



# CITY OF LAKE FOREST

OCTOBER 26, 2019



# What did you like/dislike about the communities?



# IDEAL LOCATION



- 3.74 acre site generally bounded by El Toro Road, Raymond Way, and Jutewood Place.
- Within El Toro Road Corridor General Plan Update Focus Area: Mixed Use-32 per acre.
- Compatible with surround uses
- Walk Score of 88 out of 100
- Walkable to retail and services

# CONCEPTUAL PLAN



One 3-4 story courtyard building with 71 units:

- 18 one-bedrooms
- 36 two-bedrooms
- 16 three-bedrooms

Community amenities

- Community center
- Playground/Tot lot
- Teen area
- BBQ picnic area
- Laundry per floor

Minimum parking

- 107 spaces
- 1.5 per unit

# CRAFTSMAN ARCHITECTURE



# NEIGHBORHOOD COMPATIBLE DESIGN



# DENSITY



- Proposed minimum density 32 du/acre
- State density bonus would allow for 43 du/acre
- Project is proposing 36 du/ac
- Arroyo at Baker Ranch (30 du/acre)
- Portola senior housing project (29 du/acre)



# SUFFICIENT PARKING

Compatible with other Lake Forest affordable housing projects:

Project	Total Units	Total Parking	Parking Ratio
Arroyo at Baker Ranch	189	331	1.75
Portola Center	58	57	1.05
National CORE	80	125	1.50

# LESS TRAFFIC

Proposed 71 unit project will result in less trips:

	Peak AM Trips	Peak PM Trips	Daily Trips
Residential	33	27	263
Existing Office	38	38	321

# ONSITE MANAGEMENT



National CORE is an Owner-Operator and provides onsite property management along with other services including:

- Onsite security and a 24-hour presence of highly trained property management staff
- Provide tenant screening and background checks
- Manage unit occupancy
- Implement parking management
- Coordination with County and local nonprofits on tenant eligibility

# UNIT & AFFORDABILITY MIX

INCOME LIMIT CATEGORY	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	TOTAL UNITS
Permanent Supportive Housing (>30% AMI)	12			12
Extremely Low Income (>30% AMI)		7	4	11
Very Low Income (>40% AMI)		20	7	27
Very Low Income (>50% AMI)	5	8	7	20
Exempt Manager's Units		1		1
<b>Total Units</b>				<b>71</b>

# RESIDENT AFFORDABILITY LEVELS

Income Level	% of AMI	Maximum Annual Income	Sample Occupations
Extremely Low Income	Up to 30%	One Person: >\$24,950	Retail clerks, restaurant cooks & servers, hair stylists, home care aides
		Two Person: >\$28,500	
		Four Person: >\$35,600	
Very Low Income	30% - 50%	One Person: >\$41,500	Teachers, EMTs & paramedics, Entry level public service employees
		Two Person: >\$47,500	
		Four Person: >\$59,350	



# EXPECTED RENT LIMITS

Resident pays no more than 30% of their income on rent

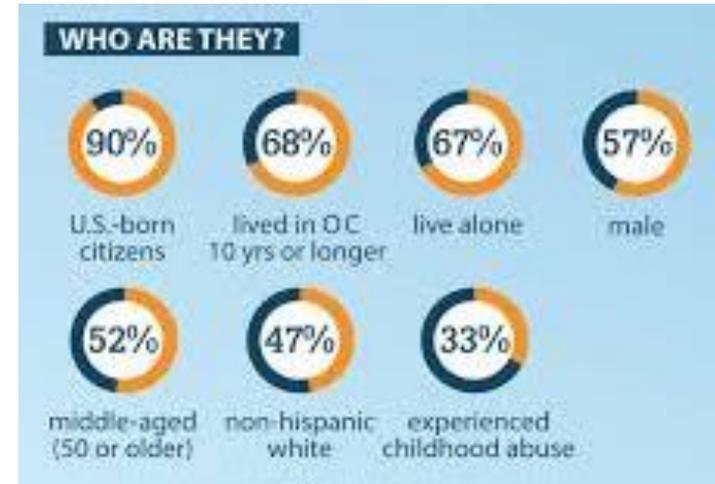
INCOME LIMIT CATEGORY	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM
Extremely Low Income (30% AMI)	\$667	\$801	\$925
Very Low Income (40% AMI)	\$890	\$1,068	\$1,233
Very Low Income (50% AMI)	\$1,113	\$1,335	\$1,543

# PERMANENT SUPPORTIVE HOUSING (PSH)

- A maximum 12 one bedroom units will be PSH
- Housing for individuals who lack a fixed, regular, and adequate nighttime residence or are at risk of homelessness, and who are in need of mental health services
- Those suffering from depression, bi-polar disorder, PTSD, developmentally disabled youth
- Comprehensive services are available onsite for residents to treat their disability – something that is not available in a regular apartment complex, or even in traditional affordable housing
- We will conduct targeted outreach to ensure that those in most need or experiencing homelessness in Lake Forest are engaged and ready once the leasing begins

# WHO ARE THE HOMELESS?

- 90% of OC homeless are U.S. citizens
- 68% are long-term residents (10+ years in OC)
- 76% are homeless due to job insecurity, wages, or lack of affordable housing
- Single: 67% live alone
- Male: 57% are male
- Middle aged: 52% are age 50 or older and
- Non-Hispanic White: 47%
- 2019 Point-in-Time Count for Lake Forest: 76 unsheltered and 36 sheltered



# PSH FAQ



- Tenants are screened for candidacy
- Criminal background check required
  - Sex offenders or individuals who have been convicted of manufacturing methamphetamine are not allowed.
  - Those arrested, convicted, or have engaged in drug-related or violent criminal activity within the prior five years are not allowed.
- Reduces calls for services and need for emergency medical services
- National CORE has track-record of successful mixed-resident projects, 10+ integrated communities including Oakcrest Heights

# SUPPORTIVE SERVICES

Financial Literacy Classes  
Financial Consultations  
Home Ownership Workshops  
Social Services Enrollment  
Life Skills Workshop Series  
Stress Management Workshops  
Domestic Violence Services  
Parenting Education  
Child Care  
Community Resources  
Legal Aid

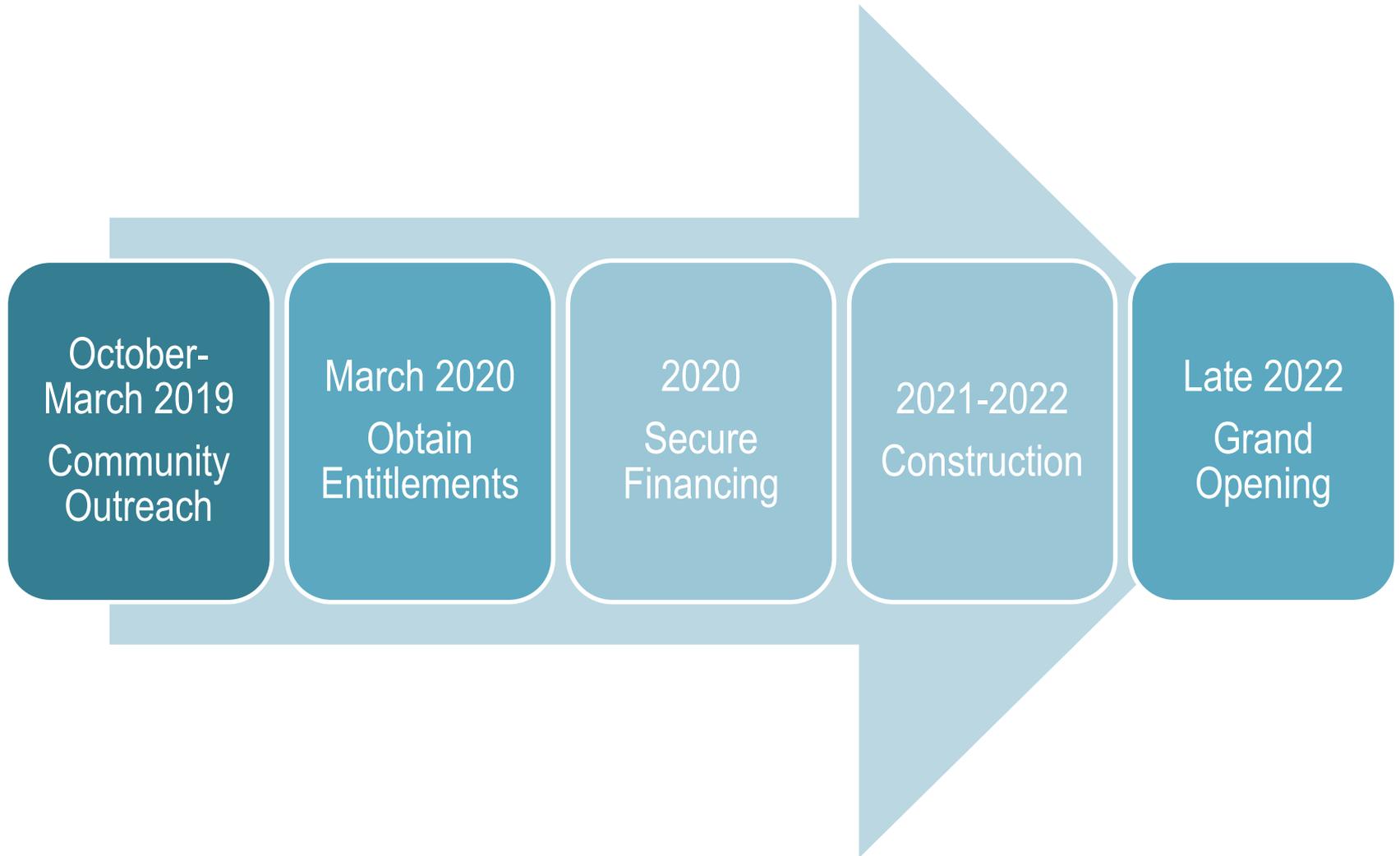


# FAMILIES FORWARD



- A local Lake Forest non-profit founded in 1984
- Mission: To help families in need regain and maintain self-sufficiency, breaking the cycle of poverty.
- Families Forward assists families by coordinating access to:
  - Community Counseling
  - Food Pantries
  - Medical/Dental Clinics
  - Housing for Families
  - Career Coaching Program
  - Tenant Education Workshops

# NEXT STEPS



# A Positive Impact



1. **INCREASE IN PROPERTY VALUES** – Values of properties surrounding National CORE communities increased 35% in past 8 years.
2. **ADDRESS A COMMUNITY NEED:** Significant and increasing need for affordable housing and advances City in meeting the RHNA.
3. **CATALYTIC REDEVELOPMENT:** Provides financial reinvestment to this area of the community.
4. **PROVIDES JOBS:** Additional direct and indirect jobs in construction and operations.



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