

Jurisdiction	Lake Forest
Reporting Year	2019 (Jan. 1 - Dec. 31)

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

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

**Table A**  
**Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							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	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 PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*											
Summary Row: Start Data Entry Below																0	0	0	0	0	0	0	0	0	537	537	537	0	0	
	104-132-36	Tract 18162	Amara at Serrano Summit	UP 06-18-5172	SFD	O	2/20/2019								101	101	101	0	No APNs have not been assign											
	104-132-36	Tract 18189, Lot 5	Arieta at Serrano Summit	UP 03-19-5258	SFA	O	7/25/2019								104	104	104	0	No APNs have not been assign											
	104-132-36	Tract 18189, Lot 3	Castellon at Serrano Summit	UP 03-19-5253	SFD	O	6/27/2019								51	51	51	0	No APNs have not been assign											
	104-132-36	Tract 18189, Lot 1	Covera at Serrano Summit	SDP 03-19-5254	SFA	O	6/20/2019								120	120	120	0	No APNs have not been assign											
	104-132-36	Tract 18189, Lots 2 and 4	Oreste at Serrano Summit	UP 03-19-5257	SFA	O	7/25/2019								66	66	66	0	No APNs have not been assign											
	104-132-36	Tract 18188	Soria at Serrano Summit	UP 11-18-5238	SFD	O	4/29/2019								95	95	95	0	No APNs have not been assign											
															0	0	0	0												
															0	0	0	0												
															0	0	0	0												
															0	0	0	0												

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Table A2  
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement							Affordability by Household Incomes - Building Permits												
1				2	3	4							6	7							8	9			
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	Very Low-Income Deed Restrictd	Very Low-Income Non Deed Restrictd	Low-Income Deed Restrictd	Low-Income Non Deed Restrictd	Moderate-Income Deed Restrictd	Moderate-Income Non Deed Restrictd	Above-Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restrictd	Very Low-Income Non Deed Restrictd	Low-Income Deed Restrictd	Low-Income Non Deed Restrictd	Moderate-Income Deed Restrictd	Moderate-Income Non Deed Restrictd	Above-Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	46		46	32	0	25	0	0	1	355		413
606-502-06		2272 ARROYO TRABUCO WAY	Brookhaven		SFD	O									0									0	
606-333-81		1731 SUNSET VIEW DRIVE	The Oaks NW		SFD	O									0									0	
610-681-56		86 ECLIPSE	Bristol		SFD	O									0									0	
610-681-57		90 ECLIPSE	Bristol		SFD	O									0									0	
610-681-58		94 ECLIPSE	Bristol		SFD	O									0									0	
610-611-02		19,21,23,25 JASMINE	The Rowe II		SFA	O									0									0	
610-611-02		27,29,31,33,35 JASMINE	The Rowe II		SFA	O									0									0	
606-472-09		1012 PORTOLA OAKS DRIVE	Sagebluff		SFD	O									0									0	
610-681-61		84 ECLIPSE	Bristol		SFD	O									0									0	
610-681-60		88 ECLIPSE	Bristol		SFD	O									0									0	
610-681-59		92 ECLIPSE	Bristol		SFD	O									0									0	
606-481-37		1477 VIEJO RIDGE DRIVE S.	Windstone		SFD	O									0									0	
606-481-34		1501 VIEJO RIDGE DRIVE S.	Windstone		SFD	O									0									0	
606-481-42		1490 VIEJO RIDGE DRIVE S.	Windstone		SFD	O									0									0	
610-661-02		9,11,13,15,17 JASMINE	The Rowe II		SFA	O									0									0	
606-491-07		1990 ALISO PEAK WAY	Highmark		SFD	O									0									0	
606-491-08		1996 ALISO PEAK WAY	Highmark		SFD	O									0									0	
606-491-04		1999 ALISO PEAK WAY	Highmark		SFD	O									0									0	
606-481-31		1525 VIEJO RIDGE DRIVE S.	Windstone		SFD	O									0									0	
606-491-09		2002 ALISO PEAK WAY	Highmark		SFD	O									0									0	
606-491-13		2026 ALISO PEAK WAY	Highmark		SFD	O									0									0	
606-481-35		1493 VIEJO RIDGE DRIVE S.	Windstone		SFD	O									0									0	
606-491-25		2027 ALISO CANYON DR	Highmark		SFD	O									0									0	
606-471-17		1194 VIEJO HILLS DR	Windstone		SFD	O									0									0	
610-681-62		66 ECLIPSE	Bristol		SFD	O									0									0	
610-681-63		70 ECLIPSE	Bristol		SFD	O									0									0	
610-681-64		74 ECLIPSE	Bristol		SFD	O									0									0	
610-681-67		64 ECLIPSE	Bristol		SFD	O									0									0	
610-681-66		68 ECLIPSE	Bristol		SFD	O									0									0	
610-681-65		72 ECLIPSE	Bristol		SFD	O									0									0	
606-481-45		1514 VIEJO RIDGE DRIVE S.	Windstone		SFD	O									0									0	
606-502-34		1880 ALISO CANYON DR	Brookhaven		SFD	O									0									0	
606-502-33		1886 ALISO CANYON DR	Brookhaven		SFD	O									0									0	
606-502-32		1892 ALISO CANYON DR	Brookhaven		SFD	O									0									0	
606-502-31		1896 ALISO CANYON DR	Brookhaven		SFD	O									0									0	
606-502-30		1904 ALISO CANYON DR	Brookhaven		SFD	O									0									0	
606-481-47		1530 VIEJO RIDGE DRIVE S.	Windstone		SFD	O									0									0	
606-502-11		1901 ALISO CANYON DR	Brookhaven		SFD	O									0									0	
606-502-12		1907 ALISO CANYON DR	Brookhaven		SFD	O									0									0	
606-501-30		1889 ALISO CANYON DR	Brookhaven		SFD	O									0									0	
606-481-32		1517 VIEJO RIDGE DRIVE S.	Windstone		SFD	O									0									0	
606-481-30		1533 VIEJO RIDGE DRIVE S.	Windstone		SFD	O									0									0	
606-333-17		1051 SUMMIT OAK DRIVE	The Oaks NW		SFD	O									0									0	
606-333-22		1522 SUNSET VIEW DRIVE	The Oaks NW		SFD	O									0									0	
606-333-52		1162 SUMMIT OAK DRIVE	The Oaks NW		SFD	O									0									0	
610-681-68		48 ECLIPSE	Bristol		SFD	O									0									0	
610-681-70		56 ECLIPSE	Bristol		SFD	O									0									0	
610-681-69		52 ECLIPSE	Bristol		SFD	O									0									0	
610-681-71		54 ECLIPSE	Bristol		SFD	O									0									0	
610-681-72		50 ECLIPSE	Bristol		SFD	O									0									0	
610-681-73		46 ECLIPSE	Bristol		SFD	O									0									0	
617-303-02		23952 CRESCENT ROAD	N/A		ADU	R									0									0	
606-472-27		1191 VIEJO HILLS DR	Sagebluff		SFD	O									0							1	1/8/2019	1	
606-472-28		1195 VIEJO HILLS DR	Sagebluff		SFD	O									0							1	1/8/2019	1	
606-472-22		1187 VIEJO HILLS DR	Sagebluff		SFD	O									0							1	1/8/2019	1	
606-472-21		1183 VIEJO HILLS DR	Sagebluff		SFD	O									0							1	1/8/2019	1	
606-333-78		1701 SUNSET VIEW DRIVE	The Oaks NW		SFD	O									0									0	
606-333-78		1701.5 SUNSET VIEW DRIVE	The Oaks NW		ADU	O									0									0	
606-333-59		1092 SUMMIT OAK DRIVE	The Oaks NW		SFD	O									0									0	
606-492-39		1601 SONORA CREEK LANE	Highmark		SFD	O									0									0	
606-492-42		1619 SONORA CREEK LANE	Highmark		SFD	O									0									0	
606-492-40		1607 SONORA CREEK LANE	Highmark		SFD	O									0									0	
606-492-38		1764 CANYON OAKS LANE	Highmark		SFD	O									0									0	
606-472-11		1151 VIEJO HILLS DR	Sagebluff		SFD	O									0							1	2/15/2019	1	
606-472-13		1163 VIEJO HILLS DR	Sagebluff		SFD	O									0							1	2/15/2019	1	
606-472-05		1143 VIEJO HILLS DR	Sagebluff		SFD	O									0							1	2/15/2019	1	
606-472-06		1147 VIEJO HILLS DR	Sagebluff		SFD	O									0							1	2/15/2019	1	

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Table A2  
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Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits												
1				2	3	4								1/5/1900	6	7							8	9		
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	Very Low-Income Deed Restrictd	Very Low-Income Non Deed Restrictd	Low-Income Deed Restrictd	Low-Income Non Deed Restrictd	Moderate-Income Deed Restrictd	Moderate-Income Non Deed Restrictd	Above-Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restrictd	Very Low-Income Non Deed Restrictd	Low-Income Deed Restrictd	Low-Income Non Deed Restrictd	Moderate-Income Deed Restrictd	Moderate-Income Non Deed Restrictd	Above-Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits		
606-472-14		1167 VIEJO HILLS DR	Sagebluff		SFD	O									0								1	2/15/2019	1	
606-472-19		1171 VIEJO HILLS DR	Sagebluff		SFD	O									0								1	2/15/2019	1	
606-472-20		1175 VIEJO HILLS DR	Sagebluff		SFD	O									0								1	2/15/2019	1	
606-502-14		1919 ALISO CANYON DR	Brookhaven		SFD	O									0								1	3/28/2019	1	
606-502-28		1916 ALISO CANYON DR	Brookhaven		SFD	O									0								1	3/28/2019	1	
606-502-26		1928 ALISO CANYON DR	Brookhaven		SFD	O									0								1	3/28/2019	1	
606-502-27		1922 ALISO CANYON DR	Brookhaven		SFD	O									0								1	3/28/2019	1	
606-502-15		1925 ALISO CANYON DR	Brookhaven		SFD	O									0								1	3/28/2019	1	
606-502-13		1913 ALISO CANYON DR	Brookhaven		SFD	O									0								1	3/28/2019	1	
606-502-16		1931 ALISO CANYON DR	Brookhaven		SFD	O									0								1	3/28/2019	1	
606-502-29		1910 ALISO CANYON DR	Brookhaven		SFD	O									0								1	3/28/2019	1	
610-681-77		36 ECLIPSE	Bristol		SFD	O									0								1	2/11/2019	1	
610-681-79		28 ECLIPSE	Bristol		SFD	O									0								1	2/11/2019	1	
610-681-78		32 ECLIPSE	Bristol		SFD	O									0								1	2/11/2019	1	
610-681-76		38 ECLIPSE	Bristol		SFD	O									0								1	2/11/2019	1	
610-681-74		30 ECLIPSE	Bristol		SFD	O									0								1	2/11/2019	1	
610-681-75		34 ECLIPSE	Bristol		SFD	O									0								1	2/11/2019	1	
606-471-13		1162 VIEJO HILLS DR	Windstone		SFD	O									0								1	3/29/2019	1	
606-471-15		1178 VIEJO HILLS DR	Windstone		SFD	O									0								1	3/29/2019	1	
606-471-11		1146 VIEJO HILLS DR	Windstone		SFD	O									0								1	3/29/2019	1	
606-471-14		1170 VIEJO HILLS DR	Windstone		SFD	O									0								1	3/29/2019	1	
610-681-83		18 ECLIPSE	Bristol		SFD	O									0								1	3/25/2019	1	
610-681-80		12 ECLIPSE	Bristol		SFD	O									0								1	3/25/2019	1	
610-681-85		10 ECLIPSE	Bristol		SFD	O									0								1	3/25/2019	1	
610-681-81		16 ECLIPSE	Bristol		SFD	O									0								1	3/25/2019	1	
610-681-84		14 ECLIPSE	Bristol		SFD	O									0								1	3/25/2019	1	
610-681-82		20 ECLIPSE	Bristol		SFD	O									0								1	3/25/2019	1	
606-471-16		1186 VIEJO HILLS DR	Windstone		SFD	O									0								1	3/29/2019	1	
606-471-12		1154 VIEJO HILLS DR	Windstone		SFD	O									0								1	3/29/2019	1	
610-661-01		18, 20, 22, 24, 26 JASMINE	The Rowe II		SFA	O									0								5	3/26/2019	5	
606-471-09		1130 VIEJO HILLS DR	Windstone		SFD	O									0								1	3/29/2019	1	
606-472-02		1073 VIEJO HILLS DR	Sagebluff		SFD	O									0								1	5/13/2019	1	
606-472-03		1081 VIEJO HILLS DR	Sagebluff		SFD	O									0								1	5/13/2019	1	
606-472-01		1065 VIEJO HILLS DR	Sagebluff		SFD	O									0								1	5/13/2019	1	
606-472-04		1089 VIEJO HILLS DR	Sagebluff		SFD	O									0								1	5/13/2019	1	
606-502-25		1940 ALISO CANYON DR	Brookhaven		SFD	O									0								1	5/23/2019	1	
606-502-24		1946 ALISO CANYON DR	Brookhaven		SFD	O									0								1	5/23/2019	1	
606-502-18		1943 ALISO CANYON DR	Brookhaven		SFD	O									0								1	5/23/2019	1	
606-502-19		1949 ALISO CANYON DR	Brookhaven		SFD	O									0								1	5/23/2019	1	
606-502-22		1958 ALISO CANYON DR	Brookhaven		SFD	O									0								1	5/23/2019	1	
606-502-23		1952 ALISO CANYON DR	Brookhaven		SFD	O									0								1	5/23/2019	1	
606-502-21		1964 ALISO CANYON DR	Brookhaven		SFD	O									0								1	5/23/2019	1	
606-502-20		1955 ALISO CANYON DR	Brookhaven		SFD	O									0								1	5/23/2019	1	
606-502-17		1937 ALISO CANYON DR	Brookhaven		SFD	O									0								1	5/23/2019	1	
606-492-36		1776 CANYON OAKS LANE	Highmark		SFD	O									0										0	
606-492-37		1770 CANYON OAKS LANE	Highmark		SFD	O									0										0	
606-492-22		1779 CANYON OAKS LANE	Highmark		SFD	O									0										0	
606-492-20		1767 CANYON OAKS LANE	Highmark		SFD	O									0										0	
606-492-41		1613 SONORA CREEK LANE	Highmark		SFD	O									0										0	
606-492-34		1788 CANYON OAKS LANE	Highmark		SFD	O									0								1	5/14/2019	1	
606-492-33		1794 CANYON OAKS LANE	Highmark		SFD	O									0								1	5/14/2019	1	
606-492-35		1782 CANYON OAKS LANE	Highmark		SFD	O									0								1	5/14/2019	1	
610-681-06		101 ECLIPSE	Bristol		SFD	O									0								1	4/25/2019	1	
610-681-07		99 ECLIPSE	Bristol		SFD	O									0								1	4/25/2019	1	
610-681-50		91 ECLIPSE	Bristol		SFD	O									0								1	4/25/2019	1	
610-681-05		103 ECLIPSE	Bristol		SFD	O									0								1	4/25/2019	1	
610-681-49		87 ECLIPSE	Bristol		SFD	O									0								1	4/25/2019	1	
610-681-08		97 ECLIPSE	Bristol		SFD	O									0								1	4/25/2019	1	
610-681-51		95 ECLIPSE	Bristol		SFD	O									0								1	4/25/2019	1	
610-681-48		85 ECLIPSE	Bristol		SFD	O									0								1	4/25/2019	1	
610-681-46		93 ECLIPSE	Bristol		SFD	O									0								1	4/25/2019	1	
610-681-47		89 ECLIPSE	Bristol		SFD	O									0								1	4/25/2019	1	
606-492-21		1773 CANYON OAKS LANE	Highmark		SFD	O									0										0	
606-492-24		1791 CANYON OAKS LANE	Highmark		SFD	O									0									1	5/14/2019	1
606-471-06		1106 VIEJO HILLS DR	Windstone		SFD	O									0								1	5/24/2019	1	
606-471-07		1114 VIEJO HILLS DR	Windstone		SFD	O									0								1	5/24/2019	1	
606-451-23		200, 202, 204, 206, 208 MOUNTAIN SAGE 301, 303, 305, 307, 309 LIMESTONE	Silveroak		SFA	O									0								10	4/26/2019	10	
606-471-03		1082 VIEJO HILLS DR	Windstone		SFD	O									0								1	5/24/2019	1	

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606-492-25		1797 CANYON OAKS LANE	Highmark		SFD	O									0								1	6/7/2019	1
606-492-32		1800 CANYON OAKS LANE	Highmark		SFD	O									0								1	6/7/2019	1
606-492-31		1806 CANYON OAKS LANE	Highmark		SFD	O									0								1	6/7/2019	1
606-501-20		2307 ARROYO OAKS CT	Brookhaven		SFD	O									0										0
606-501-13		2304 ARROYO OAKS CT	Brookhaven		SFD	O									0										0
606-501-19		2301 ARROYO OAKS CT	Brookhaven		SFD	O									0										0
606-501-17		2280 ARROYO OAKS CT	Brookhaven		SFD	O									0										0
606-501-14		2298 ARROYO OAKS CT	Brookhaven		SFD	O									0										0
606-501-16		2286 ARROYO OAKS CT	Brookhaven		SFD	O									0										0
606-501-18		2295 ARROYO OAKS CT	Brookhaven		SFD	O									0										0
606-451-23		100, 102, 104, 106, 108, 110 HIGH MEADOW	Copperleaf - Original		SFA	O									0								6	4/18/2019	6
606-451-23		101, 103, 105, 107, 109, 111, 113 HIGH MEADOW	Copperleaf - Original		SFA	O									0								7	4/18/2019	7
606-492-28		1815 CANYON OAKS LANE	Highmark		SFD	O									0								1	6/19/2019	1
606-492-30		1812 CANYON OAKS LANE	Highmark		SFD	O									0								1	6/19/2019	1
606-492-29		1818 CANYON OAKS LANE	Highmark		SFD	O									0								1	6/19/2019	1
606-492-27		1809 CANYON OAKS LANE	Highmark		SFD	O									0								1	6/19/2019	1
610-681-55		111 ECLIPSE	Bristol		SFD	O									0								1	5/13/2019	1
610-681-52		109 ECLIPSE	Bristol		SFD	O									0								1	5/13/2019	1
610-681-53		105 ECLIPSE	Bristol		SFD	O									0								1	5/13/2019	1
610-681-54		107 ECLIPSE	Bristol		SFD	O									0								1	5/13/2019	1
606-471-01		1066 VIEJO HILLS DR	Windstone		SFD	O									0								1	5/24/2019	1
606-451-23		115, 117, 119, 121, 123, 125, 127 HIGH MEADOW	Copperleaf - Original		SFA	O									0								7	4/16/2019	7
606-471-08		1122 VIEJO HILLS DR	Windstone		SFD	O									0								1	5/24/2019	1
606-471-02		1074 VIEJO HILLS DR	Windstone		SFD	O									0								1	5/24/2019	1
606-451-23		201, 203, 205, 207, 209, 211 MOUNTAIN SAGE	Copperleaf-Modified		SFA	O									0								6	5/14/2019	6
606-481-49		1546 VIEJO RIDGE DRIVE S.	Windstone		SFD	O									0								1	6/7/2019	1
606-481-29		1541 VIEJO RIDGE DRIVE S.	Windstone		SFD	O									0								1	6/7/2019	1
606-481-51		1562 VIEJO RIDGE DRIVE S.	Windstone		SFD	O									0								1	6/7/2019	1
606-481-52		1570 VIEJO RIDGE DRIVE S.	Windstone		SFD	O									0								1	6/7/2019	1
606-321-12 606-332-01		5592 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0								1	4/30/2019	1
606-321-12 606-332-01		5572 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0								1	4/30/2019	1
606-321-12 606-332-01		5582 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0								1	4/30/2019	1
606-321-12 606-332-01		5602 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0								1	4/30/2019	1
606-321-12 606-332-01		5552 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0								1	4/30/2019	1
606-321-12 606-332-01		5532 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0								1	4/30/2019	1
606-321-12 606-332-01		5527 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0								1	4/30/2019	1
606-471-05		1090 VIEJO HILLS DR	Windstone		SFD	O									0								1	5/24/2019	1
606-472-12		1155 VIEJO HILLS DR	Sagebluff		SFD	O									0								1	2/15/2019	1
606-451-23		100,102,104,106,108 SKYPOINT 201,203,205,207,209 WINTERBROOK	Silveroak		SFA	O									0								10	3/1/2019	10
610-201-05 610-204-01 610-351-08		15 PONTE	Teresina		SFD	O									0								1	3/15/2019	1
610-201-05 610-204-01 610-351-08		19 PONTE	Teresina		SFD	O									0								1	3/15/2019	1
610-201-05 610-204-01 610-351-08		17 PONTE	Teresina		SFD	O									0								1	3/15/2019	1
606-471-10		1138 VIEJO HILLS DR	Windstone		SFD	O									0								1	3/29/2019	1
606-451-23		112,114,116,118,120,122,124 HIGH MEADOW	Copperleaf-Original		SFA	O									0								7	4/16/2019	7
606-451-23		500,502,504,506,508 ENGLISH BLUFFS 501,503,505,507,509 DEEANN	Silveroak		SFA	O									0								10	4/26/2019	10
606-451-23		401,403,405,407,409 ECHO BLUE 300,302,304,306,308 LIMESTONE	Silveroak		SFA	O									0								10	4/26/2019	10
606-451-23		400,402,404,406,408 ECHO BLUE 501,503,505,507,509 ENGLISH BLUFFS	Silveroak		SFA	O									0								10	4/26/2019	10
606-321-12 606-332-01		5537 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0								1	4/30/2019	1
606-321-12 606-332-01		5507 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0								1	4/30/2019	1
606-321-12 606-332-01		5547 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0								1	4/30/2019	1
606-321-12 606-332-01		5522 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0								1	4/30/2019	1
606-321-12 606-332-01		5562 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0								1	4/30/2019	1
606-321-12 606-332-01		5577 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0								1	4/30/2019	1
606-321-12 606-332-01		5517 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0								1	4/30/2019	1
606-321-12 606-332-01		5567 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0								1	4/30/2019	1
606-321-12 606-332-01		5542 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0								1	4/30/2019	1
606-321-12 606-332-01		5512 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0								1	4/30/2019	1
606-321-12 606-332-01		5557 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0								1	4/30/2019	1
606-492-23		1785 CANYON OAKS LANE	Highmark		SFD	O									0								1	5/14/2019	1
606-471-04		1098 VIEJO HILLS DR	Windstone		SFD	O									0								1	5/24/2019	1
606-492-26		1803 CANYON OAKS LANE	Highmark		SFD	O									0								1	6/7/2019	1
606-481-27		1557 VIEJO RIDGE DRIVE S.	Windstone		SFD	O									0								1	6/7/2019	1
606-481-50		1554 VIEJO RIDGE DRIVE S.	Windstone		SFD	O									0								1	6/7/2019	1
606-481-26		1565 VIEJO RIDGE DRIVE S.	Windstone		SFD	O									0								1	6/7/2019	1
606-481-28		1549 VIEJO RIDGE DRIVE S.	Windstone		SFD	O									0								1	6/7/2019	1
606-492-46		1663 SONORA CREEK LANE	Highmark		SFD	O									0								1	7/10/2019	1
606-492-44		1651 SONORA CREEK LANE	Highmark		SFD	O									0								1	7/25/2019	1
606-492-48		1675 SONORA CREEK LANE	Highmark		SFD	O									0								1	7/25/2019	1
606-492-43		1645 SONORA CREEK LANE	Highmark		SFD	O									0								1	7/25/2019	1

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

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Table A2  
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement										Affordability by Household Incomes - Building Permits									
1				2	3	4										15/1900	6	7						8	9
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	Very Low Income Deed Restrictd	Very Low Income Non Deed Restrictd	Low Income Deed Restrictd	Low Income Non Deed Restrictd	Moderate Income Deed Restrictd	Moderate Income Non Deed Restrictd	Above Moderate Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low Income Deed Restrictd	Very Low Income Non Deed Restrictd	Low Income Deed Restrictd	Low Income Non Deed Restrictd	Moderate Income Deed Restrictd	Moderate Income Non Deed Restrictd	Above Moderate Income	Building Permits Date Issued	# of Units Issued Building Permits	
606-492-45		1657 SONORA CREEK LANE	Highmark		SFD	O																	1	7/25/2019	1
606-492-47		1669 SONORA CREEK LANE	Highmark		SFD	O																	1	7/25/2019	1
606-321-12 606-332-01		5652 HERITAGE OAK DRIVE	The Oaks NE		SFD	O																	1	8/1/2019	1
606-321-12 606-332-01		5642 HERITAGE OAK DRIVE	The Oaks NE		SFD	O																	1	8/1/2019	1
606-321-12 606-332-01		5612 HERITAGE OAK DRIVE	The Oaks NE		SFD	O																	1	8/1/2019	1
606-321-12 606-332-01		5632 HERITAGE OAK DRIVE	The Oaks NE		SFD	O																	1	8/1/2019	1
606-321-12 606-332-01		5622 HERITAGE OAK DRIVE	The Oaks NE		SFD	O																	1	8/1/2019	1
606-321-12 606-332-01		5662 HERITAGE OAK DRIVE	The Oaks NE		SFD	O																	1	8/1/2019	1
606-451-23		157,159,161,163,165,167,169 ALDER RIDGE	Copperleaf-Modified		SFA	O																	7	9/12/2019	7
606-451-23		156,158,160,162,164,166,168 ALDER RIDGE	Copperleaf-Modified		SFA	O																	7	9/12/2019	7
104-132-36		551 SERRANO SUMMIT DR	Amara		SFD	O							1	3/14/2019	1							1	9/17/2019	1	
104-132-36		539 SERRANO SUMMIT DR	Amara		SFD	O							1	3/14/2019	1							1	9/17/2019	1	
104-132-36		545 SERRANO SUMMIT DR	Amara		SFD	O							1	3/14/2019	1							1	9/17/2019	1	
606-502-35		1868 ALISO CANYON DR	Brookhaven		SFD	O																	1	9/17/2019	1
606-501-34		1865 ALISO CANYON DR	Brookhaven		SFD	O																	1	9/17/2019	1
606-502-36		1862 ALISO CANYON DR	Brookhaven		SFD	O																	1	9/17/2019	1
606-501-32		1877 ALISO CANYON DR	Brookhaven		SFD	O																	1	9/17/2019	1
606-501-31		1883 ALISO CANYON DR	Brookhaven		SFD	O																	1	9/17/2019	1
606-502-37		1856 ALISO CANYON DR	Brookhaven		SFD	O																	1	9/17/2019	1
606-502-38		1850 ALISO CANYON DR	Brookhaven		SFD	O																	1	9/17/2019	1
606-501-33		1871 ALISO CANYON DR	Brookhaven		SFD	O																	1	9/17/2019	1
610-201-05 610-204-01 610-351-08		17 ALESSIO	Teresina		SFD	O																	1	9/17/2019	1
610-201-05 610-204-01 610-351-08		19 ALESSIO	Teresina		SFD	O																	1	9/17/2019	1
610-201-05 610-204-01 610-351-08		12 ALESSIO	Teresina		SFD	O																	1	9/17/2019	1
610-201-05 610-204-01 610-351-08		27 ALESSIO	Teresina		SFD	O																	1	9/17/2019	1
610-201-05 610-204-01 610-351-08		18 ALESSIO	Teresina		SFD	O																	1	9/17/2019	1
610-201-05 610-204-01 610-351-08		11 ALESSIO	Teresina		SFD	O																	1	9/17/2019	1
610-201-05 610-204-01 610-351-08		25 ALESSIO	Teresina		SFD	O																	1	9/17/2019	1
610-201-05 610-204-01 610-351-08		16 ALESSIO	Teresina		SFD	O																	1	9/17/2019	1
610-201-05 610-204-01 610-351-08		20 ALESSIO	Teresina		SFD	O																	1	9/17/2019	1
610-201-05 610-204-01 610-351-08		10 ALESSIO	Teresina		SFD	O																	1	9/17/2019	1
610-201-05 610-204-01 610-351-08		22 ALESSIO	Teresina		SFD	O																	1	9/17/2019	1
610-201-05 610-204-01 610-351-08		23 ALESSIO	Teresina		SFD	O																	1	9/17/2019	1
610-201-05 610-204-01 610-351-08		14 ALESSIO	Teresina		SFD	O																	1	9/17/2019	1
610-201-05 610-204-01 610-351-08		13 ALESSIO	Teresina		SFD	O																	1	9/17/2019	1
610-201-05 610-204-01 610-351-08		15 ALESSIO	Teresina		SFD	O																	1	9/17/2019	1
610-201-05 610-204-01 610-351-08		21 ALESSIO	Teresina		SFD	O																	1	9/17/2019	1
104-132-36		508 CATALONIA	Soria		SFD	O							1	5/9/2019	1							1	9/24/2019	1	
104-132-36		506 CATALONIA	Soria		SFD	O							1	5/9/2019	1							1	9/24/2019	1	
104-132-36		510 CATALONIA	Soria		SFD	O							1	5/9/2019	1							1	9/24/2019	1	
606-321-12 606-332-01		5452 HERITAGE OAK DRIVE	The Oaks NE		SFD	O																	1	10/9/2019	1
606-321-12 606-332-01		5492 HERITAGE OAK DRIVE	The Oaks NE		SFD	O																	1	10/9/2019	1
606-321-12 606-332-01		5487 HERITAGE OAK DRIVE	The Oaks NE		SFD	O																	1	10/9/2019	1
606-321-12 606-332-01		5462 HERITAGE OAK DRIVE	The Oaks NE		SFD	O																	1	10/9/2019	1
606-321-12 606-332-01		5442 HERITAGE OAK DRIVE	The Oaks NE		SFD	O																	1	10/9/2019	1
606-321-12 606-332-01		5482 HERITAGE OAK DRIVE	The Oaks NE		SFD	O																	1	10/9/2019	1
606-321-12 606-332-01		5472 HERITAGE OAK DRIVE	The Oaks NE		SFD	O																	1	10/9/2019	1
606-321-12 606-332-01		5502 HERITAGE OAK DRIVE	The Oaks NE		SFD	O																	1	10/9/2019	1
606-321-12 606-332-01		5432 HERITAGE OAK DRIVE	The Oaks NE		SFD	O																	1	10/9/2019	1
606-451-23		133,135,137,139,141,143 ALDER RIDGE	Copperleaf-Modified		SFA	O																	6	11/4/2019	6
606-451-23		145,147,149,151,153,155 ALDER RIDGE	Copperleaf-Modified		SFA	O																	6	11/4/2019	6
104-132-36		628 ATHOS	Amara		SFD	O							1	3/14/2019	1							1	11/5/2019	1	
104-132-36		627 ATHOS	Amara		SFD	O							1	3/14/2019	1							1	11/5/2019	1	
104-132-36		622 ATHOS	Amara		SFD	O							1	3/14/2019	1							1	11/5/2019	1	
104-132-36		615 ATHOS	Amara		SFD	O							1	3/14/2019	1							1	11/5/2019	1	
104-132-36		634 ATHOS	Amara		SFD	O							1	3/14/2019	1							1	11/5/2019	1	
104-132-36		621 ATHOS	Amara		SFD	O							1	3/14/2019	1							1	11/5/2019	1	
104-132-36		616 ATHOS	Amara		SFD	O							1	3/14/2019	1							1	11/5/2019	1	
606-451-23		600,602,604,606,608, WHITE OAKS 701,703,705,707,709 DUSTY CREEK	Silveroak		SFA	O																	10	11/19/2019	10
606-451-23		500, 502,504,506,508 DEEANN 601,603,605,607,609 WHITE OAKS	Silveroak		SFA	O																	10	11/19/2019	10
104-132-36		528 CATALONIA	Soria		SFD	O							1	5/9/2019	1							1	11/20/2019	1	
104-132-36		532 CATALONIA	Soria		SFD	O							1	5/9/2019	1							1	11/20/2019	1	
104-132-36		534 CATALONIA	Soria		SFD	O							1	5/9/2019	1							1	11/20/2019	1	
104-132-36		522 CATALONIA	Soria		SFD	O							1	5/9/2019	1							1	11/20/2019	1	
104-132-36		520 CATALONIA	Soria		SFD	O							1	5/9/2019	1							1	11/20/2019	1	
104-132-36		524 CATALONIA	Soria		SFD	O							1	5/9/2019	1							1	11/20/2019	1	
104-132-36		530 CATALONIA	Soria		SFD	O							1	5/9/2019	1							1	11/20/2019	1	
104-132-36		526 CATALONIA	Soria		SFD	O							1	5/9/2019	1							1	11/20/2019	1	
104-132-36		256,258,260,262,264,266 SIENA	Arieta		SFA	O							6	8/8/2019	6							6	11/21/2019	6	

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

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Table A2  
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement							Affordability by Household Incomes - Building Permits											
1				2	3	4							15/1900	6	7							8	9	
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	Very Low-Income Deed Restrict	Very Low-Income Non Deed Restrict	Low-Income Deed Restrict	Low-Income Non Deed Restrict	Moderate-Income Deed Restrict	Moderate-Income Non Deed Restrict	Above-Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restrict	Very Low-Income Non Deed Restrict	Low-Income Deed Restrict	Low-Income Non Deed Restrict	Moderate-Income Deed Restrict	Moderate-Income Non Deed Restrict	Above-Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
	104-132-36	334,336,338,340 ADELA	Covera		SFA	O							4	7/11/2019	4							4	11/21/2019	4
	104-132-36	267 & 269 SIENA	Oreste		SFA	O							2	8/8/2019	2							2	12/2/2019	2
	104-132-36	263 & 265 SIENA	Oreste		SFA	O							2	8/8/2019	2							2	12/2/2019	2
	104-132-36	651 ATHOS	Amara		SFD	O							1	3/14/2019	1							1	12/17/2019	1
	104-132-36	640 ATHOS	Amara		SFD	O							1	3/14/2019	1							1	12/17/2019	1
	104-132-36	646 ATHOS	Amara		SFD	O							1	3/14/2019	1							1	12/17/2019	1
	104-132-36	645 ATHOS	Amara		SFD	O							1	3/14/2019	1							1	12/17/2019	1
	104-132-36	652 ATHOS	Amara		SFD	O							1	3/14/2019	1							1	12/17/2019	1
	104-132-36	633 ATHOS	Amara		SFD	O							1	3/14/2019	1							1	12/17/2019	1
	104-132-36	639 ATHOS	Amara		SFD	O							1	3/14/2019	1							1	12/17/2019	1
	104-132-36	153 DENALI	Castellon		SFD	O							1	7/11/2019	1							1	12/17/2019	1
	104-132-36	151 DENALI	Castellon		SFD	O							1	7/11/2019	1							1	12/17/2019	1
	104-132-36	149 DENALI	Castellon		SFD	O							1	7/11/2019	1							1	12/17/2019	1
	104-132-36	155 DENALI	Castellon		SFD	O							1	7/11/2019	1							1	12/17/2019	1
	606-451-01	901 931 PORTOLA OAKS DR	Mixed Use Senior Housing		5+	R									0	32		25				1	12/20/2019	58
	606-321-12 606-332-01	5382 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0							1	12/20/2019	1
	606-321-12 606-332-01	5402 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0							1	12/20/2019	1
	606-321-12 606-332-01	5407 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0							1	12/20/2019	1
	606-321-12 606-332-01	5387 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0							1	12/20/2019	1
	606-321-12 606-332-01	5412 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0							1	12/20/2019	1
	606-321-12 606-332-01	5362 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0							1	12/20/2019	1
	606-321-12 606-332-01	5372 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0							1	12/20/2019	1
	606-321-12 606-332-01	5417 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0							1	12/20/2019	1
	606-321-12 606-332-01	5422 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0							1	12/20/2019	1
	606-321-12 606-332-01	5377 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0							1	12/20/2019	1
	606-321-12 606-332-01	5367 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0							1	12/20/2019	1
	606-321-12 606-332-01	5392 HERITAGE OAK DRIVE	The Oaks NE		SFD	O									0							1	12/20/2019	1
	606-321-12 606-332-01	5407.5 HERITAGE OAK DRIVE	The Oaks NE		ADU	R									0						1	12/20/2019	1	













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Table A2

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Project Identifier				Affordability by Household Incomes - Certificates of Occupancy							Streamlining	Infill	Housing without Financial Assistance or Deed Restrictions		Housing without Financial Assistance or Deed Restriction	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes			
1				10							11	12	13	14	15	16	17	18	19	20			21
Prior APN*	Current APN	Street Address	Project Name*	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	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
606-321-12 606-332-01	606-321-12 606-332-01	5402 HERITAGE OAK DRIVE	The Oaks NE									0		N									
606-321-12 606-332-01	606-321-12 606-332-01	5407 HERITAGE OAK DRIVE	The Oaks NE									0		N									
606-321-12 606-332-01	606-321-12 606-332-01	5387 HERITAGE OAK DRIVE	The Oaks NE									0		N									
606-321-12 606-332-01	606-321-12 606-332-01	5412 HERITAGE OAK DRIVE	The Oaks NE									0		N									
606-321-12 606-332-01	606-321-12 606-332-01	5362 HERITAGE OAK DRIVE	The Oaks NE									0		N									
606-321-12 606-332-01	606-321-12 606-332-01	5372 HERITAGE OAK DRIVE	The Oaks NE									0		N									
606-321-12 606-332-01	606-321-12 606-332-01	5417 HERITAGE OAK DRIVE	The Oaks NE									0		N									
606-321-12 606-332-01	606-321-12 606-332-01	5422 HERITAGE OAK DRIVE	The Oaks NE									0		N									
606-321-12 606-332-01	606-321-12 606-332-01	5377 HERITAGE OAK DRIVE	The Oaks NE									0		N									
606-321-12 606-332-01	606-321-12 606-332-01	5367 HERITAGE OAK DRIVE	The Oaks NE									0		N									
606-321-12 606-332-01	606-321-12 606-332-01	5392 HERITAGE OAK DRIVE	The Oaks NE									0		N									
606-321-12 606-332-01	606-321-12 606-332-01	5407.5 HERITAGE OAK DRIVE	The Oaks NE									0		N				Per the HCD affordability calculator, this ADU is eligible to be counted as Moderate Income Affordability because the estimated rental cost is \$1916.					

**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
Very Low	Deed Restricted	647							32			32	615
	Non-Deed Restricted												
Low	Deed Restricted	450							25			25	425
	Non-Deed Restricted												
Moderate	Deed Restricted	497		145	48	8		1	1			203	294
	Non-Deed Restricted												
Above Moderate		1133		688	461	489	749	237	355			2979	
Total RHNA		2727											
Total Units				833	509	497	749	238	413			3239	1334

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
Cells in grey contain auto-calculation formulas



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Lake Forest	
<b>Reporting Year</b>	2019	(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
<b>Program 1: Land Use Policy, Entitlements, and Development Capacity</b>	Maintain and monitor the residential sites inventory to ensure adequate sites remain to accommodate the RHNA throughout the RHNA period. Receive and process development applications for projects within the New Neighborhoods.	Annual monitoring and reporting throughout the planning period.	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. Adequate sites remain in the inventory to accommodate the remaining RHNA. During 2019, the City has received and processed applications for 537 units in a previously entitled (but not constructed) New Neighborhood.
<b>Program 2: Monitor Residential Capacity (No Net Loss)</b>	Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by January 1, 2014.	Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by January 1, 2014.	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.

<p><b>Program 3: Facilitate Affordable Housing Production</b></p>	<p>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).</p>	<p>Update list and contact information for affordable housing developers annually thereafter. Provide ongoing participation and assistance to interested affordable housing developers. Annual monitoring and reporting throughout the planning period.</p>	<p>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 December 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 City is currently processing the application and expects it to be reviewed by decision makers in 2020.</p>
<p><b>Program 4: Farm Employee Housing</b></p>	<p>Review and revise the Zoning Code to address compliance with Health and Safety Code Sections 17021.5 and 17021.6.</p>	<p>Review and revise the Zoning Code within one year of adoption of the Housing Element.</p>	<p>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.</p>



<p><b>Program 5: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws</b></p>	<p>Monitor State and federal legislation as well as City development process and zoning regulations to identify and remove housing constraints.</p>	<p>Annual monitoring and reporting throughout the planning period.</p>	<p>City staff and the City Attorney’s office regularly monitor changing legislation and perform regular updates to the zoning regulations accordingly.</p>
<p><b>Program 6: Sites for Homeless Shelters</b></p>	<p>Provide financial support to non-profit organizations that shelter the homeless (subject to available funding and on a case-by-case basis). Assist non-profit organizations identify potential sites for homeless shelters. Continue staff participation in the Commission to End Homelessness and support of a Homeless Liaison within the Police Services Department.</p>	<p>Annual monitoring and reporting throughout the planning period.</p>	<p>No opportunities to assist non-profits to locate a homeless shelter were identified during 2019. However, in 2019, the City continued a contact with Mercy House a non-profit 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.</p>
<p><b>Program 7: Transitional and Supportive Housing</b></p>	<p>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).</p>	<p>Annual monitoring and reporting throughout the planning period.</p>	<p>During the 2019-2020 fiscal year, the City anticipates assisting 3,322 individuals through funding (CDBG sub-recipient) of nine non-profit organizations that provide services to homeless, low- and moderate-income persons, including (respectively): case management and in-home 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 will also be 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.</p>

			Total anticipated expenditure for this activity is \$73,245. In addition, the City directly funded (\$50,000: Sept. 5, 2018 – Dec. 1, 2019) to a non-profit organization providing homeless outreach services to an estimated 76 persons identified during Orange County's 2019 Point In Time Count.
<b>Program 8: Coordination with Social Service Agencies</b>	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 2018-2019 fiscal year, 9 non-profit social service agencies received pass-through CDBG funding from the City to provide support and assistance to residents. In addition, two non-profit social service agencies received direct funding from the City to support homeless outreach services.
<b>Program 9: Rental Assistance</b>	Continue to contract with the OCHA to administer the Housing Choice Vouchers Program with the goal of assisting an average of approximately 190 extremely low and very low-income households annually during the planning period. Promote the Housing Choice Vouchers program on City website. Support the OCHA's applications for additional voucher allocations and efforts to maintain and expand voucher use in the City.	Ongoing implementation and annual monitoring throughout the planning period.	Residents continue to be assisted by the Housing Choice Voucher program, which is a HUD Sec. 8 program that is administered by the Orange County Housing Authority. During FY 2019-2020, it is anticipated that 190 very-low income households will receive voucher assistance.

<p><b>Program 10: Conservation of Existing and Future Affordable Units</b></p>	<p>The City will work with property owners, interest groups and the State and federal governments to implement the following programs on an ongoing basis to conserve its 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 restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and informed of their rights and that they are eligible to receive Section 8 vouchers that</p>	<p>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 Entities (<a href="http://www.hcd.ca.gov/hpd/hrc/tech/presrv/">http://www.hcd.ca.gov/hpd/hrc/tech/presrv/</a>), educate tenants of their rights, and assist tenants to obtain rental assistance in accordance with this program.</p>	<p>In 2019, a total of 204 affordable units 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.</p>
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<p><b>Program 11: Housing Rehabilitation Loan Program</b></p>	<p>Assist 10 lower income homeowners annually.</p>	<p>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.</p>	<p>During the 2019-2020 fiscal year, it is anticipated that 11 income-qualified homeowners will participate in and complete needed repairs and improvements to their home (e.g., roofing, plumbing, electrical, and flooring) via the City's Housing Rehabilitation Loan Program. Total allocation for this activity is \$273,690.</p>
<p><b>Program 12: Code Enforcement and Neighborhood Preservation</b></p>	<p>Continue to implement the applicable sections of the Lake Forest Municipal Code, including the California Building Code.</p>	<p>Ongoing implementation and annual monitoring and reporting throughout the planning period.</p>	<p>In addition to inspections in Target Areas, Code Enforcement inspectors continue to inform property owners of rehabilitation. Furthermore, the City allocated \$25,370 of CDBG grant funding for the Neighborhood Pride Paint Program in Fiscal Year 2019-2020. The program provides grants to qualifying low- and moderate-income homeowners with a demonstrated need, for the purpose of home painting. In FY 2019-20, approximately 5 homes will be 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.</p>
<p><b>Program 13: Homebuyer Assistance Programs</b></p>	<p>Continue to promote the MCC and SCHFA programs by notifying eligible applicants to County programs and providing information on the City's website with the goal of assisting five households to achieve home ownership annually during the planning period.</p>	<p>Ongoing implementation and annual monitoring and reporting throughout the planning period.</p>	<p>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.</p>
<p><b>Program 14: Fair Housing Services</b></p>	<p>Continue to contract with a fair housing service provider to provide fair housing services. Maintain the link on the City website providing information about fair housing services. Participate in the Regional Analysis of Impediments to Fair Housing Choice and work to mitigate impediments identified in the study.</p>	<p>Annual allocation of funds to fair housing service provider. Annual monitoring and reporting throughout the planning period.</p>	<p>The City's website provides information about fair housing matters, including contact information for the Fair Housing Council of Orange County (FHCOC) services. 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. FHCOC anticipates assisting 70 Lake Forest households in FY 2019-20.</p>



Jurisdiction	Lake Forest	
Reporting Period	2019	(Jan. 1 - Dec. 31)

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

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

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)**

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									



<b>Reporting Year</b>	2019	(Jan. 1 - Dec. 31)
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<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	32
	Non-Deed Restricted	0
Low	Deed Restricted	25
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		355
<b>Total Units</b>		<b>413</b>

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

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	6
Number of Proposed Units in All Applications Received:	537
Total Housing Units Approved:	537
Total Housing Units Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas