest collaborates with the County to obtain input on assisted housing programs. Specifically, the City works with and supports the Orange County Housing Authority’s (OCHA) administration of the Housing Choice Voucher Program, which provides housing subsidies to qualified lower-income Lake Forest renters.
- To strengthen the private sector's housing delivery system, the City encourages private housing developers to include affordable units in multi-family housing developments within Lake Forest. The City will also continue cooperating with local nonprofit housing organizations to identify and provide housing opportunities for lower-income households.
- Orange County has a broad spectrum of public and nonprofit social service providers that address the needs of the region’s residents. Through the annual CDBG public service grant funding process, City staff can ascertain the services City residents require (e.g., senior services, youth services, services for the near homeless and those already homeless) and develop partnerships with local agencies to ensure the delivery of quality services.
- The City of Lake Forest's economic development program coordinates business activities and employment programs with community organizations such as the Lake Forest Chamber of Commerce and the OC Workforce & Economic Development.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Coordinating Orange County’s Continuum of Care (OC-CoC) planning process is led by 2-1-1 Orange County and the OC Community Services Department. This nonprofit-public partnership helps ensure comprehensive, regional coordination of efforts and resources to reduce the number of homeless and persons at risk of homelessness throughout Orange County. This partnership serves as the regional coordinator of the year-round CoC planning process and regional homeless system of care.

The City supports the CoC planning process by providing information regarding the activities it will fund to address local homeless issues. The OC-CoC used this information to prepare the regional application to HUD for Homeless Assistance Grant funds. City staff will also expedite certifications of consistency with the Consolidated Plan and other forms of support for the OC-CoC. Additionally, the City supports and participates in the biennial Point-In-Time Survey of the region’s homeless.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City does not receive Emergency Solutions Grant (ESG) funds; therefore, it does not help the OC-CoC determine ESG allocations, evaluate the outcomes, or develop policies and procedures for administering the regional Homeless Management Information System (HMIS).

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities (see Table 2):

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Orange County Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided data regarding households receiving HUD rental assistance and households on the waitlist for housing assistance
2	Agency/Group/Organization	211 Orange County
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Homeless Management Information System (HMIS)
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided data regarding regional homeless, housing/service gaps for the homeless, and HMIS management
3	Agency/Group/Organization	Fair Housing Council of Orange County
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Impediments to Fair Housing

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided data regarding fair housing issues in the community and input on impediments to fair housing, and assisted in developing action steps to address impediments to fair housing
4	Agency/Group/Organization	Age Well Senior Services
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input regarding the housing and service needs of seniors, including homebound and frail seniors
5	Agency/Group/Organization	Families Forward
	Agency/Group/Organization Type	Services - Housing Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy Needs of Low/Mod persons
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input regarding housing and service needs of homeless families and families at risk of becoming homeless
6	Agency/Group/Organization	Family Assistance Ministry
	Agency/Group/Organization Type	Services - Housing Services-Homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Anti-poverty Strategy Needs of Low/Mod persons
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input regarding housing and service needs of homeless households and households at risk of becoming homeless
7	Agency/Group/Organization	South County Outreach
	Agency/Group/Organization Type	Services - Housing Services-Homeless
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Needs of Low/Mod persons
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input regarding the needs of lower-income households, specifically individuals/households at risk of becoming homeless
8	Agency/Group/Organization	Camino Health Center
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Needs of Low/Mod persons
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input regarding medical/dental service needs of the community, including homeless individuals

9	Agency/Group/Organization	Alzheimer's Orange County
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input regarding the service needs of seniors with Alzheimer's and other forms of dementia and disabilities
10	Agency/Group/Organization	County of Orange
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Regional program information
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Various county departments provided information regarding public health, public safety, and housing programs
11	Agency/Group/Organization	Vocational Visions
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input regarding the needs of adults with developmental disabilities

Identify any Agency Types not consulted and provide rationale for not consulting

The City consulted with various agencies serving Lake Forest residents and the region. No agency types were explicitly excluded from the consultation process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 3 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	211-Orange County	Addresses issues pertaining to homelessness, including the 2022 Homeless Point-in-Time Survey
5-Year Plan & 1-Year Public Housing Authority (PHA) Plan	Orange County Housing Authority	Agency plans and policies related to providing rental assistance for very low-income households
Housing Element	City of Lake Forest	City policies and goals for the preservation and expansion of the City’s housing stock
Capital Improvement Budget	City of Lake Forest	Includes a multi-year plan for the use of CDBG funds for capital projects
Analysis of Impediments to Fair Housing	Orange County HUD Grantee Cities and the County of Orange	The countywide document identifies fair housing impediments within participating cities and outlines a plan to address issues

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City of Lake Forest offered several opportunities for participation and comment throughout the Annual Action Plan preparation process. The City’s Citizen Participation Plan outlines the City’s process to obtain public participation in developing the Annual Action Plan (AAP) and other facets of the CDBG Program. Action steps include a 30-day public review of the Action Plan and a public hearing before the City Council. The public notice and a summary of public comments are provided in Attachment 2.

Citizen Participation Outreach

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Nonprofits	Notification of availability of CDBG funding for FY 24-25	NA	NA	www.lakeforestca.gov/en/departments/economic-development/housing/community-development-block-grant
2	Newspaper Ad	Non-targeted/broad community	Notice regarding the 30-day public review period (4/5/24 to 5/6/24) and public hearing	See Attachment 2	TBD	NA
3	Public Hearing	Non-targeted/broad community	5/7/24 City Council public hearing to review the draft Action Plan and receive public comment	See Attachment 2	TBD	NA

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

Fluctuations in annual CDBG allocations make it challenging to determine anticipated resources for five years; however, based on recent allocations, the City expects to receive approximately \$500,000 annually in CDBG funding for a five-year total of \$2,500,000. The City uses CDBG funds for housing preservation activities, public improvements, public services, and administrative costs.

To date, HUD has not announced FY 2024-2025 CDBG allocations. For planning purposes, the City anticipates it will receive \$505,000 in CDBG funds for FY 2024-2025. Additional resources for the year include \$90,600 in prior year uncommitted funds and program income (i.e., Revolving Loan funds) received during the fiscal year generated by the repayment of previously funded housing rehabilitation loans. The City anticipates that the County of Orange will continue to administer the federal rental assistance program in Lake Forest, assisting approximately 165 households per year. The City will continue its efforts to leverage CDBG funds with other federal, state, and local funds.

Anticipated Resources

Table 5 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	505,000	0	90,600	595,600	0	CDBG annual allocation, prior year funds, and projected loan repayments

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City has identified other resources that may be available to carry out activities that address the goals of the Consolidated Plan:

- OCHA reports that as of January 2024, 166 Lake Forest households receive rental assistance. The City anticipates that OCHA will provide rental assistance to 165 Lake Forest households during FY 2024-2025.
- The City may use local or state resources to fund homeless outreach activities during FY 2024-2025.
- The City does not have an inclusionary housing program; however, the Housing Element indicates that the City will encourage developers to include a minimum of 15 percent affordable units in their housing projects. Alternatively, developers may pay an in-lieu fee instead of constructing affordable units. The City will negotiate an agreement with a developer to ensure units are built or collect the in-lieu fee.

CDBG does not require matching funds.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Lake Forest Housing Authority owned assets formerly held by the Lake Forest Redevelopment Agency. The Housing Authority sold a tax-defaulted vacant parcel purchased from the County of Orange to the City on August 16, 2022 (the “Mamie Thomas Parcel”). The City Council approved the property purchase via a Quitclaim Deed and a Certificate of Acceptance. It authorized the City Manager to transfer the purchase price of \$310,000 from the City's General Fund to the Housing Authority's Housing Asset Fund. The Housing Authority will use these funds to support future affordable housing activities.

In 2020, the City approved the construction of a 71-unit apartment project for seniors earning less than 60% of the area median income. The “Mountain View” project is located at 24551 Raymond Way. Eight units serve as supportive housing for formerly homeless seniors with special needs. The project is completed/open. A second project, Portola Senior Apartments (931 Portola Oaks Drive), was also completed and is open. The project includes 57 one-bedroom senior apartment units that are affordable for seniors aged 62 plus earning 50% or less of the area median income. The project offers amenities and support services to help increase senior residents' financial and housing stability. A third project, The Meadows Seniors Apartments, is a 65-unit active adult community available to seniors 62 years and older. The affordable apartment community

is currently under construction, with an anticipated opening date in late 2024. Lastly, in March 2024, the City entered into an Exclusive Negotiation Agreement with National CORE for another affordable housing project. The City has approximately \$3.35 million to invest in the project.

Discussion

Funding resources to implement the City’s Consolidated Plan are limited. The City anticipates that fluctuations in CDBG funding will continue. HUD has begun to invest additional resources into housing assistance vouchers and certificates, and OCHA has aggressively pursued these new resources. The City will support OCHA’s efforts to secure new rental assistance resources. As other resources become available (e.g., City of Lake Forest Housing Authority, general fund, or state funds), the City will explore opportunities to expend these funds to support the goals and objectives of the Consolidated Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Table 6 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure and Facility Improvements	2024	2025	Non-Housing Community Development	Citywide	Public Improvements	CDBG: \$175,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: Persons Assisted 4,774
2	Housing Preservation	2024	2025	Affordable Housing	Citywide	Affordable Housing	CDBG: \$243,850	Homeowner Housing Rehabilitated: 9 Household Housing Unit
3	Public Social Services	2024	2025	Non-Homeless Special Needs Low & Moderate-income Households	Citywide	Public Services	CDBG: \$25,400	Public service activities other than Low/Moderate Income Housing Benefit: 2,519 Persons Assisted
4	Homeless Continuum of Care	2024	2025	Homeless	Citywide	Homeless Support Services and Housing	CDBG: \$50,350	Public service activities other than Low/Moderate Income Housing Benefit: 692 Persons Assisted Homelessness Prevention: 46 Persons Assisted
5	Program Administration	2024	2025	Administration	Citywide	Administration and Planning	CDBG: \$101,000	Other: 95 Other

Goal Descriptions

Table 7 – Goal Descriptions

1	Goal Name	Infrastructure and Facility Improvements
	Goal Description	Improve and expand public infrastructure and facilities that benefit low- and moderate-income neighborhoods and residents
2	Goal Name	Housing Preservation
	Goal Description	Loans and grants to improve owner-occupied housing or expand the supply of housing affordable to lower-income households
3	Goal Name	Public Social Services
	Goal Description	Provide or improve access to public social services for low- and moderate-income persons and persons with special needs
4	Goal Name	Homeless Continuum of Care
	Goal Description	A continuum of supportive and housing services for the homeless and households at risk of homelessness
5	Goal Name	CDBG Program Administration
	Goal Description	CDBG program oversight and coordination, including fair housing services

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The City is not a participating jurisdiction in the HUD HOME program; however, an estimated nine (9) households will be assisted with CDBG-funded housing rehabilitation during FY 2024-25.

AP-35 Projects – 91.220(d)

Introduction

The activities to be undertaken during FY 2024-25 are summarized below. Most activities identified will be completed by June 30, 2025. Due to the delay in approving the federal 2024 budget, the City Council approved the FY 2024-2025 Action Plan with a provision that CDBG funding for activities will be increased or decreased by a percentage based on the final 2024 CDBG grant.

Table 8 – Project Information

#	Project Name
1	CDBG Administration
2	Housing Rehabilitation Loans
3	Paint Program Grants
4	Age Well Senior Services
5	Alzheimer’s Orange County
6	Camino Health Center
7	Fair Housing Council of OC
8	Families Forward
9	Family Assistance Ministry
10	South County Outreach
11	Accessible Pedestrian Signal (APS) Push Buttons

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City recognizes that special needs populations (i.e., seniors, disabled, and households with extremely low-income) are more likely to become homeless because they have limited income or other issues that require supportive housing or services; therefore, the City considers supportive services a high priority.

The City anticipates that the greatest obstacle to meeting the underserved needs of these special needs populations will be a lack of financial resources for both supportive services and housing. A common need reported by service providers is affordable housing. Increasing rents and competition for limited Housing Choice Vouchers and other housing programs can impact the City's ability to support affordable housing opportunities for extremely low- and very low-income households.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	CDBG Administration
	Target Area	Citywide
	Goals Supported	CDBG Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$93,500
	Description	CDBG program oversight and coordination
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	100 Civic Center, Lake Forest, CA (City Hall)
	Planned Activities	CDBG program oversight and coordination, including public service grant management, preparation of reports, and IDIS management
2	Project Name	Housing Rehabilitation Loans *
	Target Area	Citywide
	Goals Supported	Housing Preservation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$208,850 (plus program income received during the year)

	Description	Housing rehabilitation loans for owner-occupied housing units
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	6 low- and moderate-income households
	Location Description	Citywide
	Planned Activities	Loans to rehabilitate owner-occupied housing units funded with entitlement funds and program income received during the year
3	Project Name	Paint Program Grants *
	Target Area	Citywide
	Goals Supported	Housing Preservation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$35,000
	Description	Grants to assist homeowners in painting the exterior of their home
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	3 low- and moderate-income homeowners
	Location Description	Citywide
	Planned Activities	Grants to homeowners to paint the exterior of their home
4	Project Name	Age Well Senior Services
	Target Area	Citywide
	Goals Supported	Public Services

	Needs Addressed	Public Services
	Funding	CDBG: \$7,000
	Description	Meals on Wheels
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	100 Seniors and frail elderly
	Location Description	Citywide
	Planned Activities	Meals on Wheels for home-bound seniors and frail elderly
5	Project Name	Alzheimer's Orange County
	Target Area	Citywide
	Goals Supported	Public Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$4,650
	Description	Adult day services
	Target Date	6/30/20245
	Estimate the number and type of families that will benefit from the proposed activities	19 seniors and disabled adults
	Location Description	Citywide
	Planned Activities	Adult daycare and ancillary services for seniors and adults with Alzheimer's, other forms of dementia, and disabilities

6	Project Name	Camino Health Center
	Target Area	Citywide
	Goals Supported	Public Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$13,750
	Description	Low-cost medical services
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	2,400 Individuals
	Location Description	22481 Aspen St., Suite A, Lake Forest, CA
	Planned Activities	Reduced-cost medical and dental services for low- and moderate-income persons
7	Project Name	Fair Housing Council of OC
	Target Area	Citywide
	Goals Supported	CDBG Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$7,500
	Description	Fair housing services
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	95 households (320 Individuals)

	Location Description	Citywide
	Planned Activities	Fair housing outreach, education, enforcement services, and enhanced mediation services due to the lifting of the eviction moratorium
8	Project Name	Families Forward
	Target Area	Citywide
	Goals Supported	Homeless Continuum of Care
	Needs Addressed	Homeless Support Services and Housing
	Funding	CDBG: \$18,500
	Description	Support services for at-risk and homeless families with children
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	32 homeless persons
	Location Description	Citywide
	Planned Activities	Case management for homeless families with children and families with children who are at risk of becoming homeless
9	Project Name	Family Assistance Ministry
	Target Area	Citywide
	Goals Supported	Homeless Continuum of Care
	Needs Addressed	Homeless Support Services and Housing
	Funding	CDBG: \$12,000
	Description	Housing and services for households at risk of homelessness or that are homeless

	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	486 lower-income individuals (465 with support services and 21 with rent or utility assistance)
	Location Description	Citywide
	Planned Activities	Case management, food assistance, rental or utility assistance, and case management for households at risk of homelessness or that may be homeless
10	Project Name	South County Outreach
	Target Area	Citywide
	Goals Supported	Homeless Continuum of Care
	Needs Addressed	Homeless Support Services and Housing
	Funding	CDBG: \$19,850
	Description	Homelessness prevention assistance
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	220 low- and moderate-income persons (195 with food pantry, supportive services, and case management, and 25 with rent or utility assistance)
	Location Description	7 Whatney St. B, Irvine, CA
	Planned Activities	Foodbank services, including case management - services also include emergency rent and utility assistance to prevent eviction or termination of services
11	Project Name	Accessible Pedestrian Signal (APS) Push Buttons
	Target Area	Citywide
	Goals Supported	Public Improvements and Public Facilities

Needs Addressed	Non-Housing Community Development
Funding	CDBG: \$175,000
Description	Installation of APS push buttons comply with current ADA regulations
Target Date	6/30/2026
Estimate the number and type of families that will benefit from the proposed activities	Per HUD data, an estimated 4,774 individuals with a disability reside in the project area. Per U.S. Census 2022 5-Yr ACS data, 942 individuals residing in the project area have hearing difficulties, 733 have vision difficulties, and 1,70 have ambulatory difficulties
Location Description	CT: 320.14, 320.27, 524.10, 524.11, 524.15, 524.16, 524.24
Planned Activities	Installation of APS push buttons at 18 intersections comply with current ADA regulations

** The City is considering combining the Housing Rehabilitation Loan and Paint Program Grants programs into one Housing Rehabilitation Program during FY 24-25. Authorization for this action is pending City Council approval. If approved, funding and program beneficiary goals will be combined into one activity in IDIS.*

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

For FY 2024-25, CDBG funds will support citywide activities for eligible households regardless of where they live in Lake Forest. No “area-wide” activities are planned for FY 2024-25; however, a list of CDBG-eligible Census Tract Block Groups is provided in Attachment 3.

Geographic Distribution

Table 10 - Geographic Distribution

Target Area	Percentage of Funds
CDBG Target Areas	0
Citywide	100

Rationale for the priorities for allocating investments geographically

The City does not allocate CDBG funds on a geographic basis; instead, funds are allocated to meet lower-income households' needs regardless of where they reside in the City. The City prioritizes using its CDBG funding to preserve affordable housing for lower-income households (via rehabilitation) and help prevent homelessness or assist those already homeless. These activities are carried out on a citywide basis.

CDBG-funded infrastructure and facility improvements are typically undertaken within Low- and Moderate-Income areas with a higher percentage of lower-income residents (see Attachment 3 for a list of the City's CDBG-eligible areas). Some infrastructure/facility improvement projects may be undertaken outside the low- and moderate-income regions; such projects are typically limited to those that address ADA regulations.

Discussion

CDBG funds will fund programs that serve lower-income Lake Forest residents regardless of where they live in the City. For FY 2024-25, CDBG funds will benefit residents citywide.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Although the Consolidated Plan and Action Plan addresses the community's affordable housing needs, the City's only HUD funding source is CDBG. HUD regulations prohibit the use of CDBG to construct new housing; however, the City will allocate funds to preserve existing housing that is affordable to lower-income homeowners. Other housing resources available to the City, such as former redevelopment resources (i.e., Lake Forest Housing Authority), may be available to support affordable housing endeavors.

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	9
Special-Needs	0
Total	9

Table 12 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	9
Acquisition of Existing Units	0
Total	9

Discussion

The City's CDBG-funded affordable housing strategy calls for maintaining affordable housing through housing rehabilitation programs and supporting rental assistance programs like the Housing Choice Voucher administered by the OCHA. The City anticipates that 165 Lake Forest renter households will receive rental assistance during FY 2024-25.

During the current and past Consolidated Plan cycles, the City has consistently funded a CDBG-funded housing rehabilitation loan and a separate housing rehabilitation grant program. To improve program efficiencies and effectiveness, the City is considering combining the two programs into one Housing Rehabilitation Program during FY 2024-25. Authorization for this action is pending City Council approval. If approved, funding and program beneficiary goals will be combined into one activity in IDIS. The City anticipates nine homeowners will participate in the City's housing rehabilitation program.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Lake Forest does not own or manage public housing.

Actions planned during the next year to address the needs to public housing

Not applicable

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable

Discussion

The City of Lake Forest does not own or operate public housing.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City recognizes the importance of assisting the homeless and near-homeless with a continuum of care approach that addresses a household's immediate financial needs to prevent homelessness or shelter, support services, and employment opportunities to break the cycle of homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City collaborates and relies on nonprofit partners to reach out to homeless persons (especially unsheltered persons). The City will allocate CDBG funds to three agencies to provide services for homeless individuals. Each agency has an outreach component used to engage and assess clients.

In prior years, the City partnered with a local nonprofit to provide street homeless outreach services. In the fall of 2023, the City hired a Community Outreach Specialist. In addition to other duties, the outreach specialist is responsible for homeless outreach services. The City is funding this position with state Permanent Local Housing Allocation (PLHA) grant dollars.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City did not receive FY 2024-25 CDBG funding requests for emergency or transitional housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Orange County Continuum of Care coordinates a system that incorporates several evidence-based practices, including a Housing First approach that involves moving persons directly from the streets into permanent housing accompanied by home-based supportive services. This approach has been effective with chronically homeless persons and families.

In past years, Lake Forest has used CDBG and local funding to expand permanent housing opportunities for the formerly homeless. In 2015, the City's Housing Authority (former redevelopment agency) sold a four-unit apartment to Families Forward. These units provide permanent housing opportunities for lower-income households, including formerly homeless families. The City allocated CDBG funds in FY 2022-23 to support expanding the City's permanent affordable housing opportunities supply. The activity has encountered delays due to a limited supply of suitable properties; however, City staff

continues to work with local nonprofit housing providers to bring the project to fruition. The City is not allocating any additional CDBG funding for this type of housing activity for FY 2024-25.

For FY 2024-25, CDBG funding is allocated to Families Forward. Families Forward will utilize funds to provide case management and support services to families residing in affordable housing. This program aims to stabilize at-risk families in affordable housing. HUD has also significantly increased the number of rental assistance vouchers for homeless Veterans (i.e., Veterans Affairs Supportive Housing or VASH vouchers). In addition to receiving rental assistance, veterans with a history of severe mental health illness, substance use disorder, or physical disabilities receive case management and appropriate support services from the Department of Veterans Affairs. Currently, 19 VASH vouchers are in place throughout Lake Forest.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

For FY 2024-25, the City will allocate CDBG funds to Family Assistance Ministries and South County Outreach for various services to assist the near-homeless and those already homeless. These agencies will also utilize CDBG funds to assist households at risk of eviction or the termination of utilities due to financial hardships. The City will also continue to support regional homeless planning efforts, including the OC CoC's Discharge Plan, which aims to prevent individuals from leaving institutions such as jails and hospitals from becoming homeless.

Discussion

The programs identified above to address the needs of homeless people indicate that serving the homeless is a complex issue requiring a network of service providers. The City will allocate CDBG resources to support this network of agencies.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

The City's Consolidated Plan provides detailed information regarding barriers to affordable housing and actions to overcome these barriers. The actions to address these barriers during FY 2024-25 are summarized below.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Affordable housing development faces several challenges, including construction costs, financing, and development regulations. The 2015–2021 Housing Element and 2020-2024 Consolidated Plan note that the City can encourage and facilitate affordable housing through financial assistance, removal of regulatory constraints, and administrative support. It offers the following actions to promote affordable housing production with limited funding.

- The City will monitor new neighborhood developments for compliance with development agreements that include an Affordable Housing Implementation Plan.
- The City will collaborate with affordable housing developers to identify potential sites, write letters of support to help secure governmental and private-sector funding, and offer technical assistance related to applying state density bonus provisions.
- The City will work with developers on a case-by-case basis to provide state-mandated regulatory concessions and incentives to develop affordable and senior housing. These concessions and incentives could include, but are not limited to, density bonuses, parking reductions, fee reductions or deferrals, expedited permit processing, and modified or waived development standards.
- If available, the City may provide financial subsidies to help reduce development costs in exchange for units reserved for lower-income residents.

Discussion

The Consolidated Plan includes an extensive narrative regarding barriers to affordable housing and actions the City can take to mitigate identified obstacles to affordable housing development. As outlined above, the City provides an expedited development review process for affordable housing projects to reduce holding and overall development costs. The City has little control over market forces such as the cost of land, building materials, and labor. If resources are available, the City may provide gap financing to help reduce overall development costs as an incentive to develop affordable housing. There are no growth limit initiatives in Lake Forest.

AP-85 Other Actions – 91.220(k)

Introduction

Outlined below are additional actions the City will implement during FY 2024-25 to address the sub-strategies of the Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

The City recognizes that special needs populations face challenges due to low income and unique life conditions. These individuals are often more likely to become homeless due to these factors. Special needs populations frequently require unique housing and supportive services. The City prioritizes supportive services and housing for special needs populations. In FY 2024-25, the City will fund public service agencies that assist underserved populations such as the homeless, seniors, people with disabilities, and low-income families with children.

Actions planned to foster and maintain affordable housing

The City's strategies related to CDBG-funded affordable housing efforts are focused on maintaining the housing stock through its housing rehabilitation programs and helping to ensure individuals have access to housing free of discrimination due to race, gender, disability, and other personal or household characteristics. The City has allocated significant CDBG resources to support these activities. The City will also support OCHA's administration of rental assistance programs like the Housing Choice Voucher and Certificate programs in Lake Forest.

Actions planned to reduce lead-based paint hazards

The Residential Lead-Based Paint (LBP) Hazard Reduction Act of 1992 changed the federal strategy for addressing LBP by emphasizing preventing childhood lead poisoning through housing-based approaches. Consequently, lead-based paint hazard reduction is an eligible activity in the City's housing rehabilitation programs.

All application packets for the City's housing rehabilitation programs include a notice to educate residents about the dangers of lead and encourage screening children for elevated blood lead levels. Additionally, housing units are tested for lead-based paint before using federal funds. Housing units identified with lead-based paint hazards are treated, so the lead-based paint is abated per current federal requirements. The use of lead-based paint is prohibited in newly constructed units.

Actions planned to reduce the number of poverty-level families

The City will leverage limited CDBG funds to address poverty by partnering with nonprofit agencies that assist lower-income households. Specifically, the City will fund programs that provide safety net services such as food banks, financial assistance to prevent eviction, low-cost medical/dental care, and fair housing education/enforcement services.

Actions planned to develop institutional structure

The City of Lake Forest will continue efforts to eliminate institutional gaps and enhance the coordination of programs that serve the community. For example, the City will partner with nonprofit entities to deliver public services. City departments will continue to collaborate to evaluate programs and projects that may be funded in whole or in part with CDBG funds that address priority needs. The City will assist OCHA by participating in the Cities Advisory Committee – a quarterly meeting of cities and OCHA to discuss federal rental housing assistance and regional housing issues. As a supporter of the OC-CoC, the City will provide information for the County’s annual Continuum of Care Homeless Assistance grant application to HUD. The City will also continue to support the development of the County’s strategy to end chronic homelessness and a regional discharge plan.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue participating in regional service coordination by participating in the Cities Advisory Committee, a quarterly meeting of cities and OCHA to discuss federal rental housing assistance issues. On an annual basis, the City meets with service providers to discuss service needs and ways to improve service to residents. Another example of enhanced coordination is preparing the countywide Analysis of Impediments to Fair Housing. The City participated in developing this document, which required significant jurisdictional coordination.

Broadband: According to BroadbandNow.com, 99.8 percent of Lake Forest residential properties have access to broadband internet services. Cox Communications is the top broadband service provider, covering 92.3 percent of the City. AT&T is also available via fiber optic cable to 86.9 percent of Lake Forest properties. Additional providers offer satellite or 5-G-based broadband service.

Most broadband service providers in Orange County participate in the Affordable Connectivity Program (ACP). The ACP was created with the passage of the Infrastructure and Jobs Act of 2021. The purpose of the ACP is to provide eligible households with a \$30 discount on monthly broadband internet service. ACP eligibility is based on household income (200 percent of federal poverty or less) or participation in specific government assistance programs, such as SSI, Medicaid, or WIC. Funding may also be available to provide “discounts” for connective devices such as laptops, desktop computers, or tablets. Information about the ACP is readily available online; however, many of the City’s nonprofit service providers will inform clients of this program and may also assist clients in applying for benefits.

In November 2022, the City approved a nonexclusive franchise agreement with SiFi Networks (SiFi) to build a high-speed internet open access network using direct fiber optic connections to each Lake Forest property. The new fiber optic system will provide residents with an additional choice for high-speed internet service. (The proposed network will provide 10 GB connectivity to homes and 100 GB to businesses and municipal facilities). SiFi offers low-cost internet options for disadvantaged families.

Additionally, the City will continue encouraging developers and property owners to incorporate broadband infrastructure into all new or substantially rehabilitated housing projects, especially affordable housing projects.

Hazard Mitigation: The Disaster Mitigation Act of 2000 requires local governments to prepare a plan to document their hazard mitigation planning process and to identify hazards, potential losses, mitigation needs, goals, and strategies. Each state and local government must have a federally approved mitigation plan to be eligible for hazard mitigation grant funding (e.g., FEMA). Lake Forest recently began the development of a Local Hazard Mitigation Plan (LHMP). The LMHP will present strategies for reducing the City's vulnerability to the impacts of events that could threaten lives, property, or the environment. This plan and the process of developing it will identify opportunities for the City to become more resilient to hazards and help alleviate risks to the community.

There are three primary elements to the City's LHMP:

1. **Hazard Identification:** Profile potential hazards by type, previous occurrences, and probability.
2. **Vulnerability Assessment:** Identify the potential impact of the hazards profiled, vulnerability to each hazard, and potential loss to life, environment, and economy.
3. **Mitigation Actions:** Develop overarching strategies, specific goals, and actions to reduce hazard impacts.

The City Council is expected to adopt the LHMP in July or August 2024.

Discussion

HUD-funded grant recipients are required to not discriminate in housing or services directly or indirectly based on race, color, religion, sex, national origin, age, familial status, or disability. Grant recipients such as Lake Forest are required to affirmatively further fair housing by (1) examining and attempting to alleviate housing discrimination within their jurisdiction, (2) promoting fair housing choices for all persons, (3) providing opportunities for all persons to reside in any given housing development, regardless of race, color, religion, sex, disability, familial status, national origin, and other personal or familial attributes, (4) promote housing that is accessible to and usable by persons with disabilities, (5) and comply with the non-discrimination requirements of the Fair Housing Act. HUD encourages jurisdictions to consult with one another and initiate metropolitan-wide area fair housing planning. The **Analysis of Impediments (AI) to Fair Housing Choice** is the primary document for affirmatively furthering fair housing. In addition to identifying impediments, a strategy to overcome barriers must be developed and implemented - accomplishments are reported annually. The City participated in developing the 2020-2024 countywide AI, which the City Council adopted in May 2020. A summary of impediments to fair housing and the action steps the City will take during FY 2024-25 to affirmatively further fair housing are found in Attachment 4.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

The program-specific requirements for the City CDBG program are listed below.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

The City will meet the 70% low- and moderate-income “Overall Benefit” requirement for using CDBG funds in one year – FY 2024-2025.

FY 2024-25 CDBG funds will be allocated to the activities listed in section AP-35. Public service activities will be qualified as “limited clientele benefit.” Public facility and infrastructure improvements will be qualified under “low- and moderate-income area benefit” or “limited clientele benefit” (e.g., ADA improvements). Housing Rehabilitation and Neighborhood Pride Paint programs will be available citywide to qualified low- and moderate-income homeowners.

CDBG program income received during FY 2024-25 will be allocated to the City's Housing Rehabilitation Program (Revolving Loan funds). The City does not have surplus funds from urban renewal settlements, nor does the City have grant funds returned to its line of credit. The City will not undertake float-funded activities; therefore, it does not anticipate program income from this type of activity. Finally, the City does not anticipate undertaking urgent need activities during FY 2024-25, nor will it undertake any actions that may result in the involuntary displacement of businesses or residents.

As indicated above, CDBG program income will fund additional housing rehabilitation loans if available. The City anticipates carrying forward \$0 in housing rehabilitation funds for housing activities during FY 2024-25.

Five-Year and One-Year Summary of Accomplishments

Grantee Name: City of Lake Forest

Decent Housing						
Objective: Housing Preservation	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Housing <u>rehabilitation loans and grants</u> to improve or expand the supply of housing affordable to lower-income households	CDBG	2020	Housing Units	8	9	112.5%
		2021	Housing Units	13	16	123.08%
		2022	Housing Units	13	22	169.23%
		2023	Housing Units			
		2024	Housing Units			
		5-Yr Con Plan Goal			40	47
Housing <u>acquisition loans and grants</u> to improve or expand the supply of housing affordable to lower-income households	CDBG	2020	Housing Units	0	0	NA
		2021	Housing Units	1	0	0.00%
		2022	Housing Units	0	0	0.00%
		2023	Housing Units			
		2024	Housing Units			
		5-Yr Con Plan Goal			0	0
Housing Choice Vouchers (Administered by OCHA): Improve or expand the supply of housing affordable to lower-income households	HUD Housing Vouchers	2020	Housing Units	200	192	96.00%
		2021	Housing Units	185	169	91.35%
		2022	Housing Units	170	170	100.00%
		2023	Housing Units			
		2024	Housing Units			
		5-Yr Con Plan Goal			200 <small>(Annual Avg)</small>	177 <small>(3 Yr Avg)</small>
Suitable Living Environment						
Objective: Public Social Services Objective: Infrastructure and Facility Improvements	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Provide or improve access to <u>public social services</u> for low- and moderate-income persons and persons with special needs	CDBG	2020	Individuals	295	276	93.56%
		2021	Individuals	1,691	2,296	135.78%
		2022	Individuals	1,723	2,310	134.07%
		2023	Individuals			
		2024	Individuals			
		5-Yr Con Plan Goal			8,000	4,882
Improve and expand <u>public infrastructure and facilities</u> that benefit low- and moderate-income neighborhoods and residents	CDBG	2020	Projects	0	0	0.00%
		2021	Projects	6,754	0	0.00%
		2022	Projects	0	5,755	0.00%
		2023	Projects			
		2024	Projects			
		5-Yr Con Plan Goal			7,500	5,755

Five-Year and One-Year Summary of Accomplishments

Economic Opportunity						
Objective: Economic Opportunities	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
On September 1, 2020, added small business assistance grant for businesses impacted by the Coronavirus (<u>CDBG-CV funding</u>)	CDBG-CV	2020	Businesses	80	80	100.00%
		2021	Businesses	0	0	0.00%
		2022	Businesses	0	0	0.00%
		2023	Businesses			
		2024	Businesses			
	5-Yr Con Plan Goal					80
Continuum of Care						
Objective: Homeless Continuum of Care	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Provide a continuum of supportive and housing services for the homeless and households at risk of homelessness	CDBG	2020	Individuals	2,375	914	38.48%
		2021	Individuals	861	80	9.29%
		2022	Individuals	1,057	438	41.44%
		2023	Individuals			
		2024	Individuals			
	5-Yr Con Plan Goal				2,680	1,432
Other						
Objective: Administration and Planning	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Provide for administration and planning activities to carry out actions that address needs in the Consolidated Plan, including <u>fair housing services</u> to address local impediments to fair housing ¹	CDBG	2020	Year of Admin	0	0	NA
		2021	Year of Admin	0	0	0.00%
		2022	Year of Admin	75	92	122.67%
		2023	Year of Admin			
		2024	Year of Admin			
	5-Yr Con Plan Goal				450	92
Provide for <u>administration and planning</u> activities to carry out actions that address needs in the Consolidated Plan	CDBG	2020	Households	1	1	100.00%
		2021	Households	1	1	100.00%
		2022	Households	1	1	100.00%
		2023	Households			
		2024	Households			
	5-Yr Con Plan Goal				5	3

1. Fair Housing services were funded as a public service during FY 20-21, FY 21-22 & FY 22-23, and as Admin in FY 23-24 and proposed as Admin for FY 24-25

**PUBLIC NOTICE
CITY OF LAKE FOREST
Community Development Block Grant Program
2024-2025 Annual Action Plan**

**30-DAY PUBLIC REVIEW AND COMMENT PERIOD
AND NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Lake Forest seeks public input pursuant to the Community Development Block Grant (CDBG) program 2020-2024 Consolidated Plan – Annual Action Plan for Fiscal Year (FY) 2024-2025. The CDBG program's primary objective is to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities for persons of low- and moderate-income (those earning 80 percent or less of Orange County's median income). This funding is provided by the U.S. Department of Housing and Urban Development (HUD). The scope of eligible activities established by HUD ranges from public works improvements to housing rehabilitation and social service programs.

FY 2024-2025 Annual Action Plan

The Consolidated Plan is a five-year strategic plan that identifies priority community needs and projects/programs that may be implemented to meet these needs. The Annual Action Plan outlines the City's proposed use of CDBG funds for a twelve-month period. To date, HUD has not announced 2024 grant allocations; however, for planning purposes, the City anticipates receiving \$505,000 in CDBG funds for FY 2024-2025. Program income generated by the repayment of prior funded housing rehabilitation loans and \$90,600 in prior year uncommitted funds will also be available to undertake eligible housing activities. Based on the City's 2024-2025 CDBG allocation, the following activities are proposed:

Program Name	Program Description	Proposed CDBG Funding
Public Facility Improvements/Housing	Examples: Assisted Pedestrian Signal Pushbuttons and housing rehabilitation loans and grants	\$418,850
Public Services	Examples: Food distribution, health care services, senior services, and homeless services	\$75,750
CDBG Program Administration	Program coordination, management, staffing, monitoring, and reporting; fair housing education and enforcement services	\$101,000

Due to the delay in approving the federal 2024 budget, the City will increase or decrease proposed CDBG funding for activities by a percentage based on the final 2024 CDBG grant.

COMMENT PERIOD

A copy of the draft 2024-2025 Annual Action Plan is available for review on the City website: <https://www.lakeforestca.gov/en/departments/economic-development/housing/community-development-block-grant>. The plan is also available for public review at Lake Forest City Hall, 100 Civic Center Drive, Lake Forest, CA.

Written public comments will be accepted from 4/5/24 through 5/6/24. Written comments should be submitted no later than 5:00 PM May 6, 2024, to:

City of Lake Forest
Attn: Adrian Grijalva
100 Civic Center
Lake Forest, CA 92630

The City will respond to all public comments received in writing.

CITY COUNCIL PUBLIC HEARING

All interested persons are invited to the public hearing to discuss the draft 2024-2025 Action Plan.

DATE: Tuesday, May 7, 2024
TIME: 6:30 PM or soon thereafter
LOCATION: Lake Forest City Hall Council Chambers
100 Civic Center, Lake Forest, CA, 92630

Agenda on the Internet: Meeting agendas are available on the City website at <https://www.lakeforestca.gov/en/agendas>. Specific meeting agendas are accessible on the Friday before a City Council meeting. City Council meetings are also live-streamed on the City website.

Agenda Document Review: A full Agenda, including all backup information, is available at City Hall, 100 Civic Center Drive, Lake Forest, California, the Friday before a meeting.

Agenda Description: The Agenda descriptions are intended to notify members of the public of a general summary of items of business to be transacted or discussed. The listed Recommended Action represents staff's recommendation. The City Council may take any action it deems appropriate on the agenda item and is not limited in any way by the recommended action.

PUBLIC COMMENT PRIOR TO THE MEETING: Members of the public may submit email comments to council@lakeforestca.gov. Email comments will be uploaded to the agenda packet and made part of the official public record of the meeting and will not be read at the meeting. To ensure staff reviews all comments prior to the City Council meeting, please submit email comments no later than 5:00 PM the day of the meeting.

PUBLIC COMMENT: Members of the public may provide comments in-person at the meeting. Those wishing to provide comments in-person at the meeting will be asked to submit a request to speak to the City Clerk. Members of the public may submit email comments to council@lakeforestca.gov. Email comments will be uploaded to the agenda packet and made part of the official public record of the meeting and will not be read at the meeting. To ensure staff reviews all comments prior to the City Council meeting, please submit email comments no later than 5:00 p.m. the day of the meeting.

Any petition for judicial review of a decision of the Lake Forest City Council is controlled by the statute of limitations provisions set forth in Sections 2.50.010 and 2.50.020 of the Lake Forest Municipal Code ("LFMC") and Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. Any action or proceeding to attack, review, set aside, or void any decision of the Lake Forest City Council is controlled by Section 2.50.010 and Section 2.50.020 of the LFMC.

Any such action or proceeding that seeks judicial review of, attacks, or seeks to set aside or void any decision of the Lake Forest City Council shall be limited to those issues raised at the hearing described in this notice or in written correspondence delivered to the City Clerk, at, or prior to, the public hearing described in this notice, and must be commenced within the time limits specified in Chapter 2.50 of the LFMC.

SUMMARY OF PUBLIC COMMENTS

30-DAY COMMENT PERIOD (4/5/24 THROUGH 5/6/24)

TBD

MAY 7, 2024, CITY COUNCIL PUBLIC HEARING

TBD

**CITY OF LAKE FOREST
2023 CDBG-Eligible Block Groups**

City	Census Tract	Block Group	# Low/Mod Residents	Low/Mod Universe	% Low/Mod
Lake Forest	032014	2	2,440	2,765	88.25%
Lake Forest	032027	1	2,350	3,440	68.31%
Lake Forest	052410	2	420	620	67.74%
Lake Forest	032047	1	610	950	64.21%
Lake Forest	052423	2	1,775	2,860	62.06%
Lake Forest	052416	1	615	995	61.81%
Lake Forest	052410	1	1,035	1,690	61.24%
Lake Forest	052411	2	1,085	1,780	60.96%
Lake Forest	052410	3	1,170	2,010	58.21%
Lake Forest	052424	1	860	1,500	57.33%
Lake Forest	052425	3	770	1,420	54.23%
Lake Forest	052408	1	545	1,035	52.66%

* HUD 2023 Low/Moderate Income data as of 5/15/23

ORANGE COUNTY ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

August 6, 2020

REGIONAL PROPOSED AI GOALS AND STRATEGIES

To address the contributing factors described above, the AI plan proposes the following goals and actions: Regional Goals and Strategies."

Goal 1: Increase the supply of affordable housing in high opportunity areas.¹

Strategies:

1. Explore the creation of a new countywide source of affordable housing.
2. Using best practices from other jurisdictions, explore policies and programs that increase the supply of affordable housing, such as linkage fees, housing bonds, inclusionary housing, public land set-aside, community land trusts, transit-oriented development, and expedited permitting and review.
3. Explore providing low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 80% of the Area Median Income to develop accessory dwelling units with affordability restrictions on their property.
4. Review existing zoning policies and explore zoning changes to facilitate the development of affordable housing.
5. Align zoning codes to conform to recent California affordable housing legislation.

Goal 2: Prevent displacement of low- and moderate-income residents with protected characteristics, including Hispanic residents, Vietnamese residents, other seniors, and people with disabilities.

Strategies:

1. Explore piloting a Right to Counsel Program to ensure legal representation for tenants in landlord-tenant proceedings, including those involving the application of new laws like A.B. 1482.

Goal 3: Increase community integration for persons with disabilities.

Strategies:

1. Conduct targeted outreach and provide tenant application assistance and support to persons with disabilities, including individuals transitioning from institutional settings and individuals who are at risk of institutionalization. As part of that assistance, maintain a housing database accessible to persons with disabilities.
2. Consider adopting the accessibility standards adopted by the City of Los Angeles, which require at least 15 percent of all new units in city-supported Low-Income Housing Tax Credit (LIHTC) projects to be ADA-accessible with at least 4 percent of total units to be accessible for persons with hearing and/or vision disabilities.

¹The term "high opportunity areas" generally means locations where there are economic and social factors and amenities that provide a positive impact on a person's life outcome. This is described in more detail in Section iii, Disparities in Access to Opportunity.

Goal 4: Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness.

Strategies:

1. Reduce barriers to accessing rental housing by exploring eliminating application fees for voucher holders and encouraging landlords to follow HUD's guidance on the use of criminal backgrounds in screening tenants.
2. Consider incorporating a fair housing equity analysis into the review of significant rezoning proposals and specific plans.

Goal 5: Expand access to opportunities for protected classes.

Strategies:

1. Explore the voluntary adoption of Small Area Fair Market Rents or exception payment standards in order to increase access to higher opportunity areas for Housing Choice Voucher holders.
2. Continue implementing a mobility counseling program that informs Housing Choice Voucher holders about their residential options in higher opportunity areas and provides holistic support to voucher holders seeking to move to higher opportunity areas.
3. Study and make recommendations to improve and expand Orange County's public transportation to ensure that members of protected classes can access jobs in employment centers in Anaheim, Santa Ana, and Irvine.
4. Increase support for fair housing enforcement, education, and outreach.

CITY OF LAKE FOREST PROPOSED AI GOALS AND STRATEGIES

1. In collaboration with the Orange County Housing Authority (OCHA):
 - a. Attend quarterly OCHA Housing Advisory Committee to enhance the exchange of information regarding the availability, procedures, and policies related to the Housing Assistance Voucher program and regional housing issues.
 - b. Support OCHA's affirmative fair marketing plan and de-concentration policies by providing five-year and annual PHA plan certifications.
 - c. In coordination with OCHA and fair housing services provider, conduct landlord education campaign to educate property owners about State law prohibiting discrimination based on household income.
2. Through the City's fair housing contractor:
 - a. Provide fair housing education and information to apartment managers and homeowner associations on why denial of reasonable modifications/accommodations is unlawful.
 - b. Conduct multi-faceted fair housing outreach to tenants, landlords, property owners, realtors, and property management companies. Methods of outreach may include workshops, informational booths, presentations to community groups, and the distribution of multi-lingual fair housing literature.
 - c. Provide general fair housing counseling and referrals services to address tenant-landlord issues, and investigate allegations of fair housing discrimination and take appropriate actions to conciliate cases or refer to appropriate authorities.
 - d. Periodically monitor local newspapers and online media outlets to identify potentially discriminatory housing advertisements.

- e. Include testing/audits within the scope of work with fair housing provider.
 - f. Regularly consult with the City's fair housing contractor on potential strategies for affirmatively furthering fair housing on an ongoing basis.
3. In cooperation with the Orange County Transportation Authority:
 - a. Provide community education regarding transport services for persons with disabilities.
 - b. Explore bus route options to ensure neighborhoods with a concentration of low-income or protected class populations have access to transportation services.
 4. Support local eviction prevention strategies to reduce the number of homeless individuals and families (homelessness prevention services).
 5. Prepare a new Housing Element that is compliant with all current State laws and is certified by the California Department of Housing and Community Development.
 6. Update zoning ordinance to comply with current State law.