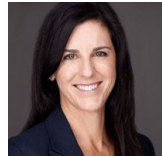




# Revisions to Adopted 2021- 2029 Housing Element

Planning for Housing  
in Lake Forest

# Project Team and Timeline

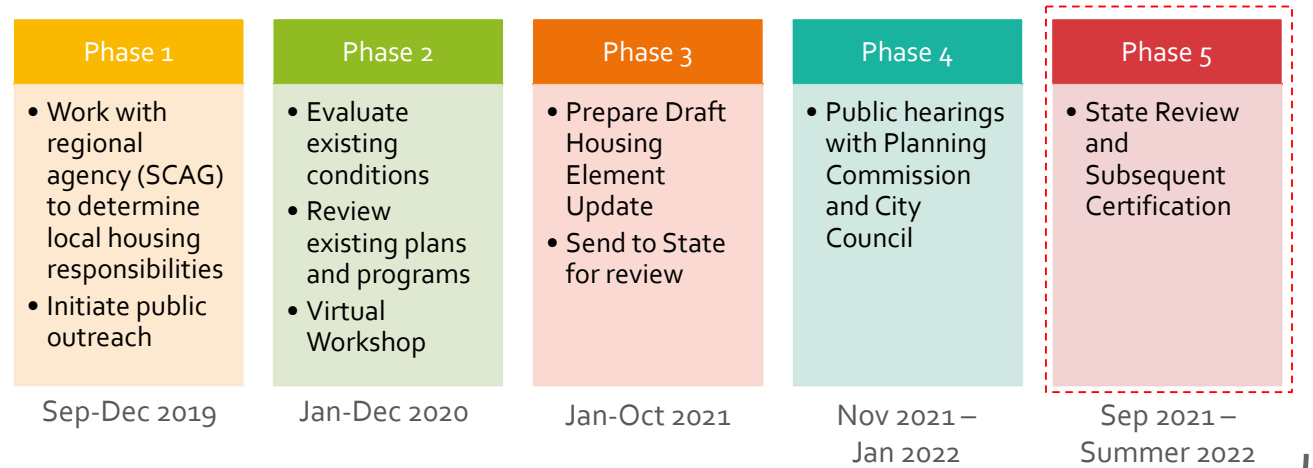


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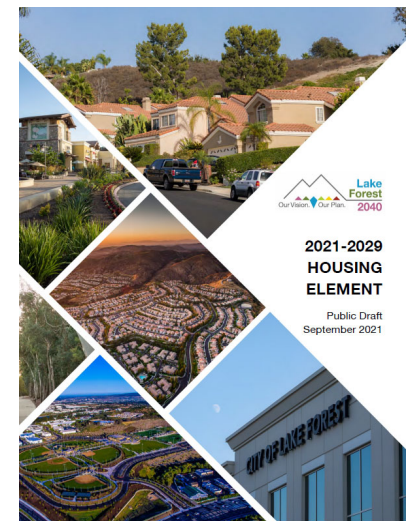
## Timeline



**PUBLIC ENGAGEMENT (ONGOING)**

# What is a Housing Element?

- Part of the General Plan
- Looks at housing needs within Lake Forest
- Identifies goals, policies, and programs that guide housing related actions
- Each City and County in California is required to update its Housing Element periodically; Lake Forest must update it every eight years
  - Potential repercussions:
    - State control or rezoning
    - Loss of access to State funding
    - Legal consequences



## Our Role in Regional Housing

- Lake Forest's state-mandated RHNA for the 2021-2029 Planning Period is 3,236 units
- 46% of the City's RHNA is dedicated to Very Low or Low-Income Households

Income Level	2021-2029 Lake Forest RHNA
Very Low-Income Households	956
Low-Income Households	543
Moderate-Income Households	559
Above Moderate-Income Households	1,178
<b>Total</b>	<b>3,236</b>

# Lake Forest 2040: Our New General Plan

- **Lake Forest 2040** General Plan – a comprehensive update – adopted in June 2020
- The General Plan identifies five focus areas along major transportation facilities and around key activity centers where new mixed-use growth and development can occur over time
- The Housing Element identified the locations best-suited to accommodate our RHNA (not all sites are necessary)



# HCD Review of Adopted Housing Element

- Submitted Adopted Housing Element to HCD for a State-required 60-day review period on January 6, 2022
- City received Findings from HCD on March 7, 2022
- Findings required the following modifications:
  - Expanded assessment of affirmatively furthering fair housing
  - Modifications to metrics and timeframes for fair housing programs
  - Expanded analysis for nonvacant sites for all income categories
  - Additional discussion on housing for persons with disabilities
- Revisions to address HCD comments are shown in “redline” and highlighted in yellow on the Revised Adopted Housing Element

## Next Steps

- Draft revisions posted online on June 30, 2022
- Required 7-day review period (AB 215) concluded July 6, 2022
- Send revisions to HCD for formal review
- Certification letter expected in September 2022
- Resolution allows for Staff to administratively make minor modifications to the Housing Element to comply with State Housing Law

## Recommended Action

Adopt a Resolution entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF LAKE FOREST, CALIFORNIA, RECOMMENDING THE CITY  
COUNCIL ADOPT THE 2021-2029 HOUSING ELEMENT OF THE  
GENERAL PLAN**