



Community Survey Report

City of Lake Forest Housing Element Update

FEBRUARY 2021

In partnership with De Novo Planning Group

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Introduction

The City of Lake Forest is updating its Housing Element as part of the 2021-2029 Housing Element Cycle (Cycle 6). The City recently updated its General Plan (2020); updating the Housing Element builds upon that foundation of analysis and community engagement to address the future housing needs of its residents. The Housing Element Update process is a unique opportunity to connect with residents of Lake Forest and learn more about residents' values, priorities, concerns, and ideas.

As part of the community outreach, a virtual community workshop was conducted and two surveys were presented. The two surveys work together to gather information on housing-related issues. Survey #1 focused on issues of home maintenance, affordability, home types, and living conditions in Lake Forest as well as demographic questions. Survey #2 focused on community priorities related to housing. This report is a summary of the responses received and the general themes that emerged.

Both surveys were posted to the website on November 23, 2020 and were open for a month. The surveys were closed on December 22, 2020.

Survey #1 was 14 questions long. It had a 94% completion rate and 62 total responses.

Survey #2 was 2 questions long. It had an 69% completion rate and 49 total responses.

Executive Summary



48% of residents chose to live in Lake Forest for its affordability



86% of residents are very satisfied or somewhat satisfied with their current housing situation



45% of residents chose to live in Lake Forest for its proximity to work, job, family, or friends



28% of residents and 33% of non-residents want to buy in Lake Forest but cannot afford it



55% of residents would rate their housing as being in excellent condition, while 39% rated it as showing signs of minor deferred maintenance



44% of residents think Lake Forest needs more condominiums

Issues that residents rated as most important to them include:



Support fair/equitable housing opportunities (100%)



Support programs to maintain and secure neighborhoods that have suffered foreclosures (100%)



Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs (97%)



Housing affordable to working families (94%)



Rehabilitate existing housing (94%)

Survey #1: Respondent Demographics

The survey contained 7 questions related to demographics. The first question of the survey was, “Do you live in Lake Forest?”¹ Approximately 47% of respondents answered, “No.” Given the large number of responses that came from non-residents on a survey meant to ascertain information about residential conditions and attitudes towards housing within the City, the results from residents and non-residents are analyzed separately in this Community Survey Report. Non-residents also skipped large portions of the survey (which would be expected since the questions are largely non-applicable to non-residents). As such, unless otherwise noted, all survey results reported are from the sample of resident responses (33 in total for Survey #1 regarding housing conditions).

Of the other six demographic questions asked, one of those questions included an opportunity for users to sign-up for more information about the Housing Element update process. The other five questions highlighted the following about the respondents:

- Of those individuals who live in Lake Forest, approximately 64% have lived here for 10+ years. The next highest response (27%) was 5-10 years, followed by 2-5 years (9%).²
- Most of the respondents own their own home (79%), with 21% of respondents renting.³
- Most of the respondents (79%) live in a single-family home, with the next highest category being multi-family homes (15%), followed by duplex/attached homes (5%) and mobile homes (5%).⁴
- Of the respondents surveyed, the most common types of households include couples (33%), couples with children younger than 18 (24%), and single-person households (21%). There was considerable range in household types including 9% who identified as an unlisted household type, such as couples with adult children living with them.⁵
- The respondents were primarily 56-74 years old (36%), followed by 40-55 years old (30%), and 24-39 years old (18%).⁶

¹ Question 1: Do you live in Lake Forest?

² Question 2: How long have you lived in the City?

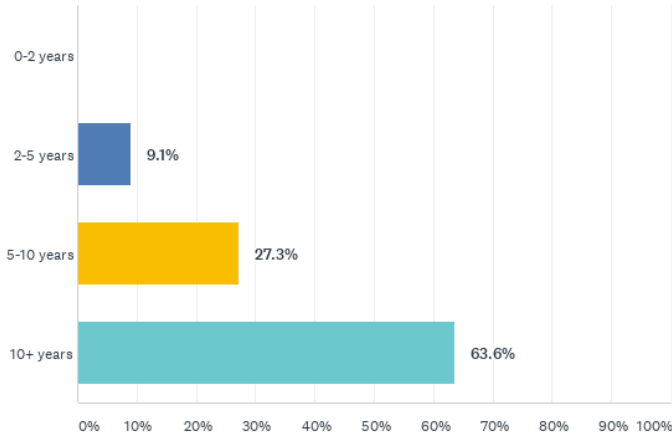
³ Question 4: Do you currently own or rent your home?

⁴ Question 5: Select the type of housing that best describes your current home.

⁵ Question 9: Which of the following best describes your household type?

⁶ Question 14: What age range most accurately describes you?

Figure 1: How long have you lived in the City?



Survey #1 Responses

The survey responses reveal information about housing in Lake Forest. The results are grouped into four categories: values and priorities; housing affordability; housing maintenance; and housing fit.

VALUES AND PRIORITIES

When respondents were asked, “What made you decide to live here?”⁷ the most common answers were:

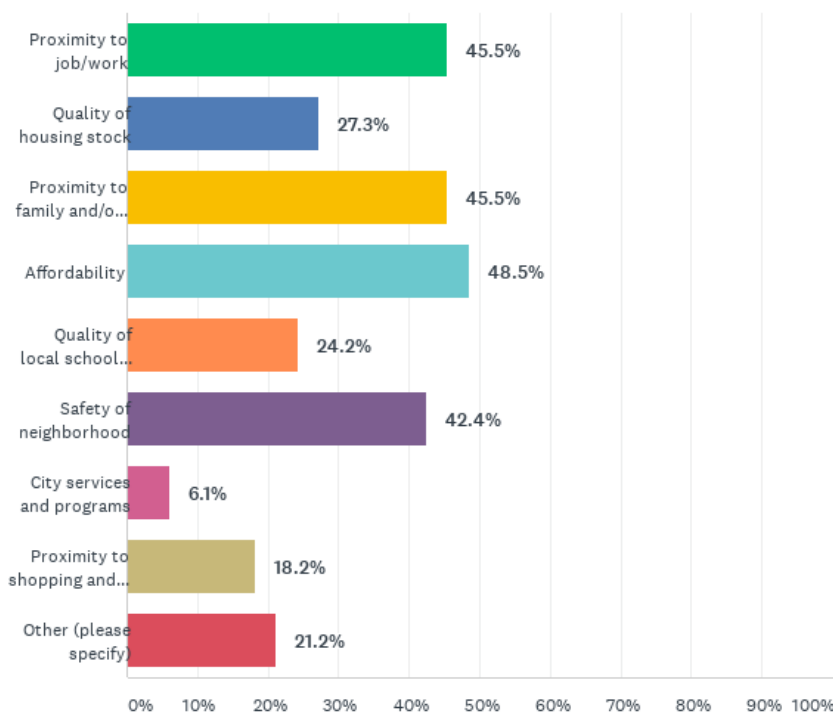
- Affordability (48%)
- Proximity to job/work (45%)
- Proximity to family and/or friends (45%)
- Safety of neighborhood (42%)
- Quality of housing stock (27%)
- Quality of local school system (24%)
- Other (27%)
- Proximity to shopping and services (18%)
- City services and programs (6%)

Some of the other responses included:

- Living with family
- Smaller town atmosphere with lower density and some breathing room
- The view from our house
- Proximity to parks, trails, and other outdoor opportunities
- Quiet neighborhood

⁷ Question 3: What made you decide to live here?

Figure 2: What made you decide to live here?



HOUSING AFFORDABILITY

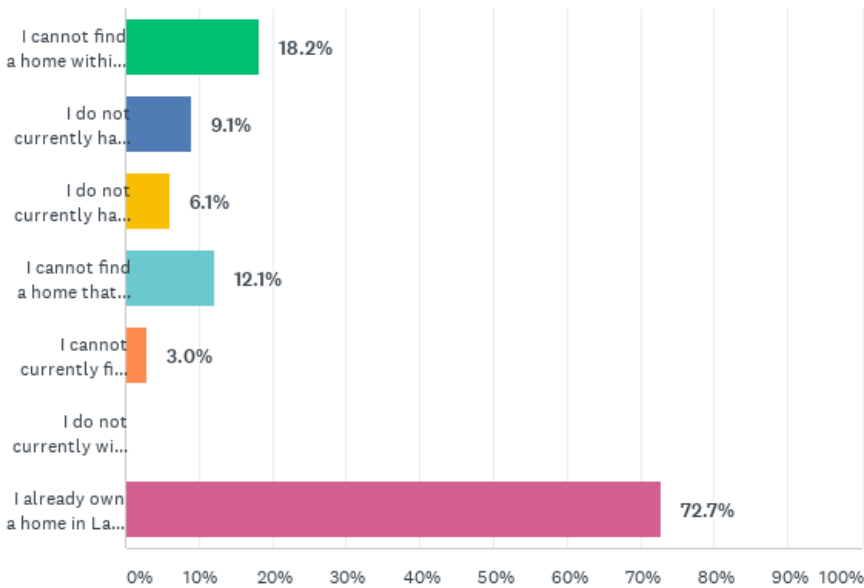
When respondents were asked, “If you wish to own a home in Lake Forest but do not currently own one, what issues are preventing you from owning a home at this time?”⁸ those who do not already own a home responded:

- I cannot find a home within my target price range in Lake Forest (18%)
- I cannot find a home that suits my living needs in Lake Forest (housing size, disability accommodations) (12%)
- I do not currently have the financial resources for an appropriate down payment (9%)
- I do not currently have the financial resources for an adequate monthly mortgage payment (6%)
- I cannot currently find a home that suits my quality standards in Lake Forest (3%)

⁸ Question 10: If you wish to own a home in Lake Forest but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)

Over 70% of Lake Forest residents who responded to this question already owned a home in Lake Forest. None of the residents expressed the opinion that they do not wish to own or rent in Lake Forest.

Figure 3: If you wish to own a home in Lake Forest but do not currently own one, what issues are preventing you from owning a home at this time?



When the responses of non-residents were compared, the following differences occur:

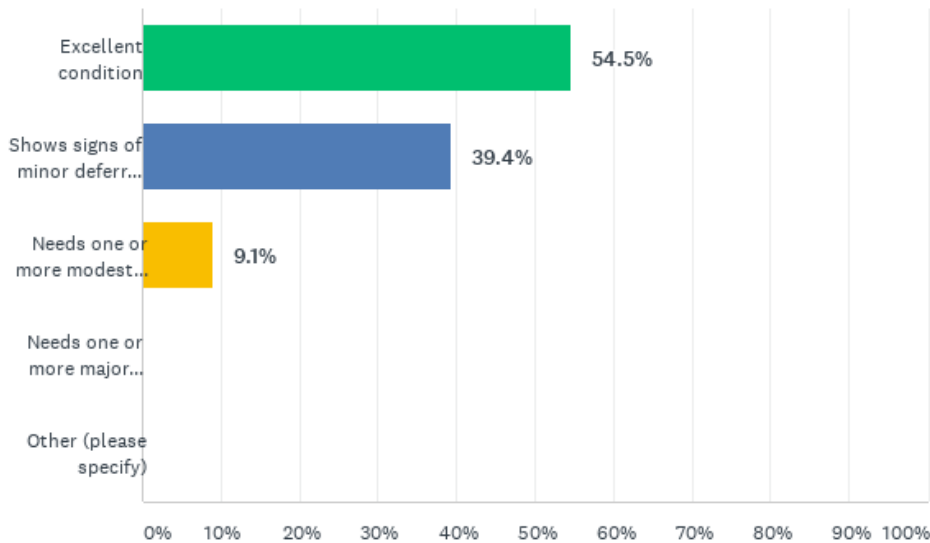
For those who do not currently live in Lake Forest, 67% responded that they do not currently wish to own or rent a home within the City. Additionally, 33% of non-residents responded that they cannot find a home within their target price range in Lake Forest, and 4% responded that they do not currently have the financial resources for an appropriate down payment.

HOUSING MAINTENANCE

When respondents were asked, “How would you rate the physical condition of the residence you live in?”⁹ more than half of all respondents answered positively, with the response “excellent condition” receiving 55%.

⁹ Question 7: How would you rate the physical condition of the residence you live in?

Figure 4: How would you rate the physical condition of the residence you live in?



Approximately 40% of respondents answered that their residence showed signs of minor deferred maintenance such as peeling paint or chipped stucco. No respondents indicated that their home needed one or more major repairs, which is generally consistent with the home maintenance issues related to the City’s relatively young housing stock.

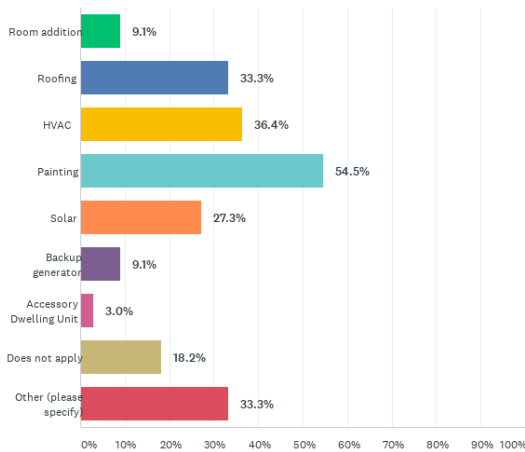
When asked, “Which of the following housing upgrades or expansions have you considered making on your home?”¹⁰ the top responses included:

- Painting (55%)
- HVAC (36%)
- Roofing (33%)
- Other (33%)
- Solar (27%)

The other responses included: landscaping, kitchen or bathroom remodels, plumbing, and other maintenance related to the interior of the home.

¹⁰ Question 8: Which of the following housing upgrades or expansions have you considered making on your home?

Figure 5: Which of the following housing upgrades or expansions have you considered making on your home?



HOUSING FIT

When asked, “How satisfied are you with your current housing situation?”¹¹, over 90% of respondents indicated that they were very satisfied or somewhat satisfied with their current housing. The top responses were:

- I am very satisfied (61%)
- I am somewhat satisfied (30%)
- I am somewhat dissatisfied (9%)
- I am dissatisfied (6%)

Some of the explanations as to why respondents were dissatisfied include:

- The city is growing too fast for the infrastructure (i.e. roadways, etc.)
- Have outgrown current type of housing, but single-family homes in the area are too expensive
- Want to buy a condo, but cannot find one
- Too much traffic-related noise
- On a fixed-income and worried about rising housing costs

¹¹ Question 6: How satisfied are you with your current housing situation?

When asked, “Do you think that the range of housing options currently available in the City of Lake Forest meets your needs?”¹² respondents answered:

- Yes (59%)
- No (41%)

While more than half (59%) of resident respondents answered that there were a sufficient range of housing options currently available in the City, non-residents answered this question nearly the exact opposite. Fifty-eight (58%) of non-residents stated, “No,” while only (42%) of non-residents stated, “Yes.” This shows a fairly even division of opinions on the matter.

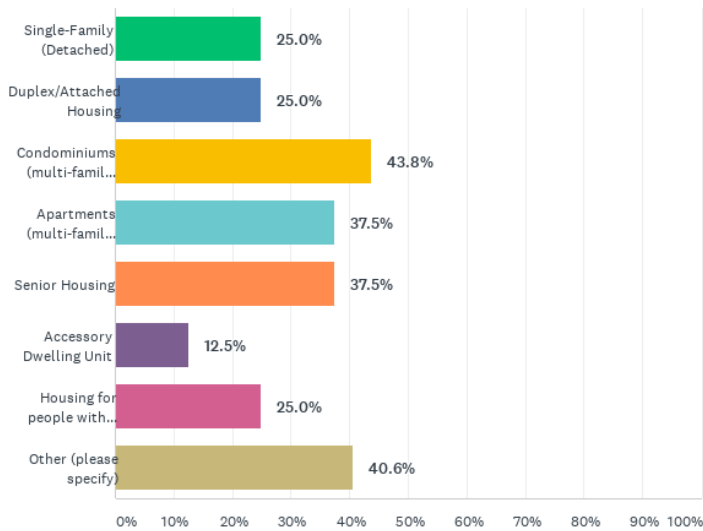
When asked, “What types of housing are most needed in the City of Lake Forest?”¹³ respondents answered:

- Condominiums (multifamily ownership homes) (44%)
- Other (41%)
- Apartments (multi-family rental homes) (38%)
- Senior Housing (38%)
- Duplex/Attached Housing (25%)
- Housing for people with disabilities (25%)
- Single-family (detached) (25%)

¹² Question 11: Do you think that the range of housing options currently available in the City of Lake Forest meets your needs?

¹³ Question 12: What types of housing are most needed in the City of Lake Forest?

Figure 6: What types of housing are most needed in the City of Lake Forest? (Residents)



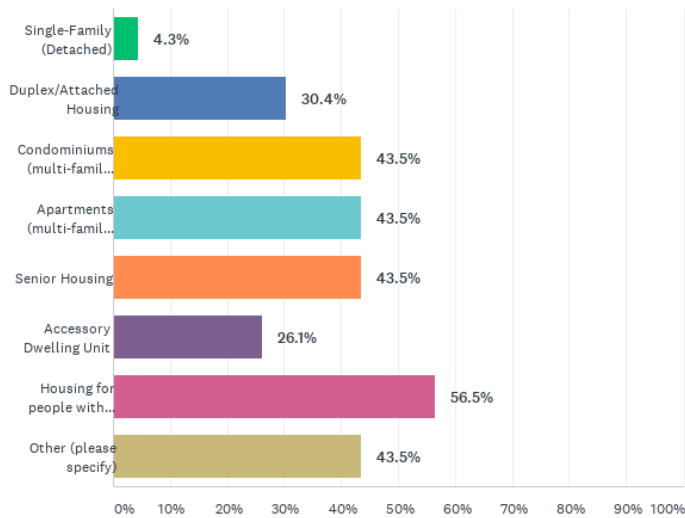
Some of the other responses included:

- Affordable housing including in the low-income and very low-income price ranges
- Handicap accessible housing
- Transition housing for individuals experiencing homelessness
- Single-story single-family homes so individuals can age in place

Non-residents felt differently about the matter. Of non-residents the top responses included:

- Housing for people with disabilities (57%)
- Other (43%)
- Senior Housing (43%)
- Condominiums (multifamily ownership homes) (43%)
- Apartments (multi-family rental homes) (43%)

Figure 7: What types of housing are most needed in the City of Lake Forest? (Non-Residents)



Some of the other responses included:

- Affordable housing
- Homeless housing
- Permanent supportive housing

When asked, “If you are currently employed, approximately how long is your one-way commute to work?”¹⁴ respondents were most likely to reply:

- I am not currently employed (45%)
- 10-25 miles (18%)
- I am employed, but work from home (15%)

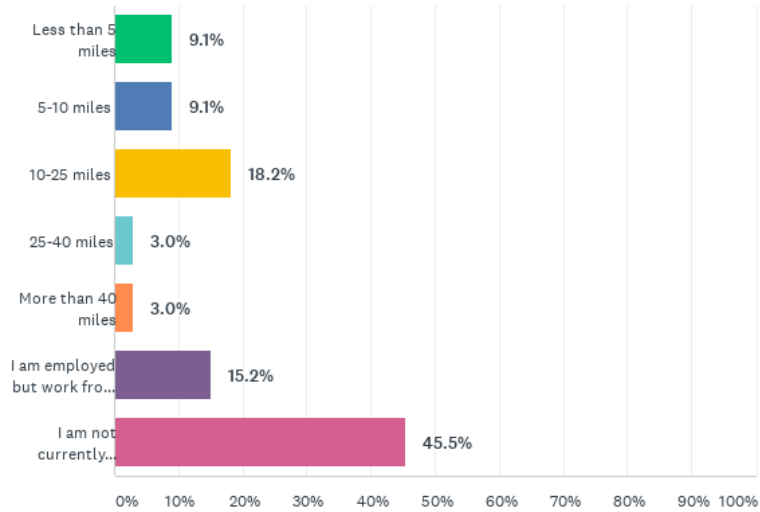
These responses, coupled with the age of survey respondents, indicate that a larger percentage of individuals completing the survey are retired. Given the on-going nature of the COVID-19 pandemic, it should be noted that some of those currently employed but working from home may be doing so on a temporary basis. This issue will be explored further as part of the City’s upcoming Community Satisfaction Survey.

Of non-residents who are employed, the most commonly reported commute distances were 5-10 miles (16%). There were no non-residents who reported commute distances of 25 miles or more

¹⁴ Question 13: If you are currently employed, approximately how long is your one-way commute to work?

which seems to indicate that individuals who work in Lake Forest but live elsewhere live in nearby jurisdictions.

Figure 8: If you are currently employed, approximately how long is your one-way commute to work?



Survey Responses #2

The second survey focused on understanding the relative importance of various housing priorities to the respondent and their family. Of the 49 respondents, 34 responded that they were residents.

When asked, “Do you live and/or work in Lake Forest?”¹⁵ respondents stated:

- Yes (69%)
- No (31%)

Note that if the respondent answered “no,” to this question they were not invited to complete the remainder of the survey; this is because the question relates to prioritization of City resources, and City residents are more directly impacted by how the City elects to spend its resources versus non-residents. This preserves the integrity of the survey questions, but also lowered the completion rate (69%) of the survey. That does mean, however, that 100% of respondents who answered, “Yes” to Question 1, went on to complete the survey.

When asked, “How important are the following housing priorities to you and your family?”¹⁶ the top priorities listed as either “very important” or “somewhat important” were:

- Support fair/equitable housing opportunities (100%)
- Support programs to help maintain and secure neighborhoods that have suffered foreclosures (100%)
- Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs (97%)
- Provide housing affordable to working families (94%)
- Rehabilitate existing housing (94%)

The issue that ranked as the lowest importance were:

- Build more single-family housing (34%)

¹⁵ Question 1: Do you live and/or work in Lake Forest?

¹⁶ Question 2: How important are the following housing priorities to you and your family?

Figure 9: How important are the following housing priorities to you and your family?

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Provide more housing for all income levels	65.63% 21	21.88% 7	12.50% 4	0.00% 0	32
Housing affordable to working families	87.50% 28	6.25% 2	3.13% 1	3.13% 1	32
Build more single-family housing	13.79% 4	20.69% 6	65.52% 19	0.00% 0	29
Build more multi-family housing (apartments, condos, etc.)	37.50% 12	46.88% 15	15.63% 5	0.00% 0	32
Rehabilitate existing housing	29.03% 9	64.52% 20	6.45% 2	0.00% 0	31
Encourage more senior housing	36.67% 11	36.67% 11	26.67% 8	0.00% 0	30
Provide ADA-accessible housing	40.63% 13	37.50% 12	12.50% 4	9.38% 3	32
Provide housing for homeless	59.38% 19	21.88% 7	15.63% 5	3.13% 1	32
Ensure that children who grow up in Lake Forest can afford to live in Lake Forest	63.64% 21	24.24% 8	12.12% 4	0.00% 0	33
Integrate affordable housing throughout the community to create mixed-income neighborhoods	64.71% 22	20.59% 7	14.71% 5	0.00% 0	34
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	57.58% 19	39.39% 13	3.03% 1	0.00% 0	33
Support fair/equitable housing opportunities	76.47% 26	23.53% 8	0.00% 0	0.00% 0	34
Support programs to help maintain and secure neighborhoods that have suffered foreclosures	51.61% 16	48.39% 15	0.00% 0	0.00% 0	31

City of Lake Forest Housing Survey #1 - Conditions

What is Your Existing Housing Status?

We want to learn more about your current living environment, challenges you face, and opportunities available to improve housing in our community. The following set of questions will help us plan for a more equitable future for current and future Lake Forest residents.

* 1. Do you live in Lake Forest?

Yes

No

City of Lake Forest Housing Survey #1 - Conditions

What is Your Existing Housing Status?

2. How long have you lived in the City?

- 0-2 years
- 2-5 years
- 5-10 years
- 10+ years

3. What made you decide to live here? (Select all that apply)

- Proximity to job/work
- Quality of housing stock
- Proximity to family and/or friends
- Affordability
- Quality of local school system
- Safety of neighborhood
- City services and programs
- Proximity to shopping and services
- Other (please specify)

4. Do you currently own or rent your home?

- I own my home
- I rent my home
- I live with another household (neither own nor rent)
- I am currently without permanent shelter

5. Select the type of housing that best describes your current home.

- Single-family home (detached)
- Duplex/attached home
- Multi-family home (apartment/condominium)
- Accessory Dwelling Unit, granny flat, guest house
- Mobile home
- Currently without permanent shelter
- Other (please specify)

6. How satisfied are you with your current housing situation?

- I am very satisfied
- I am somewhat satisfied
- I am somewhat dissatisfied
- I am dissatisfied

If you answered dissatisfied or somewhat dissatisfied please provide a reason below.

7. How would you rate the physical condition of the residence you live in?

- Excellent condition
- Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, etc.)
- Needs one or more modest rehabilitation improvements (e.g., new roof, new wood siding, etc.)
- Needs one or more major upgrades (e.g., new foundation, new plumbing, new electrical, etc.)
- Other (please specify)

8. Which of the following housing upgrades or expansions have you considered making on your home?

- | | |
|---|--|
| <input type="checkbox"/> Room addition | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Roofing | <input type="checkbox"/> Backup generator |
| <input type="checkbox"/> HVAC | <input type="checkbox"/> Accessory Dwelling Unit |
| <input type="checkbox"/> Painting | <input type="checkbox"/> Does not apply |
| <input type="checkbox"/> Other (please specify) | |

City of Lake Forest Housing Survey #1 - Conditions

What is Your Existing Housing Status?

9. Which of the following best describes your household type?

- | | |
|--|--|
| <input type="checkbox"/> Single person household | <input type="checkbox"/> Young adult living with parents |
| <input type="checkbox"/> Couple | <input type="checkbox"/> Multi-generational family household (grandparents, parents, children, and/or grandchildren all under the same roof) |
| <input type="checkbox"/> Couple with children under 18 | <input type="checkbox"/> Single person living with roommates |
| <input type="checkbox"/> Single parent with children under 18 | <input type="checkbox"/> Couple living with roommates |
| <input type="checkbox"/> Adult head of household (non-parent) with children under 18 | |
| <input type="checkbox"/> Other (please specify) | |

10. If you wish to own a home in Lake Forest but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)

- | | |
|---|--|
| <input type="checkbox"/> I cannot find a home within my target price range in Lake Forest | <input type="checkbox"/> I cannot currently find a home that suits my quality standards in Lake Forest |
| <input type="checkbox"/> I do not currently have the financial resources for an appropriate down payment | <input type="checkbox"/> I do not currently wish to own or rent a home in Lake Forest |
| <input type="checkbox"/> I do not currently have the financial resources for an adequate monthly mortgage payment | <input type="checkbox"/> I already own a home in Lake Forest |
| <input type="checkbox"/> I cannot find a home that suits my living needs in Lake Forest (housing size, disability accommodations) | |

11. Do you think that the range of housing options currently available in the City of Lake Forest meets your needs?

- Yes
 No

12. What types of housing are most needed in the City of Lake Forest? (Select all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Single-Family (Detached) | <input type="checkbox"/> Senior Housing |
| <input type="checkbox"/> Duplex/Attached Housing | <input type="checkbox"/> Accessory Dwelling Unit |
| <input type="checkbox"/> Condominiums (multi-family ownership homes) | <input type="checkbox"/> Housing for people with disabilities (please specify in comment field below) |
| <input type="checkbox"/> Apartments (multi-family rental homes) | |
| <input type="checkbox"/> Other (please specify) | |

13. If you are currently employed, approximately how long is your one-way commute to work?

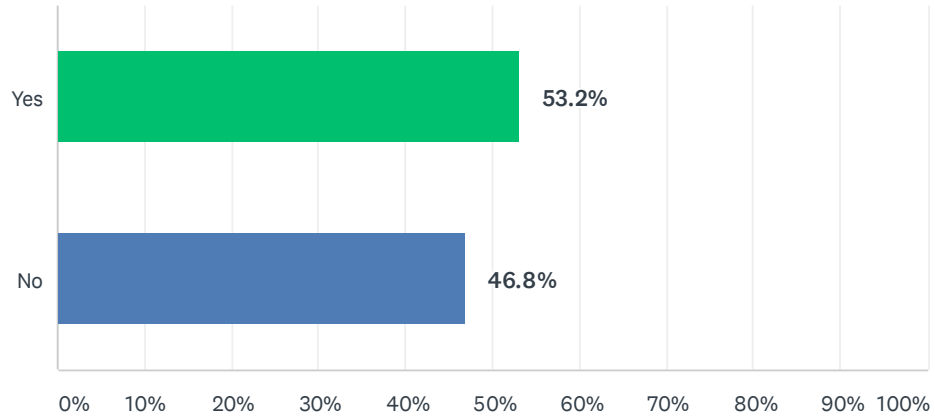
- | | |
|--|--|
| <input type="checkbox"/> Less than 5 miles | <input type="checkbox"/> More than 40 miles |
| <input type="checkbox"/> 5-10 miles | <input type="checkbox"/> I am employed but work from my home |
| <input type="checkbox"/> 10-25 miles | <input type="checkbox"/> I am not currently employed |
| <input type="checkbox"/> 25-40 miles | |

14. What age range most accurately describes you?

- | | |
|---|--|
| <input type="checkbox"/> Gen Z (0-23 years old) | <input type="checkbox"/> Baby Boomers (56-74 years old) |
| <input type="checkbox"/> Millennial (24-39 years old) | <input type="checkbox"/> Silent Generation (75+ years old) |
| <input type="checkbox"/> Generation X (40-55 years old) | |

Q1 Do you live in Lake Forest?

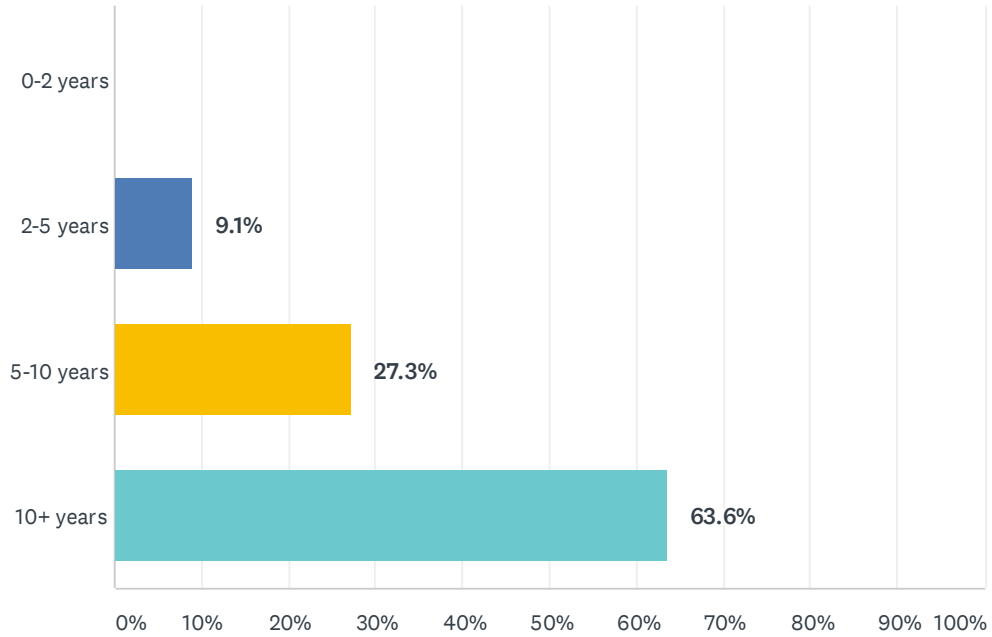
Answered: 62 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	53.2%	33
No	46.8%	29
Total Respondents: 62		

Q2 How long have you lived in the City?

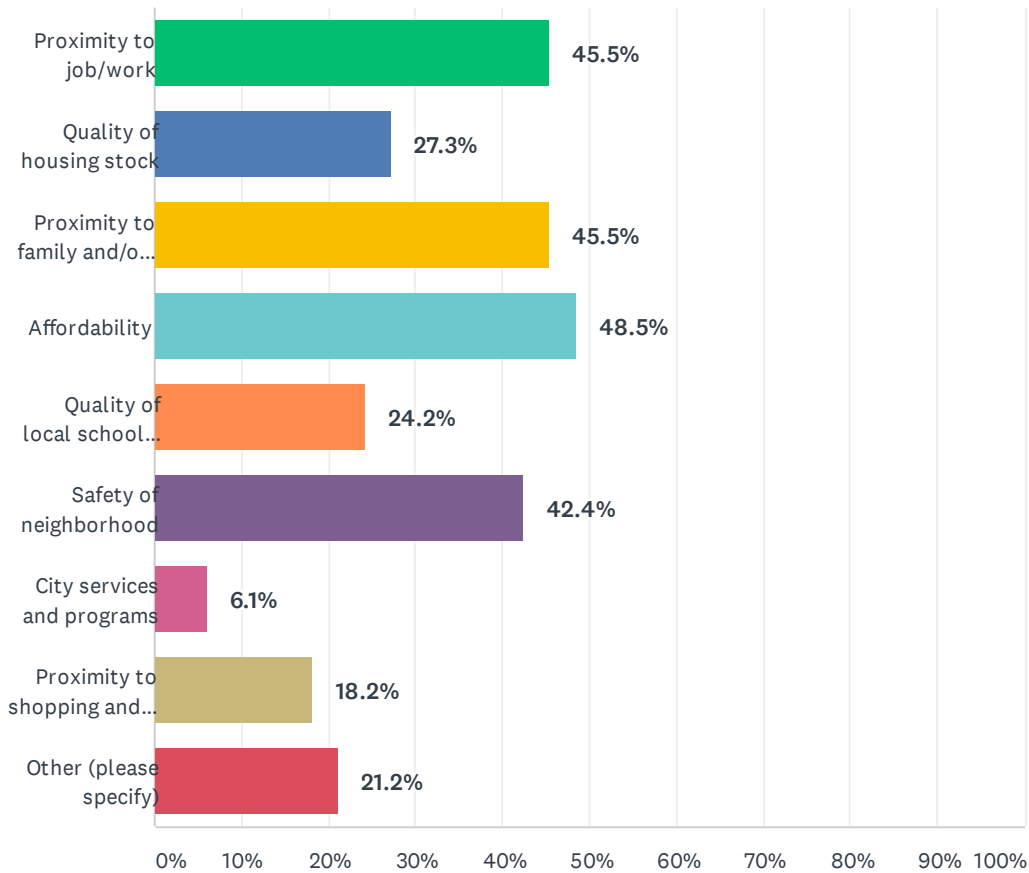
Answered: 33 Skipped: 29



ANSWER CHOICES	RESPONSES
0-2 years	0.0% 0
2-5 years	9.1% 3
5-10 years	27.3% 9
10+ years	63.6% 21
Total Respondents: 33	

Q3 What made you decide to live here? (Select all that apply)

Answered: 33 Skipped: 29



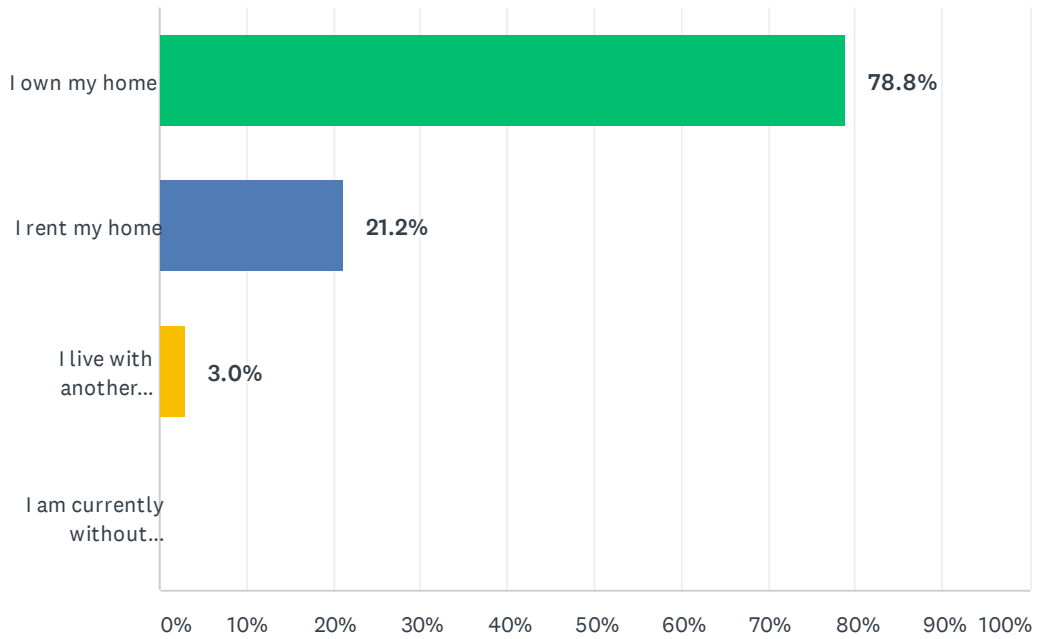
ANSWER CHOICES	RESPONSES	
Proximity to job/work	45.5%	15
Quality of housing stock	27.3%	9
Proximity to family and/or friends	45.5%	15
Affordability	48.5%	16
Quality of local school system	24.2%	8
Safety of neighborhood	42.4%	14
City services and programs	6.1%	2
Proximity to shopping and services	18.2%	6
Other (please specify)	21.2%	7
Total Respondents: 33		

City of Lake Forest Housing Survey #1 - Conditions

#	OTHER (PLEASE SPECIFY)	DATE
1	living with family	12/15/2020 11:20 PM
2	Smaller town atmosphere with lower density and some breathing room.	12/15/2020 5:48 PM
3	The view from our house	12/15/2020 12:46 PM
4	proximity state parks and community parks & trails	12/15/2020 11:11 AM
5	Hiking trails and other outdoor opportunities	12/2/2020 9:14 AM
6	Quiet neighborhood	12/1/2020 10:52 PM
7	The Woods	11/24/2020 4:39 PM

Q4 Do you currently own or rent your home?

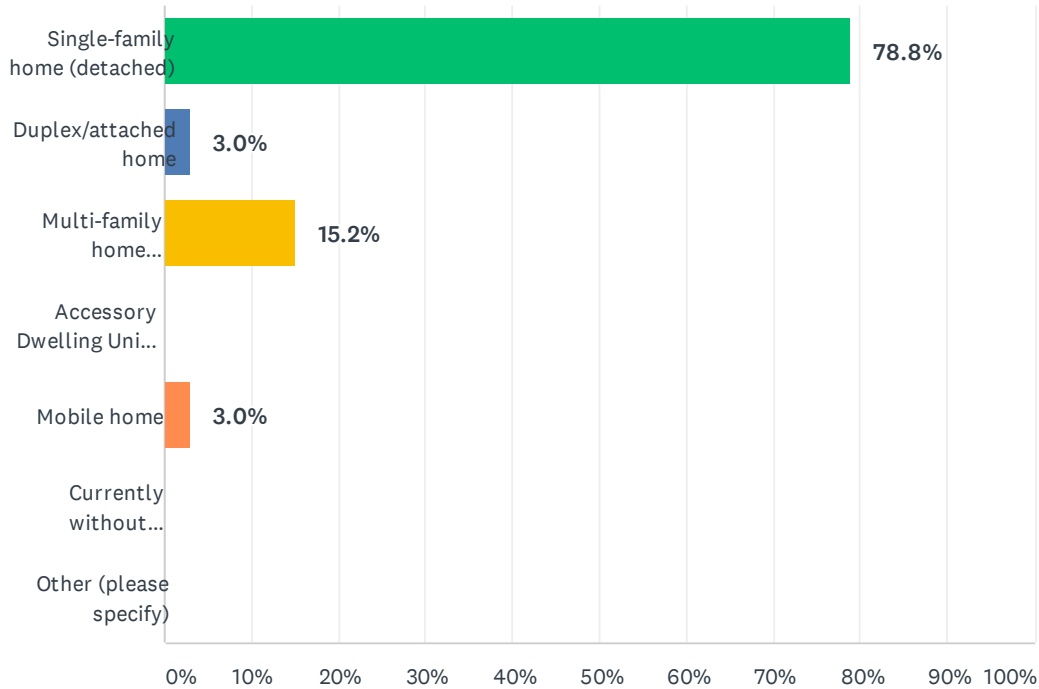
Answered: 33 Skipped: 29



ANSWER CHOICES	RESPONSES	
I own my home	78.8%	26
I rent my home	21.2%	7
I live with another household (neither own nor rent)	3.0%	1
I am currently without permanent shelter	0.0%	0
Total Respondents: 33		

Q5 Select the type of housing that best describes your current home.

Answered: 33 Skipped: 29

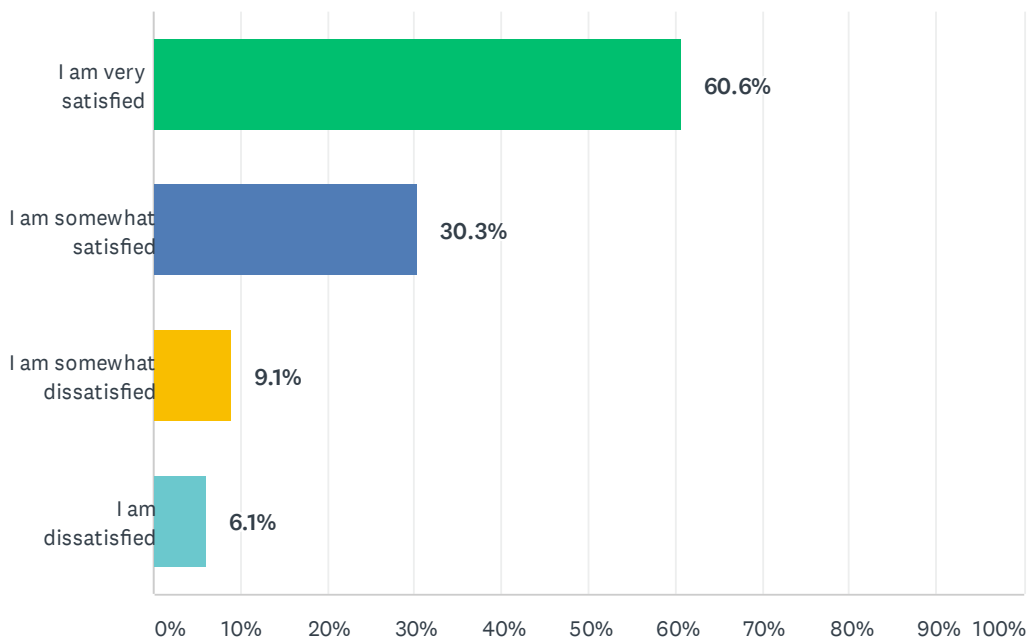


ANSWER CHOICES	RESPONSES	
Single-family home (detached)	78.8%	26
Duplex/attached home	3.0%	1
Multi-family home (apartment/condominium)	15.2%	5
Accessory Dwelling Unit, granny flat, guest house	0.0%	0
Mobile home	3.0%	1
Currently without permanent shelter	0.0%	0
Other (please specify)	0.0%	0
Total Respondents: 33		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q6 How satisfied are you with your current housing situation?

Answered: 33 Skipped: 29

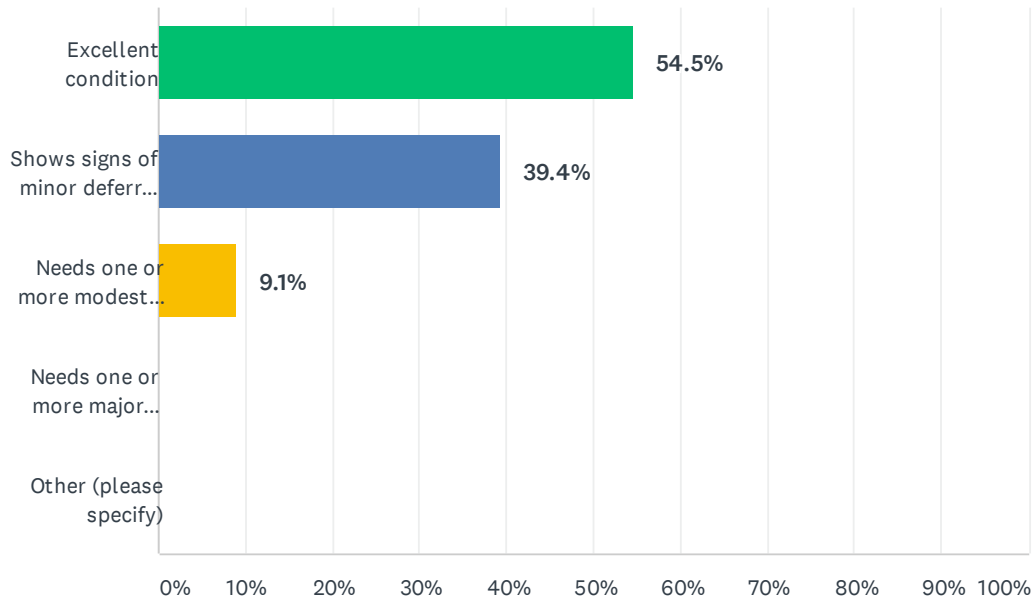


ANSWER CHOICES	RESPONSES	
I am very satisfied	60.6%	20
I am somewhat satisfied	30.3%	10
I am somewhat dissatisfied	9.1%	3
I am dissatisfied	6.1%	2
Total Respondents: 33		

#	IF YOU ANSWERED DISSATISFIED OR SOMEWHAT DISSATISFIED PLEASE PROVIDE A REASON BELOW.	DATE
1	The city is growing too fast for the infrastructure (ie. roadways, etc...) available.	12/15/2020 5:48 PM
2	We have outgrown this type of housing, but trying to get a single family home in this area has been extremely difficult. Prices are out of control and homes are going to investors, even foreign investors over people who live and contribute to the community	12/15/2020 11:11 AM
3	I want to buy a condo	12/8/2020 4:45 PM
4	retired, receive social Security, with the high rent, and having to keep to a livable budget	12/8/2020 2:16 PM
5	The increased traffic on Bake Parkway has significantly altered the noise level in my back yard.	12/3/2020 9:04 AM

Q7 How would you rate the physical condition of the residence you live in?

Answered: 33 Skipped: 29

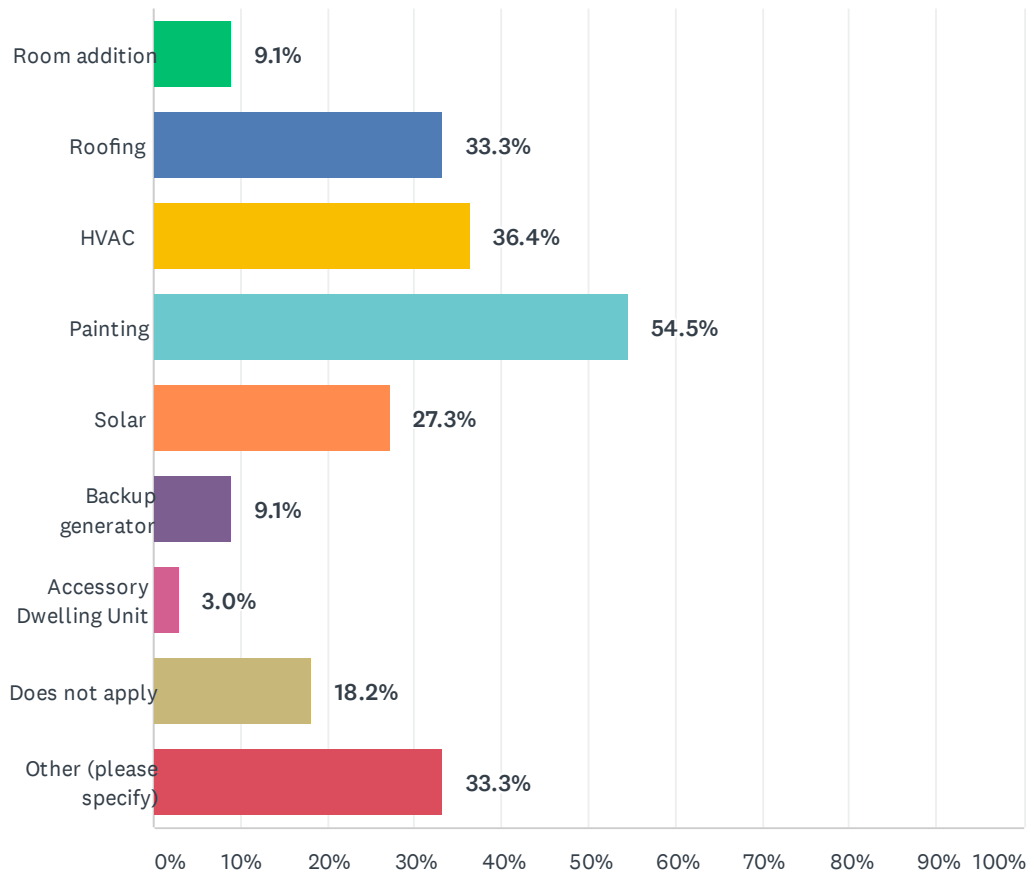


ANSWER CHOICES	RESPONSES	
Excellent condition	54.5%	18
Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, etc.)	39.4%	13
Needs one or more modest rehabilitation improvements (e.g., new roof, new wood siding, etc.)	9.1%	3
Needs one or more major upgrades (e.g., new foundation, new plumbing, new electrical, etc.)	0.0%	0
Other (please specify)	0.0%	0
Total Respondents: 33		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q8 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 33 Skipped: 29



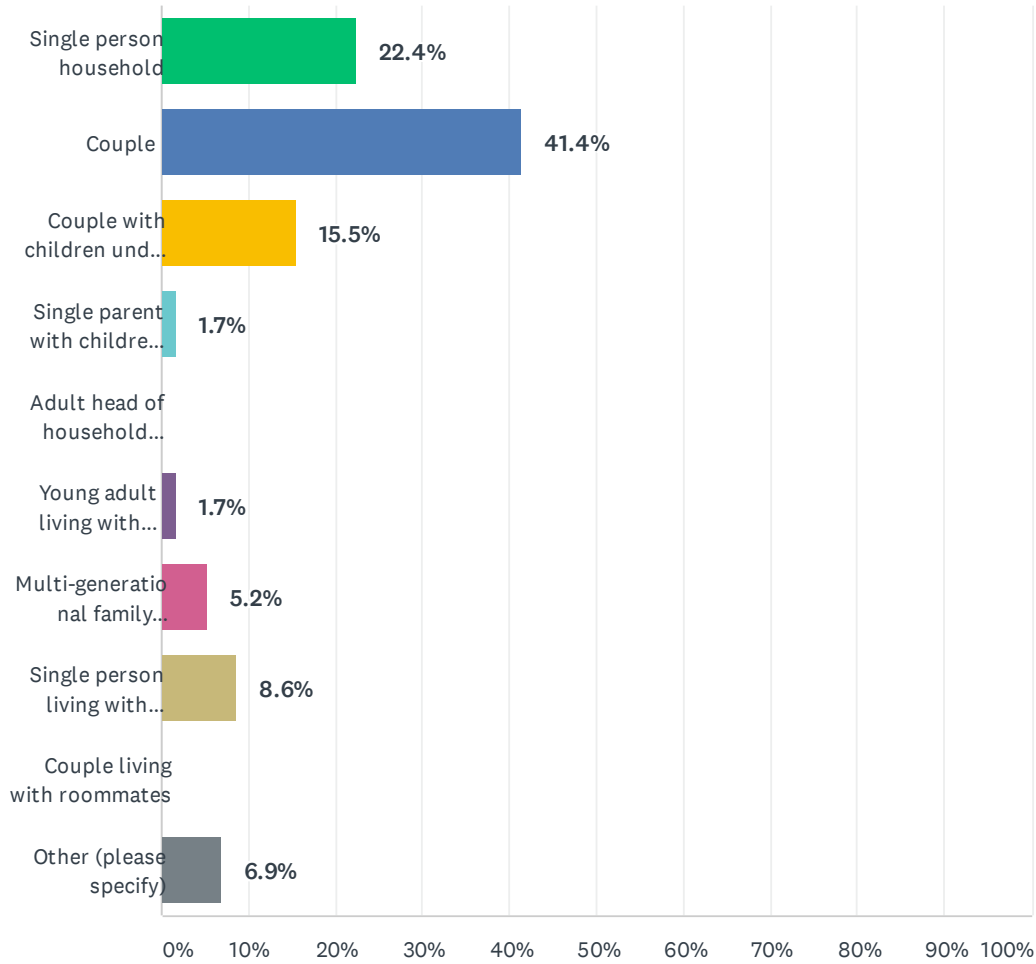
ANSWER CHOICES	RESPONSES	
Room addition	9.1%	3
Roofing	33.3%	11
HVAC	36.4%	12
Painting	54.5%	18
Solar	27.3%	9
Backup generator	9.1%	3
Accessory Dwelling Unit	3.0%	1
Does not apply	18.2%	6
Other (please specify)	33.3%	11
Total Respondents: 33		

City of Lake Forest Housing Survey #1 - Conditions

#	OTHER (PLEASE SPECIFY)	DATE
1	Kitchen and Bathroom remodel	12/20/2020 9:35 AM
2	Older residence that will eventually need repiping for plumbing system.	12/15/2020 5:48 PM
3	artificial turf, residential battery, pavers, landscaping	12/15/2020 12:46 PM
4	Bathroom remodel	12/15/2020 12:45 PM
5	Hardscape	12/15/2020 11:09 AM
6	I am renting an apartment, any repairs are done companies hired by leasing office	12/8/2020 2:16 PM
7	Repiped entier house, general upgrades to appliances and flooring etc etc.	12/3/2020 9:04 AM
8	new front doors	12/3/2020 8:55 AM
9	Landscaping	12/2/2020 12:33 PM
10	I do not believe my HOA would allow for an ADU unfortunately	12/2/2020 9:14 AM
11	None	12/1/2020 12:46 PM

Q9 Which of the following best describes your household type?

Answered: 58 Skipped: 4



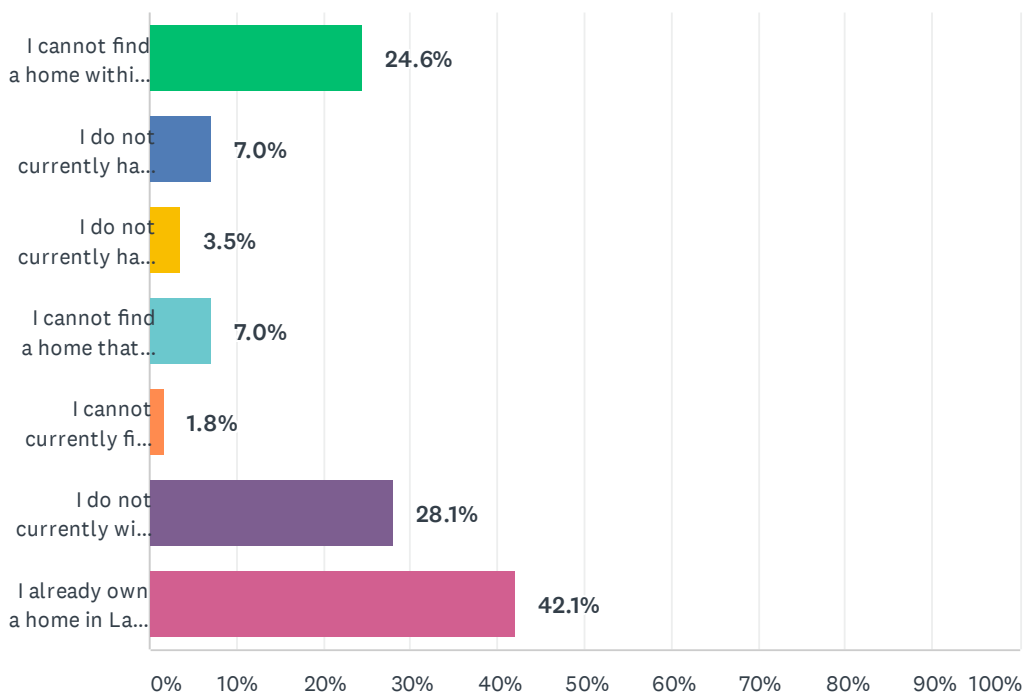
ANSWER CHOICES	RESPONSES	
Single person household	22.4%	13
Couple	41.4%	24
Couple with children under 18	15.5%	9
Single parent with children under 18	1.7%	1
Adult head of household (non-parent) with children under 18	0.0%	0
Young adult living with parents	1.7%	1
Multi-generational family household (grandparents, parents, children, and/or grandchildren all under the same roof)	5.2%	3
Single person living with roommates	8.6%	5
Couple living with roommates	0.0%	0
Other (please specify)	6.9%	4
Total Respondents: 58		

City of Lake Forest Housing Survey #1 - Conditions

#	OTHER (PLEASE SPECIFY)	DATE
1	Senior retirement community	12/10/2020 9:28 PM
2	Couple whose adult children live with	12/10/2020 9:03 AM
3	And couple with children over 18	12/1/2020 10:54 PM
4	Older adult living with parents	12/1/2020 12:53 PM

Q10 If you wish to own a home in Lake Forest but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)

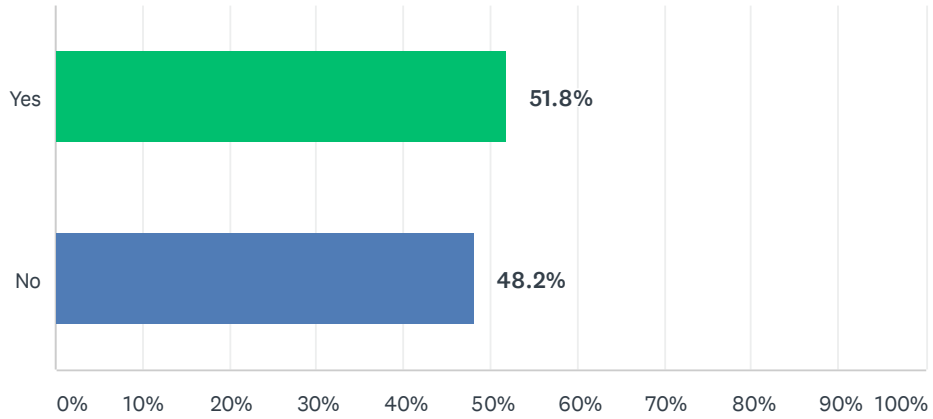
Answered: 57 Skipped: 5



ANSWER CHOICES	RESPONSES	
I cannot find a home within my target price range in Lake Forest	24.6%	14
I do not currently have the financial resources for an appropriate down payment	7.0%	4
I do not currently have the financial resources for an adequate monthly mortgage payment	3.5%	2
I cannot find a home that suits my living needs in Lake Forest (housing size, disability accommodations)	7.0%	4
I cannot currently find a home that suits my quality standards in Lake Forest	1.8%	1
I do not currently wish to own or rent a home in Lake Forest	28.1%	16
I already own a home in Lake Forest	42.1%	24
Total Respondents: 57		

Q11 Do you think that the range of housing options currently available in the City of Lake Forest meets your needs?

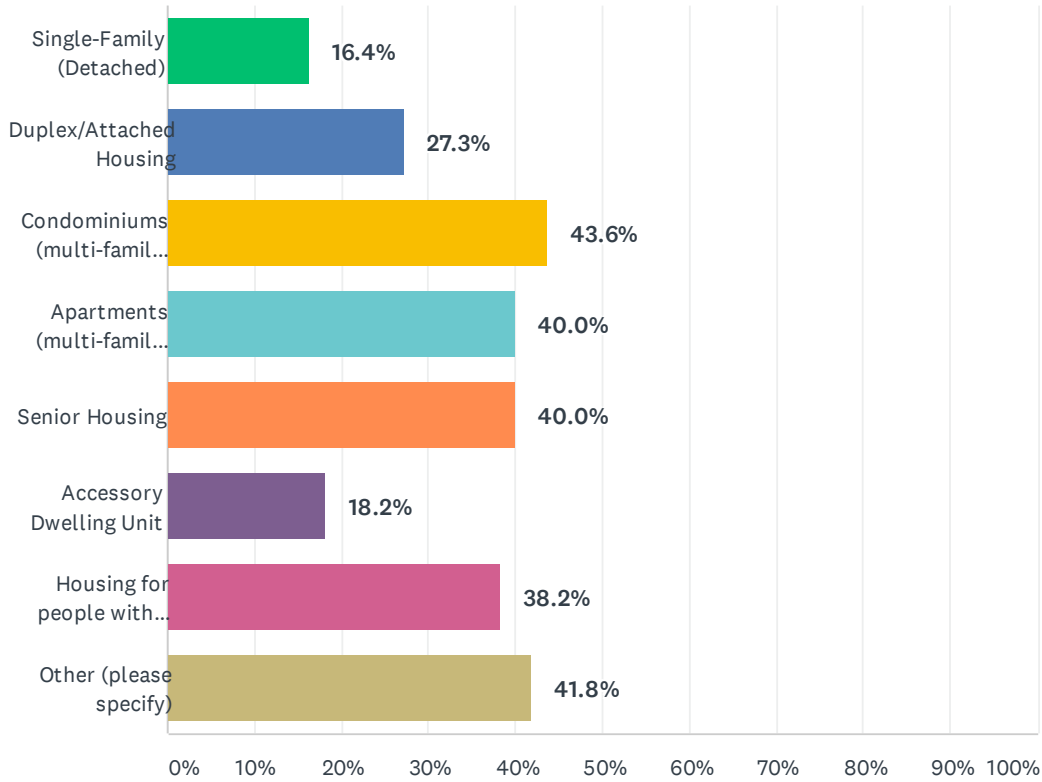
Answered: 56 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	51.8%	29
No	48.2%	27
Total Respondents: 56		

Q12 What types of housing are most needed in the City of Lake Forest? (Select all that apply)

Answered: 55 Skipped: 7



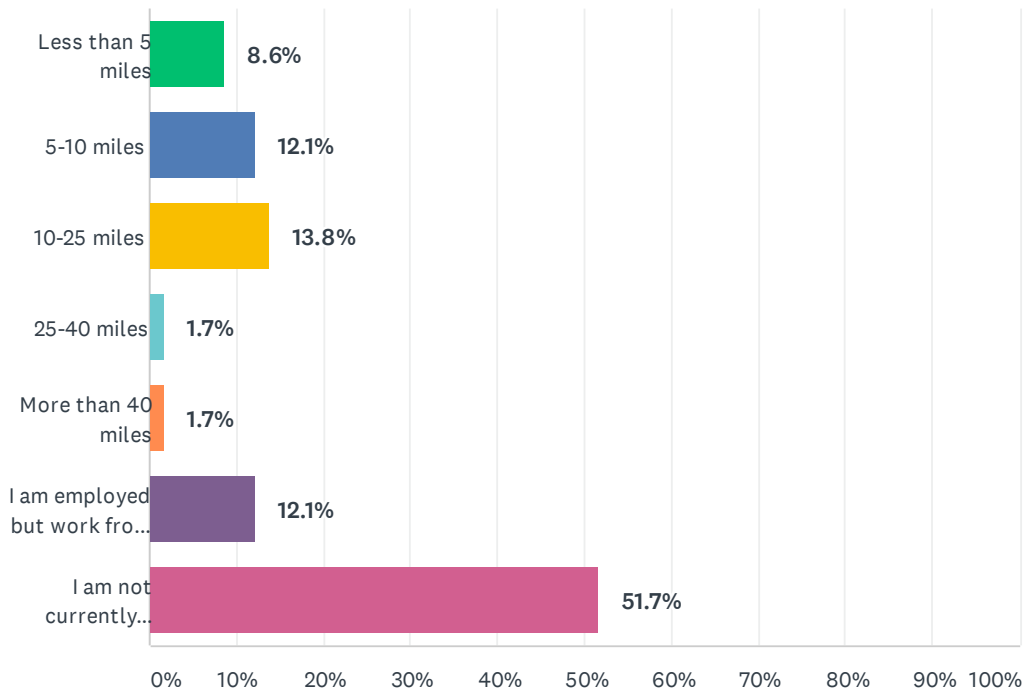
ANSWER CHOICES	RESPONSES	
Single-Family (Detached)	16.4%	9
Duplex/Attached Housing	27.3%	15
Condominiums (multi-family ownership homes)	43.6%	24
Apartments (multi-family rental homes)	40.0%	22
Senior Housing	40.0%	22
Accessory Dwelling Unit	18.2%	10
Housing for people with disabilities (please specify in comment field below)	38.2%	21
Other (please specify)	41.8%	23
Total Respondents: 55		

City of Lake Forest Housing Survey #1 - Conditions

#	OTHER (PLEASE SPECIFY)	DATE
1	wheelchair accessible homes	12/16/2020 4:52 PM
2	there are not enough single level homes in our community or surrounding communities with no stairs to negotiate either inside or outside the home	12/16/2020 3:56 PM
3	There is ample housing for our infrastructure.	12/15/2020 5:50 PM
4	affordable housing	12/15/2020 12:48 PM
5	Permanent supportive housing	12/15/2020 11:00 AM
6	Affordable housing	12/15/2020 10:38 AM
7	Homeless housing	12/12/2020 8:20 PM
8	Affordable rental	12/11/2020 3:20 AM
9	Low income housing	12/11/2020 3:18 AM
10	ement	12/10/2020 9:28 PM
11	Affordable Housing for the unhoused	12/10/2020 9:03 AM
12	Housing for people with physical and mental disabilities	12/9/2020 9:55 PM
13	I can buy a house with my HUD voucher but the prices are too high for OC Housing authority to approve	12/8/2020 4:47 PM
14	homeless dwellings, low income	12/6/2020 2:39 PM
15	More affordable housing for low-income residents.	12/3/2020 12:22 PM
16	housing for low income and very low income folks	12/3/2020 9:06 AM
17	transition housing for homeless people	12/3/2020 8:57 AM
18	Affordable housing	12/2/2020 9:16 AM
19	Very low income housing	12/1/2020 2:14 PM
20	Affordable housing, of all types - condos, apts. The best use of limited land to house the most people without causing density issues.	12/1/2020 12:53 PM
21	Housing for folks on the autistic spectrum	11/30/2020 3:26 PM
22	I believe that Lake Forest needs more permanent supportive housing to tackle the rising issue of homelessness, as well as more affordable housing in the form of multi-family and mixed use housing.	11/27/2020 7:06 PM
23	housing for very low & low income folks, with preventive services	11/27/2020 11:41 AM

Q13 If you are currently employed, approximately how long is your one-way commute to work?

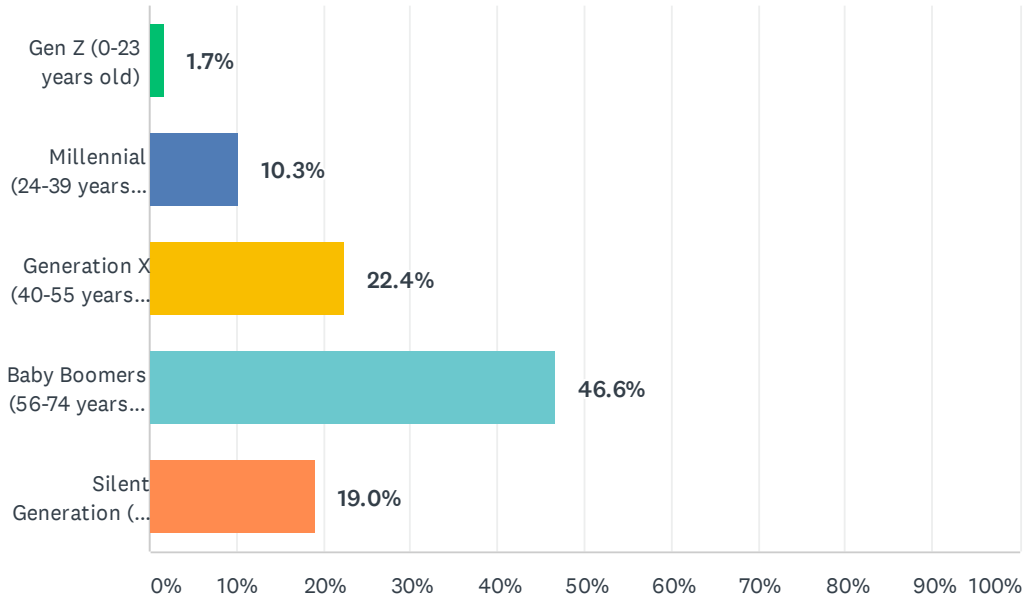
Answered: 58 Skipped: 4



ANSWER CHOICES	RESPONSES	
Less than 5 miles	8.6%	5
5-10 miles	12.1%	7
10-25 miles	13.8%	8
25-40 miles	1.7%	1
More than 40 miles	1.7%	1
I am employed but work from my home	12.1%	7
I am not currently employed	51.7%	30
Total Respondents: 58		

Q14 What age range most accurately describes you?

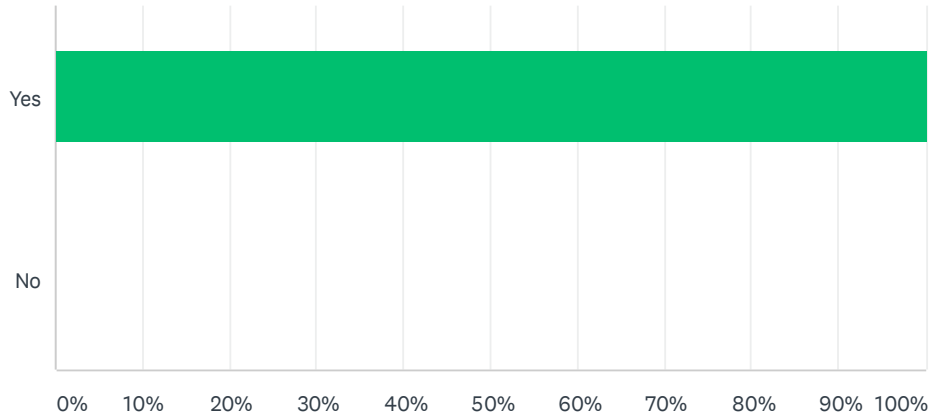
Answered: 58 Skipped: 4



ANSWER CHOICES	RESPONSES	
Gen Z (0-23 years old)	1.7%	1
Millennial (24-39 years old)	10.3%	6
Generation X (40-55 years old)	22.4%	13
Baby Boomers (56-74 years old)	46.6%	27
Silent Generation (75+ years old)	19.0%	11
Total Respondents: 58		

Q1 Do you live in Lake Forest?

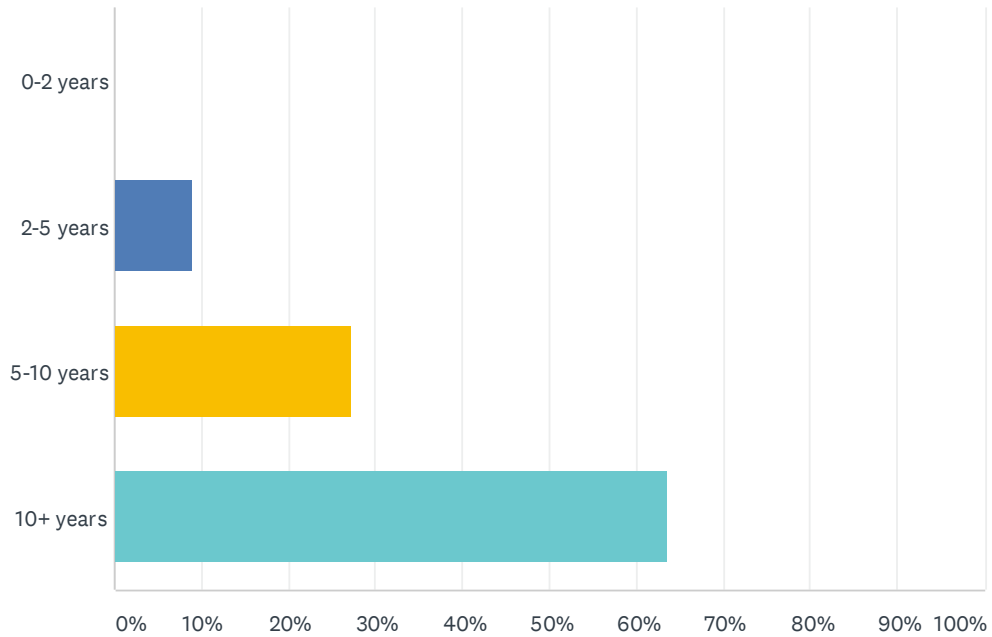
Answered: 33 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	100.00%	33
No	0.00%	0
Total Respondents: 33		

Q2 How long have you lived in the City?

Answered: 33 Skipped: 0

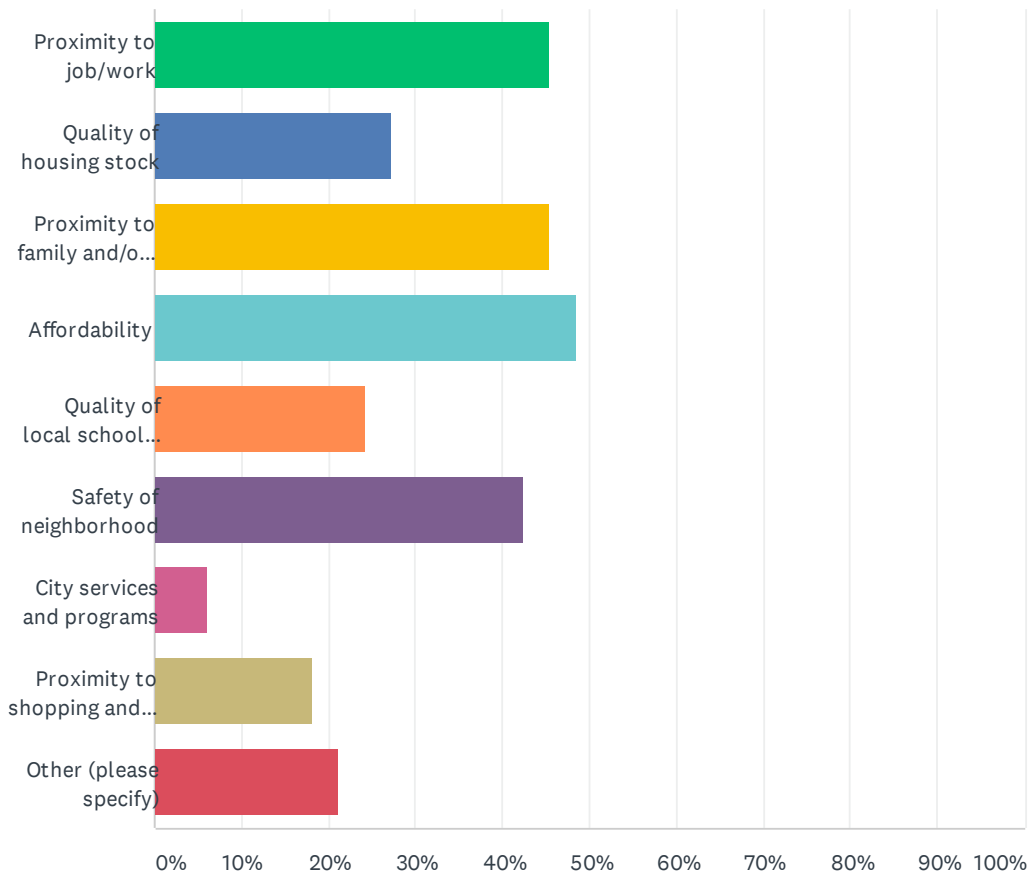


City of Lake Forest Housing Survey #1 - Conditions

ANSWER CHOICES	RESPONSES	
0-2 years	0.00%	0
2-5 years	9.09%	3
5-10 years	27.27%	9
10+ years	63.64%	21
Total Respondents: 33		

Q3 What made you decide to live here? (Select all that apply)

Answered: 33 Skipped: 0

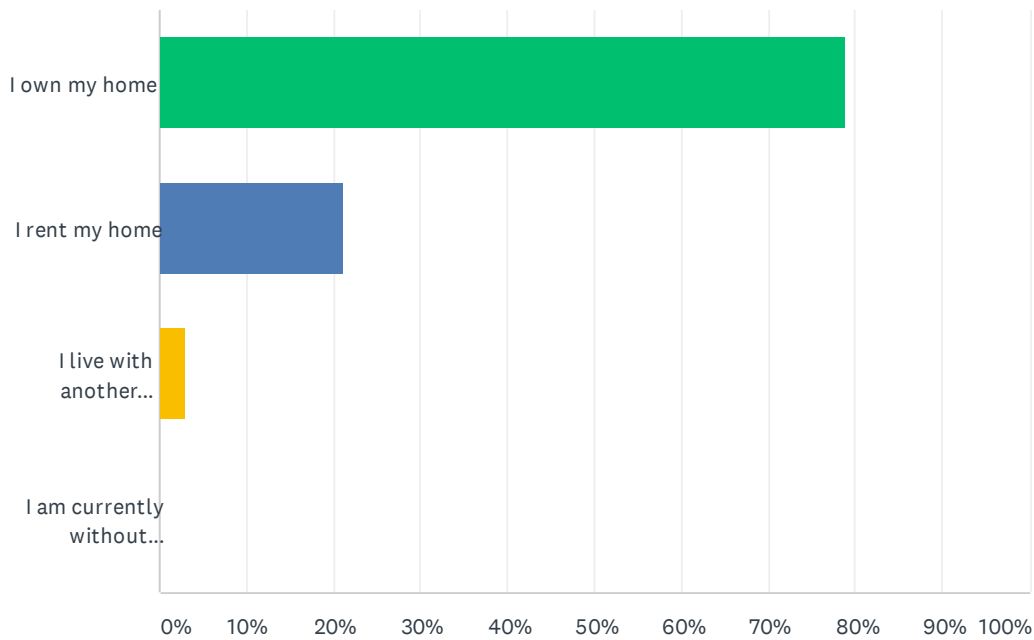


City of Lake Forest Housing Survey #1 - Conditions

ANSWER CHOICES	RESPONSES	
Proximity to job/work	45.45%	15
Quality of housing stock	27.27%	9
Proximity to family and/or friends	45.45%	15
Affordability	48.48%	16
Quality of local school system	24.24%	8
Safety of neighborhood	42.42%	14
City services and programs	6.06%	2
Proximity to shopping and services	18.18%	6
Other (please specify)	21.21%	7
Total Respondents: 33		

Q4 Do you currently own or rent your home?

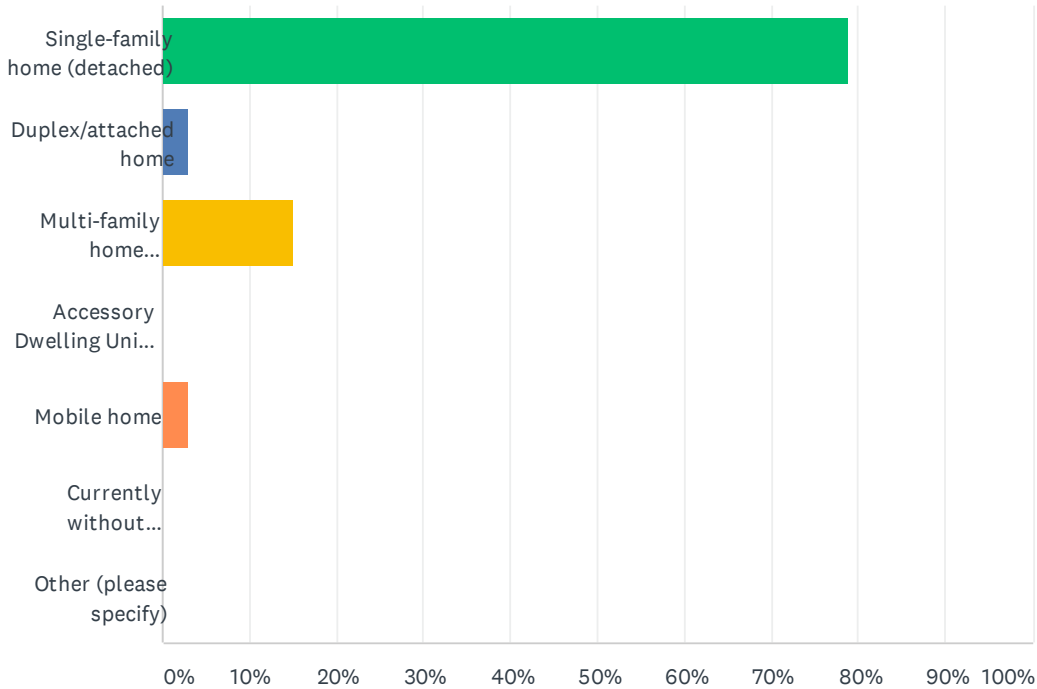
Answered: 33 Skipped: 0



ANSWER CHOICES	RESPONSES	
I own my home	78.79%	26
I rent my home	21.21%	7
I live with another household (neither own nor rent)	3.03%	1
I am currently without permanent shelter	0.00%	0
Total Respondents: 33		

Q5 Select the type of housing that best describes your current home.

Answered: 33 Skipped: 0

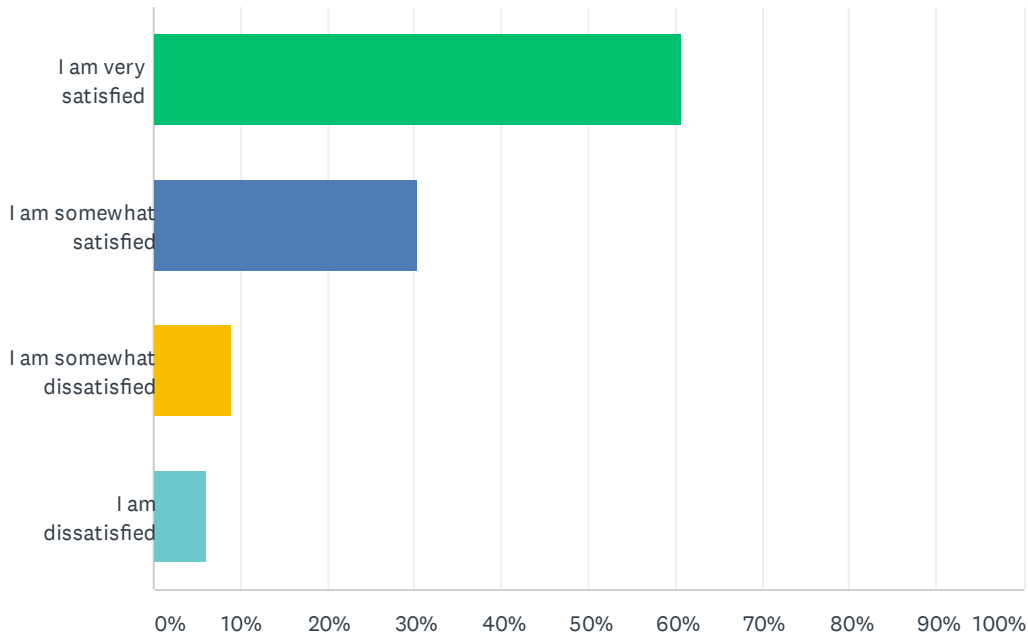


ANSWER CHOICES	RESPONSES	
Single-family home (detached)	78.79%	26
Duplex/attached home	3.03%	1
Multi-family home (apartment/condominium)	15.15%	5
Accessory Dwelling Unit, granny flat, guest house	0.00%	0
Mobile home	3.03%	1
Currently without permanent shelter	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 33		

Q6 How satisfied are you with your current housing situation?

Answered: 33 Skipped: 0

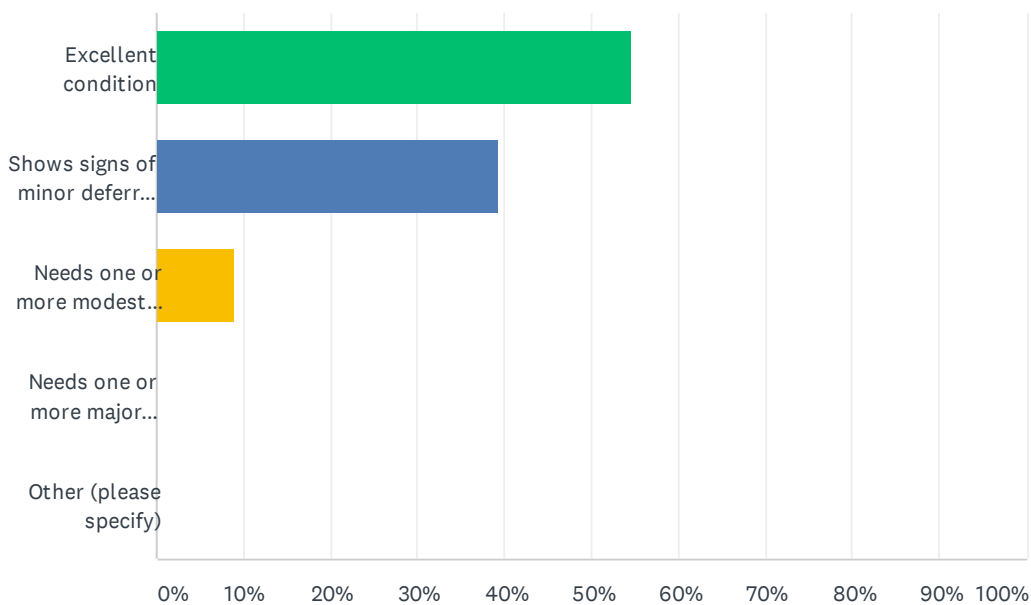
City of Lake Forest Housing Survey #1 - Conditions



ANSWER CHOICES	RESPONSES
I am very satisfied	60.61% 20
I am somewhat satisfied	30.30% 10
I am somewhat dissatisfied	9.09% 3
I am dissatisfied	6.06% 2
Total Respondents: 33	

Q7 How would you rate the physical condition of the residence you live in?

Answered: 33 Skipped: 0

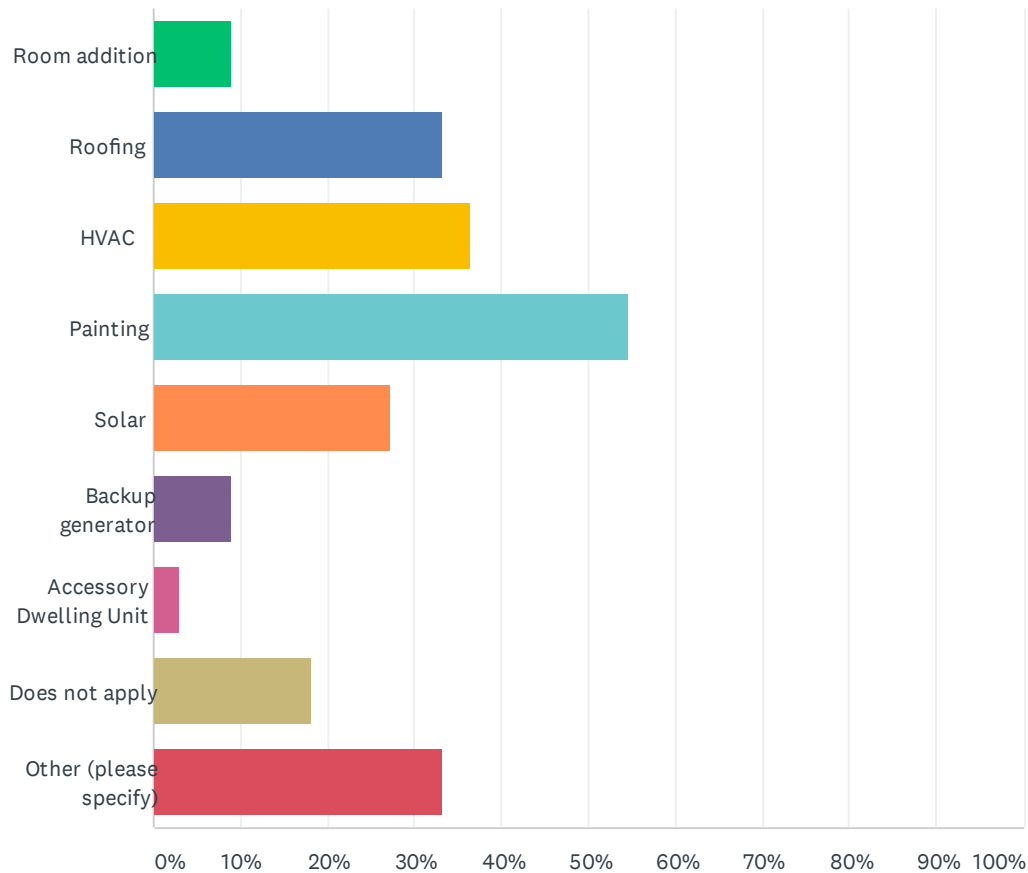


City of Lake Forest Housing Survey #1 - Conditions

ANSWER CHOICES	RESPONSES	
Excellent condition	54.55%	18
Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, etc.)	39.39%	13
Needs one or more modest rehabilitation improvements (e.g., new roof, new wood siding, etc.)	9.09%	3
Needs one or more major upgrades (e.g., new foundation, new plumbing, new electrical, etc.)	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 33		

Q8 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 33 Skipped: 0

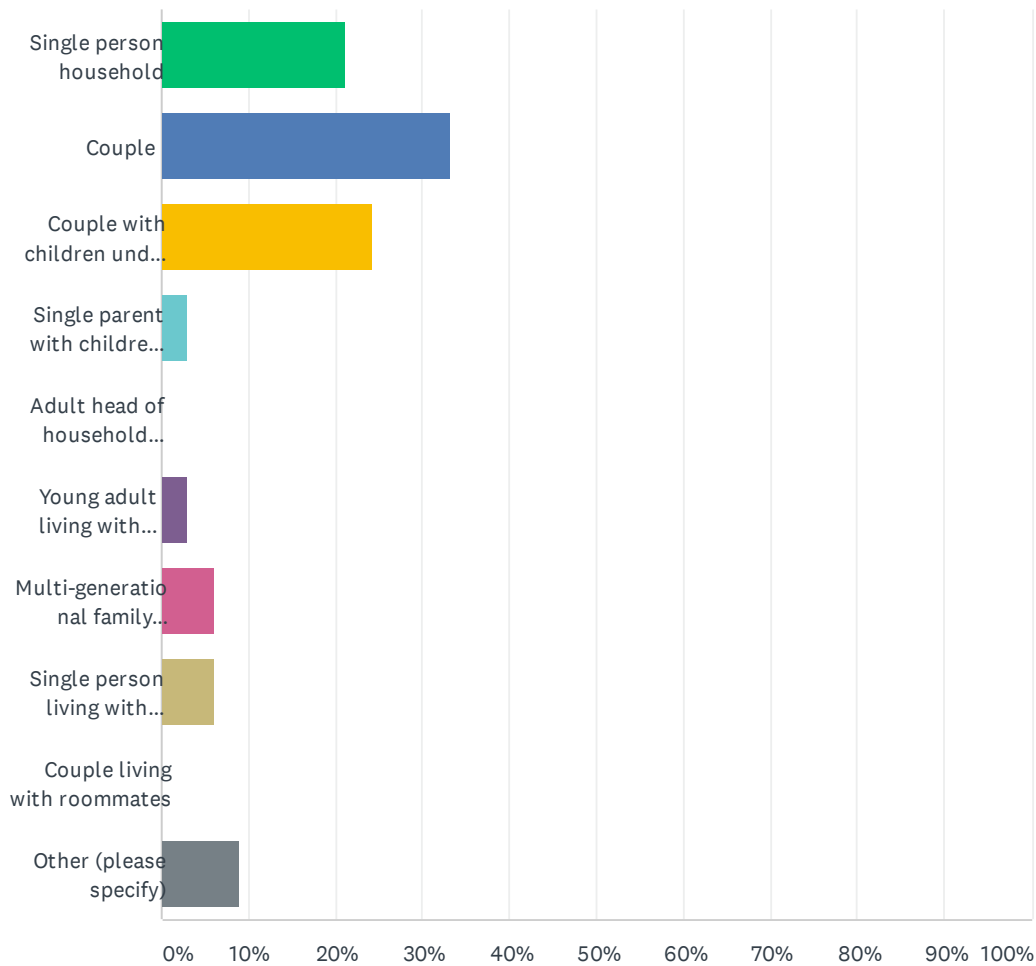


City of Lake Forest Housing Survey #1 - Conditions

ANSWER CHOICES	RESPONSES	
Room addition	9.09%	3
Roofing	33.33%	11
HVAC	36.36%	12
Painting	54.55%	18
Solar	27.27%	9
Backup generator	9.09%	3
Accessory Dwelling Unit	3.03%	1
Does not apply	18.18%	6
Other (please specify)	33.33%	11
Total Respondents: 33		

Q9 Which of the following best describes your household type?

Answered: 33 Skipped: 0

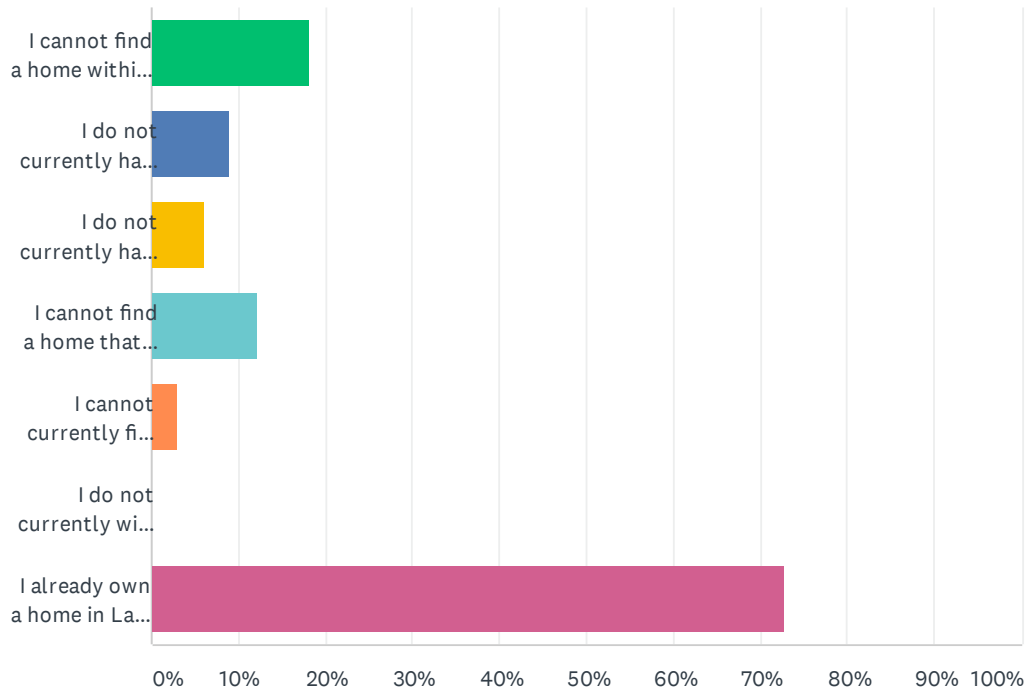


City of Lake Forest Housing Survey #1 - Conditions

ANSWER CHOICES	RESPONSES
Single person household	21.21% 7
Couple	33.33% 11
Couple with children under 18	24.24% 8
Single parent with children under 18	3.03% 1
Adult head of household (non-parent) with children under 18	0.00% 0
Young adult living with parents	3.03% 1
Multi-generational family household (grandparents, parents, children, and/or grandchildren all under the same roof)	6.06% 2
Single person living with roommates	6.06% 2
Couple living with roommates	0.00% 0
Other (please specify)	9.09% 3
Total Respondents: 33	

**Q10 If you wish to own a home in Lake Forest but do not currently own one, what issues are preventing you from owning a home at this time?
(Select all that apply)**

Answered: 33 Skipped: 0

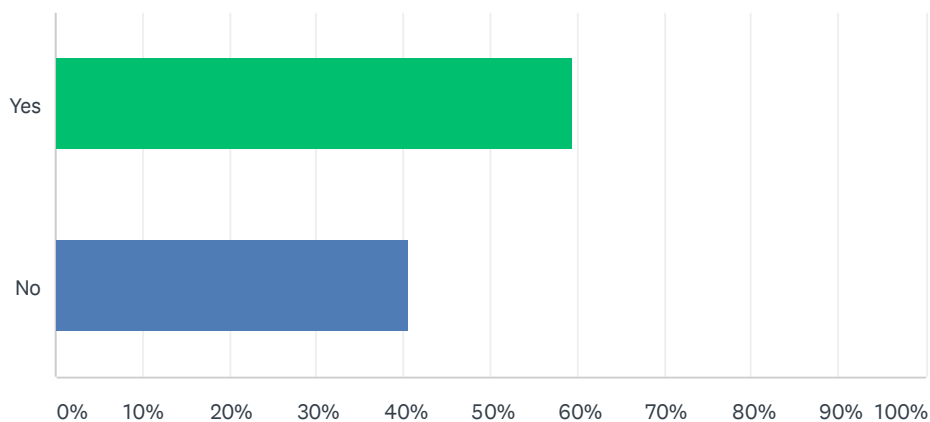


City of Lake Forest Housing Survey #1 - Conditions

ANSWER CHOICES	RESPONSES
I cannot find a home within my target price range in Lake Forest	18.18% 6
I do not currently have the financial resources for an appropriate down payment	9.09% 3
I do not currently have the financial resources for an adequate monthly mortgage payment	6.06% 2
I cannot find a home that suits my living needs in Lake Forest (housing size, disability accommodations)	12.12% 4
I cannot currently find a home that suits my quality standards in Lake Forest	3.03% 1
I do not currently wish to own or rent a home in Lake Forest	0.00% 0
I already own a home in Lake Forest	72.73% 24
Total Respondents: 33	

Q11 Do you think that the range of housing options currently available in the City of Lake Forest meets your needs?

Answered: 32 Skipped: 1

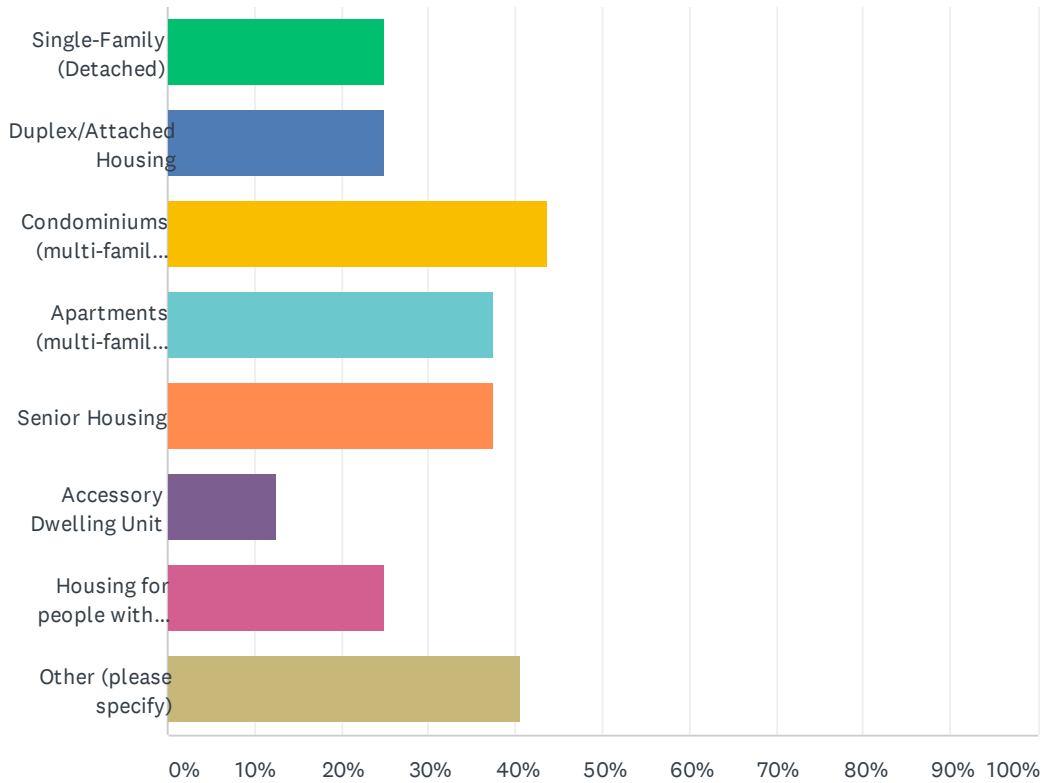


ANSWER CHOICES	RESPONSES
Yes	59.38% 19
No	40.63% 13
Total Respondents: 32	

Q12 What types of housing are most needed in the City of Lake Forest? (Select all that apply)

Answered: 32 Skipped: 1

City of Lake Forest Housing Survey #1 - Conditions

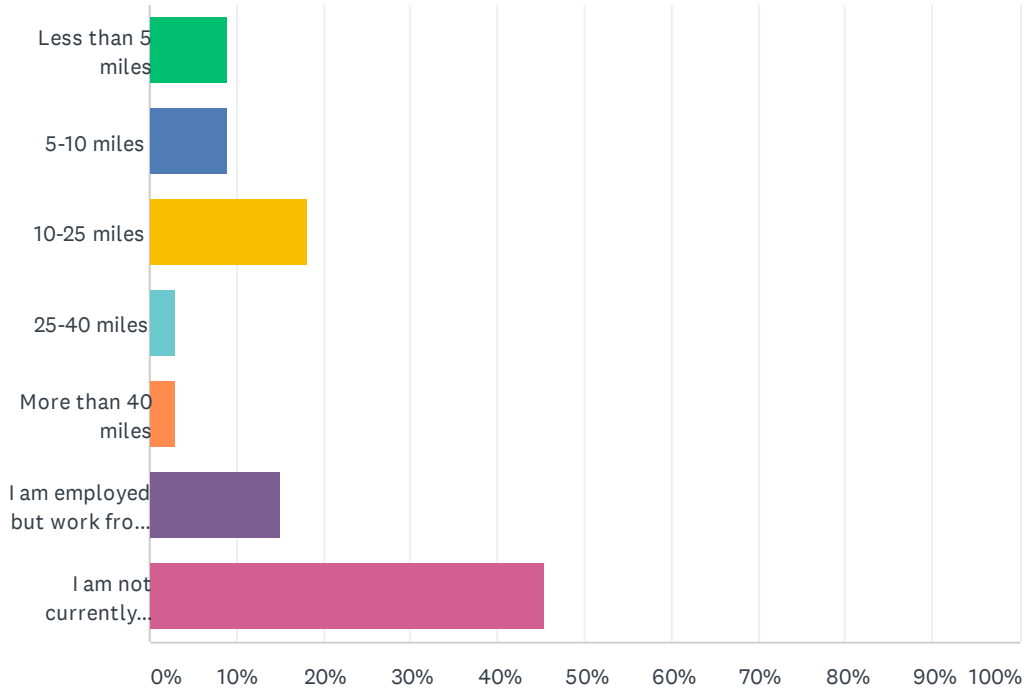


ANSWER CHOICES	RESPONSES	
Single-Family (Detached)	25.00%	8
Duplex/Attached Housing	25.00%	8
Condominiums (multi-family ownership homes)	43.75%	14
Apartments (multi-family rental homes)	37.50%	12
Senior Housing	37.50%	12
Accessory Dwelling Unit	12.50%	4
Housing for people with disabilities (please specify in comment field below)	25.00%	8
Other (please specify)	40.63%	13
Total Respondents: 32		

Q13 If you are currently employed, approximately how long is your one-way commute to work?

Answered: 33 Skipped: 0

City of Lake Forest Housing Survey #1 - Conditions

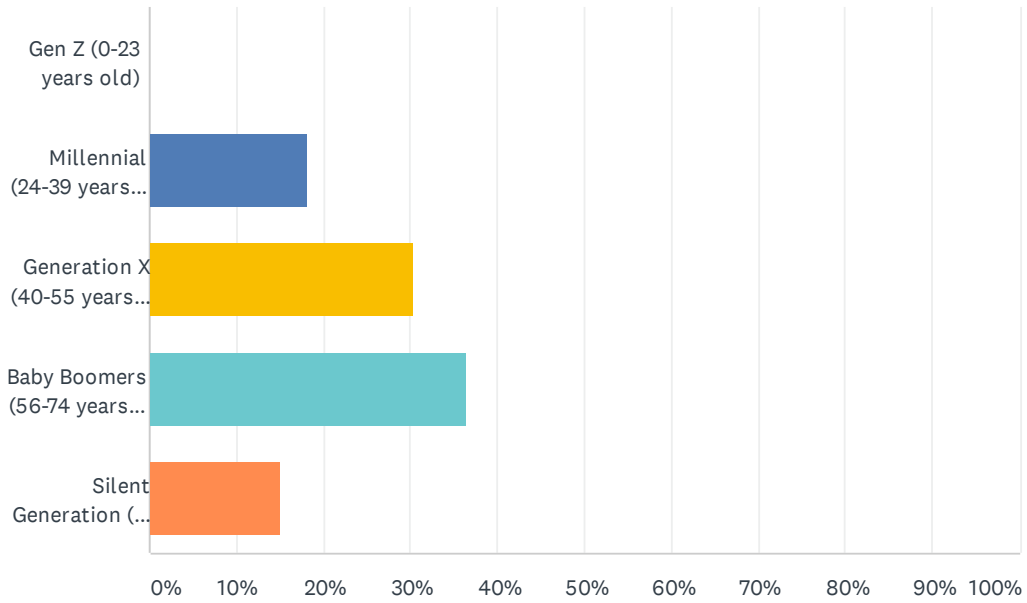


ANSWER CHOICES	RESPONSES	
Less than 5 miles	9.09%	3
5-10 miles	9.09%	3
10-25 miles	18.18%	6
25-40 miles	3.03%	1
More than 40 miles	3.03%	1
I am employed but work from my home	15.15%	5
I am not currently employed	45.45%	15
Total Respondents: 33		

Q14 What age range most accurately describes you?

Answered: 33 Skipped: 0

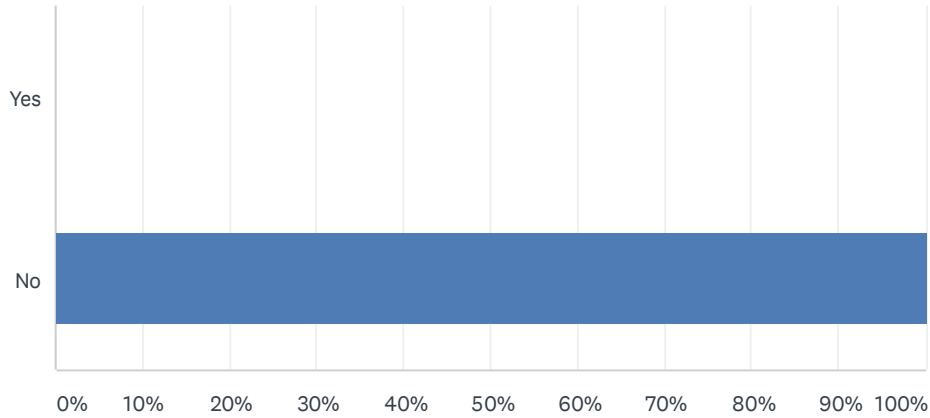
City of Lake Forest Housing Survey #1 - Conditions



ANSWER CHOICES	RESPONSES	
Gen Z (0-23 years old)	0.00%	0
Millennial (24-39 years old)	18.18%	6
Generation X (40-55 years old)	30.30%	10
Baby Boomers (56-74 years old)	36.36%	12
Silent Generation (75+ years old)	15.15%	5
Total Respondents: 33		

Q1 Do you live in Lake Forest?

Answered: 29 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	0.00% 0
No	100.00% 29
Total Respondents: 29	

Q2 How long have you lived in the City?

Answered: 0 Skipped: 29

⚠ No matching responses.

ANSWER CHOICES	RESPONSES
0-2 years	0.00% 0
2-5 years	0.00% 0
5-10 years	0.00% 0
10+ years	0.00% 0
Total Respondents: 0	

Q3 What made you decide to live here? (Select all that apply)

Answered: 0 Skipped: 29

 No matching responses.

ANSWER CHOICES	RESPONSES
Proximity to job/work	0.00% 0
Quality of housing stock	0.00% 0
Proximity to family and/or friends	0.00% 0
Affordability	0.00% 0
Quality of local school system	0.00% 0
Safety of neighborhood	0.00% 0
City services and programs	0.00% 0
Proximity to shopping and services	0.00% 0
Other (please specify)	0.00% 0
Total Respondents: 0	

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q4 Do you currently own or rent your home?

Answered: 0 Skipped: 29

 No matching responses.

ANSWER CHOICES	RESPONSES
I own my home	0.00% 0
I rent my home	0.00% 0
I live with another household (neither own nor rent)	0.00% 0
I am currently without permanent shelter	0.00% 0
Total Respondents: 0	

Q5 Select the type of housing that best describes your current home.

Answered: 0 Skipped: 29

 No matching responses.

ANSWER CHOICES	RESPONSES	
Single-family home (detached)	0.00%	0
Duplex/attached home	0.00%	0
Multi-family home (apartment/condominium)	0.00%	0
Accessory Dwelling Unit, granny flat, guest house	0.00%	0
Mobile home	0.00%	0
Currently without permanent shelter	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 0		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q6 How satisfied are you with your current housing situation?

Answered: 0 Skipped: 29

 No matching responses.

ANSWER CHOICES	RESPONSES	
I am very satisfied	0.00%	0
I am somewhat satisfied	0.00%	0
I am somewhat dissatisfied	0.00%	0
I am dissatisfied	0.00%	0
Total Respondents: 0		

#	IF YOU ANSWERED DISSATISFIED OR SOMEWHAT DISSATISFIED PLEASE PROVIDE A REASON BELOW.	DATE
	There are no responses.	

Q7 How would you rate the physical condition of the residence you live in?

Answered: 0 Skipped: 29

 No matching responses.

ANSWER CHOICES	RESPONSES
Excellent condition	0.00% 0
Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, etc.)	0.00% 0
Needs one or more modest rehabilitation improvements (e.g., new roof, new wood siding, etc.)	0.00% 0
Needs one or more major upgrades (e.g., new foundation, new plumbing, new electrical, etc.)	0.00% 0
Other (please specify)	0.00% 0
Total Respondents: 0	

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q8 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 0 Skipped: 29

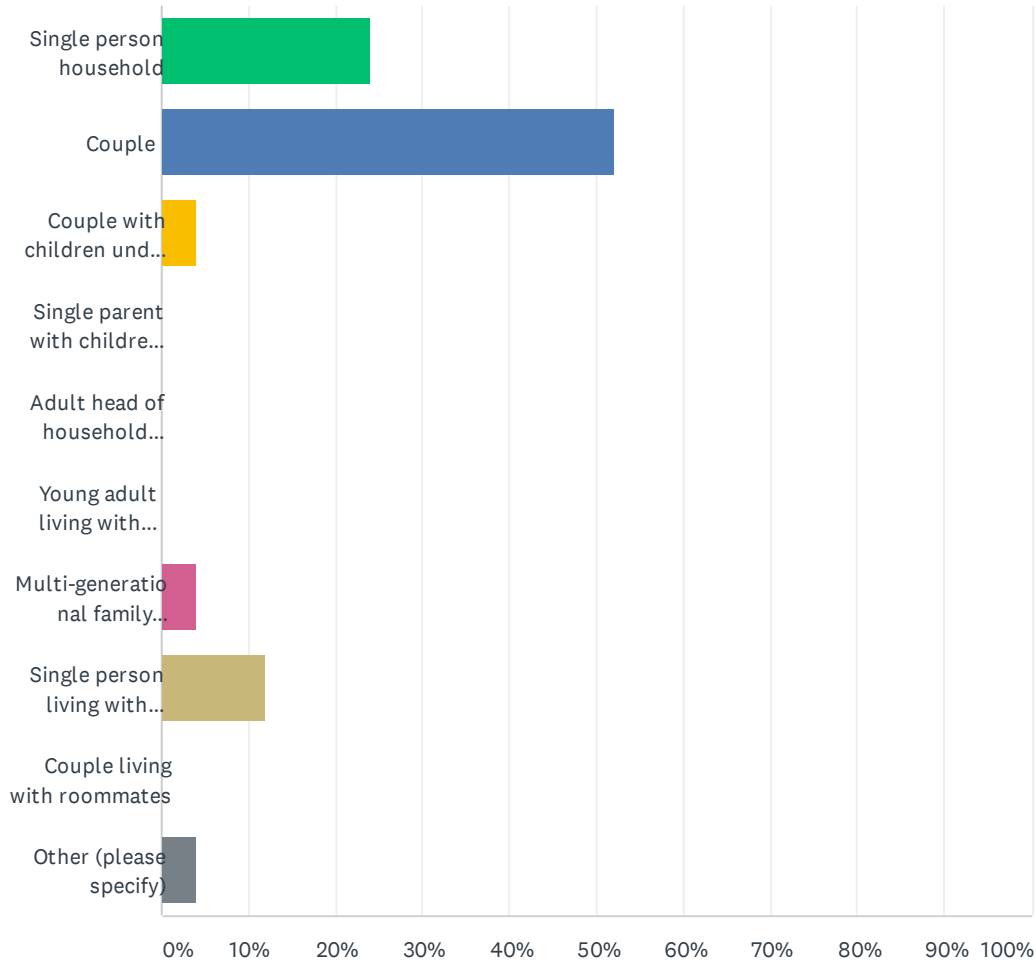
 No matching responses.

ANSWER CHOICES	RESPONSES
Room addition	0.00% 0
Roofing	0.00% 0
HVAC	0.00% 0
Painting	0.00% 0
Solar	0.00% 0
Backup generator	0.00% 0
Accessory Dwelling Unit	0.00% 0
Does not apply	0.00% 0
Other (please specify)	0.00% 0
Total Respondents: 0	

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q9 Which of the following best describes your household type?

Answered: 25 Skipped: 4

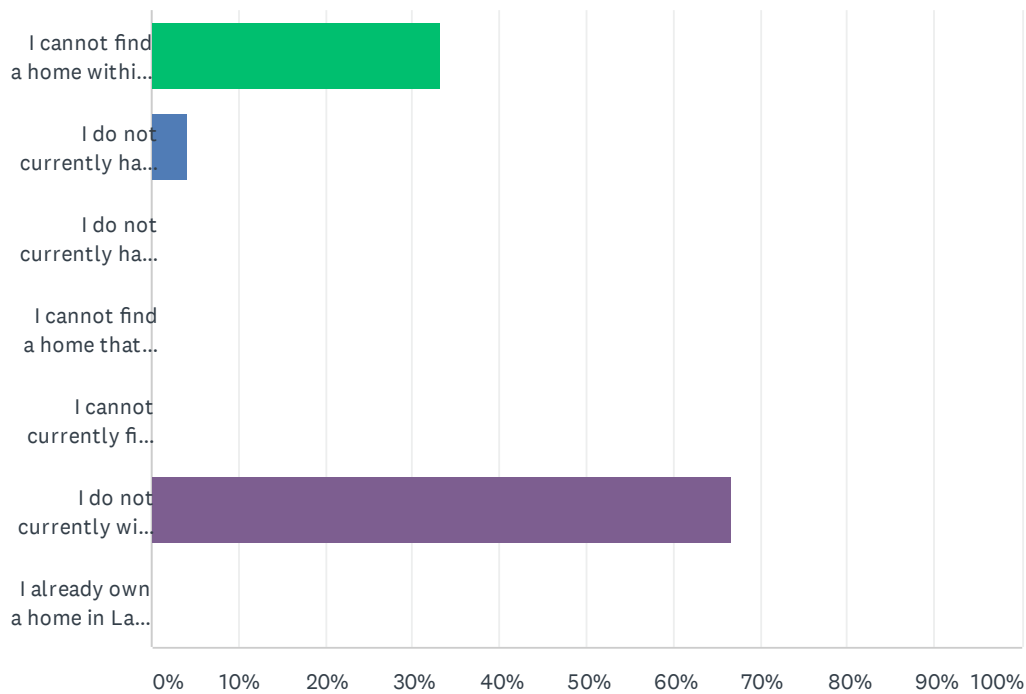


ANSWER CHOICES	RESPONSES	
Single person household	24.00%	6
Couple	52.00%	13
Couple with children under 18	4.00%	1
Single parent with children under 18	0.00%	0
Adult head of household (non-parent) with children under 18	0.00%	0
Young adult living with parents	0.00%	0
Multi-generational family household (grandparents, parents, children, and/or grandchildren all under the same roof)	4.00%	1
Single person living with roommates	12.00%	3
Couple living with roommates	0.00%	0
Other (please specify)	4.00%	1
Total Respondents: 25		

#	OTHER (PLEASE SPECIFY)	DATE
1	Senior retirement community	12/10/2020 9:28 PM

**Q10 If you wish to own a home in Lake Forest but do not currently own one, what issues are preventing you from owning a home at this time?
(Select all that apply)**

Answered: 24 Skipped: 5

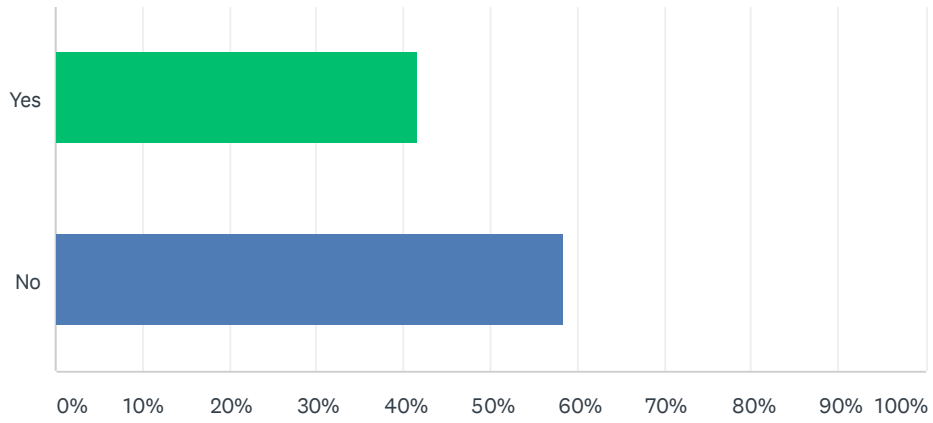


ANSWER CHOICES	RESPONSES
I cannot find a home within my target price range in Lake Forest	33.33% 8
I do not currently have the financial resources for an appropriate down payment	4.17% 1
I do not currently have the financial resources for an adequate monthly mortgage payment	0.00% 0
I cannot find a home that suits my living needs in Lake Forest (housing size, disability accommodations)	0.00% 0
I cannot currently find a home that suits my quality standards in Lake Forest	0.00% 0
I do not currently wish to own or rent a home in Lake Forest	66.67% 16
I already own a home in Lake Forest	0.00% 0
Total Respondents: 24	

Q11 Do you think that the range of housing options currently available in the City of Lake Forest meets your needs?

Answered: 24 Skipped: 5

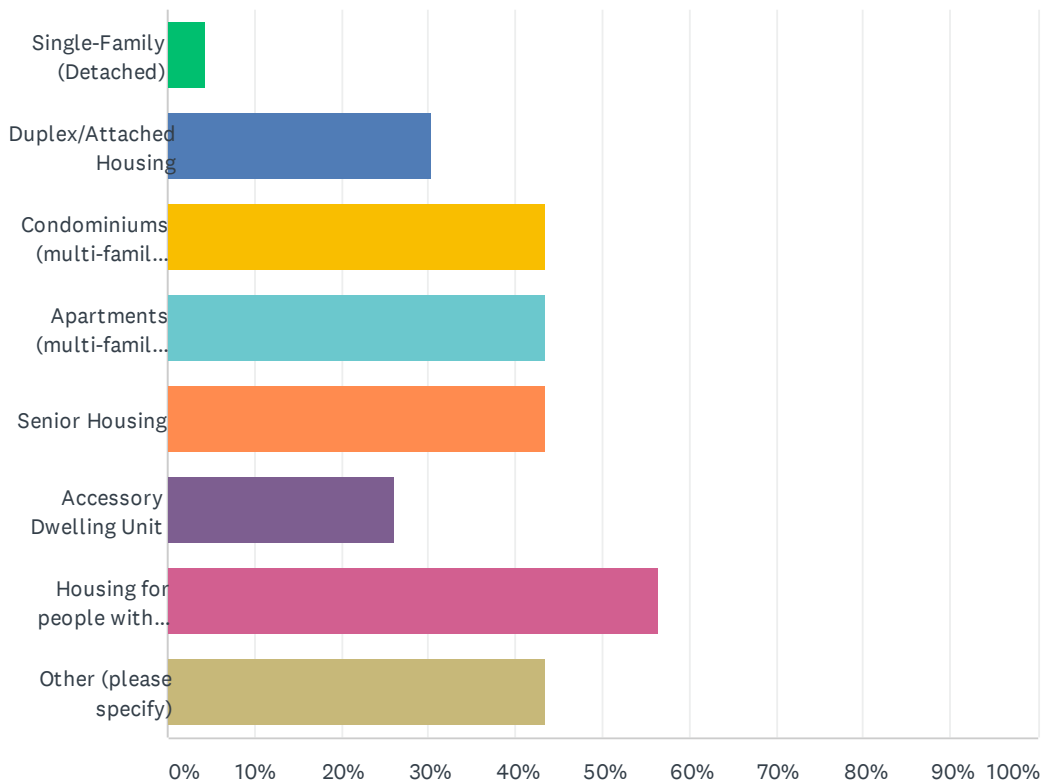
City of Lake Forest Housing Survey #1 - Conditions



ANSWER CHOICES	RESPONSES
Yes	41.67% 10
No	58.33% 14
Total Respondents: 24	

Q12 What types of housing are most needed in the City of Lake Forest?
(Select all that apply)

Answered: 23 Skipped: 6



City of Lake Forest Housing Survey #1 - Conditions

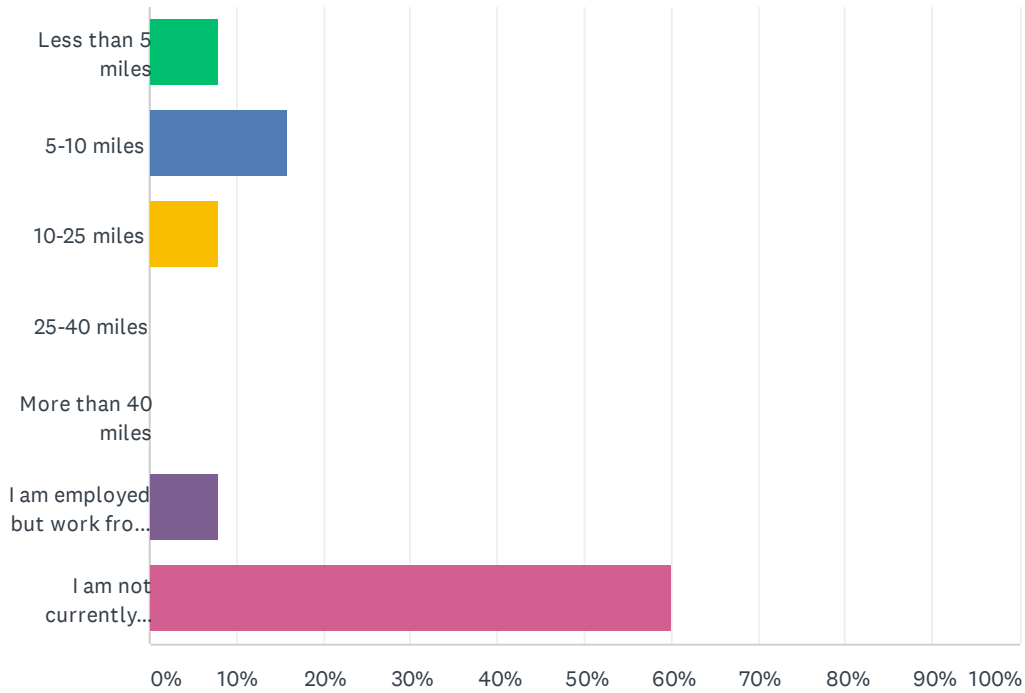
ANSWER CHOICES	RESPONSES	
Single-Family (Detached)	4.35%	1
Duplex/Attached Housing	30.43%	7
Condominiums (multi-family ownership homes)	43.48%	10
Apartments (multi-family rental homes)	43.48%	10
Senior Housing	43.48%	10
Accessory Dwelling Unit	26.09%	6
Housing for people with disabilities (please specify in comment field below)	56.52%	13
Other (please specify)	43.48%	10
Total Respondents: 23		

#	OTHER (PLEASE SPECIFY)	DATE
1	Permanent supportive housing	12/15/2020 11:00 AM
2	Affordable housing	12/15/2020 10:38 AM
3	Homeless housing	12/12/2020 8:20 PM
4	Affordable rental	12/11/2020 3:20 AM
5	Low income housing	12/11/2020 3:18 AM
6	ement	12/10/2020 9:28 PM
7	homeless dwellings, low income	12/6/2020 2:39 PM
8	More affordable housing for low-income residents.	12/3/2020 12:22 PM
9	Housing for folks on the autistic spectrum	11/30/2020 3:26 PM
10	I believe that Lake Forest needs more permanent supportive housing to tackle the rising issue of homelessness, as well as more affordable housing in the form of multi-family and mixed use housing.	11/27/2020 7:06 PM

Q13 If you are currently employed, approximately how long is your one-way commute to work?

Answered: 25 Skipped: 4

City of Lake Forest Housing Survey #1 - Conditions

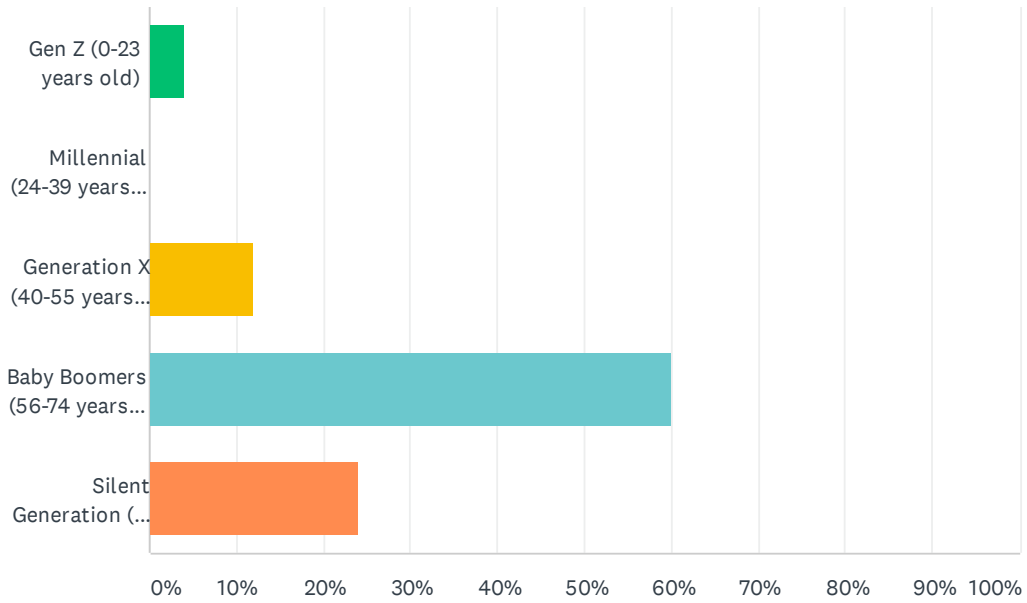


ANSWER CHOICES	RESPONSES
Less than 5 miles	8.00% 2
5-10 miles	16.00% 4
10-25 miles	8.00% 2
25-40 miles	0.00% 0
More than 40 miles	0.00% 0
I am employed but work from my home	8.00% 2
I am not currently employed	60.00% 15
Total Respondents: 25	

Q14 What age range most accurately describes you?

Answered: 25 Skipped: 4

City of Lake Forest Housing Survey #1 - Conditions



ANSWER CHOICES	RESPONSES	
Gen Z (0-23 years old)	4.00%	1
Millennial (24-39 years old)	0.00%	0
Generation X (40-55 years old)	12.00%	3
Baby Boomers (56-74 years old)	60.00%	15
Silent Generation (75+ years old)	24.00%	6
Total Respondents: 25		

City of Lake Forest Housing Survey #2 - Priorities

What are Your Housing Priorities?

Help us learn more about your priorities for housing in Lake Forest.

* 1. Do you live and/or work in Lake Forest?

Yes

No



City of Lake Forest Housing Survey #2 - Priorities

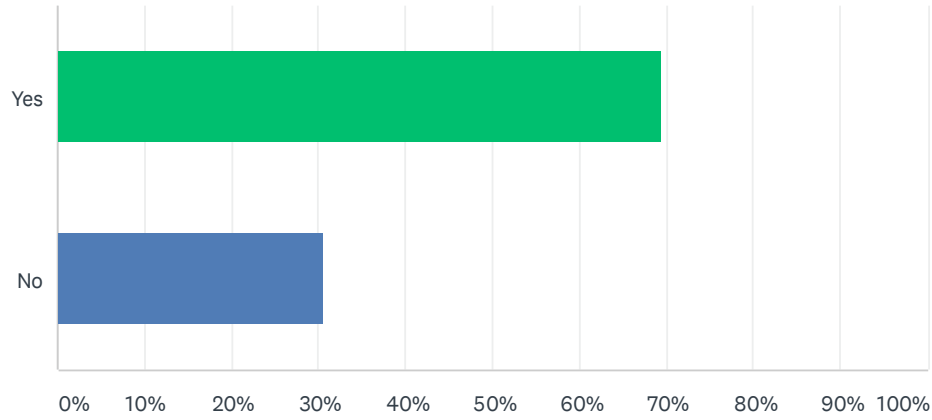
What are Your Housing Priorities?

2. How important are the following housing priorities to you and your family?

	Very Important	Somewhat Important	Not Important	Don't Know
Provide more housing for all income levels	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing affordable to working families	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Build more single-family housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Build more multi-family housing (apartments, condos, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rehabilitate existing housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Encourage more senior housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide ADA-accessible housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide housing for homeless	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ensure that children who grow up in Lake Forest can afford to live in Lake Forest	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Integrate affordable housing throughout the community to create mixed-income neighborhoods	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Support fair/equitable housing opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Support programs to help maintain and secure neighborhoods that have suffered foreclosures	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q1 Do you live and/or work in Lake Forest?

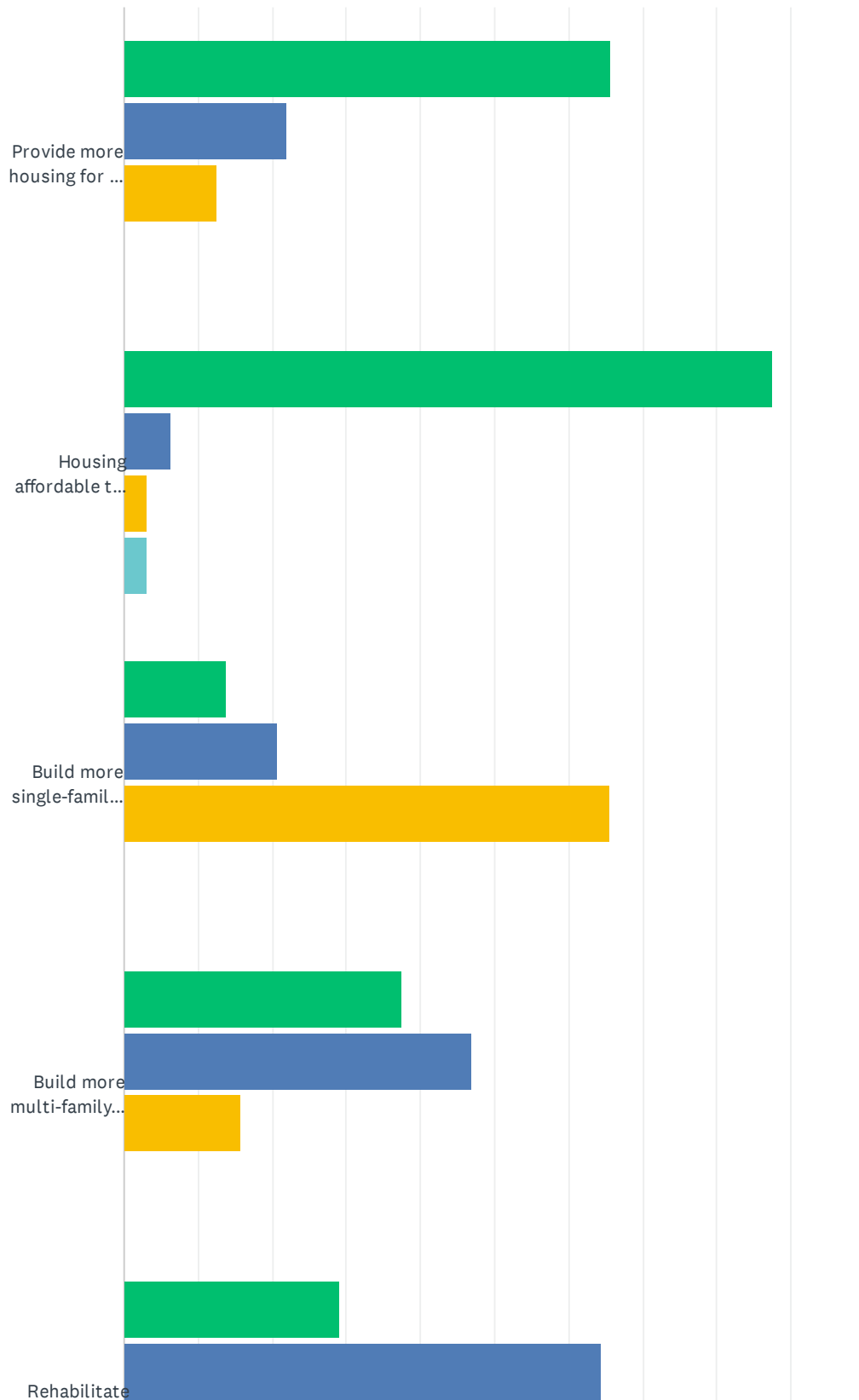
Answered: 49 Skipped: 0



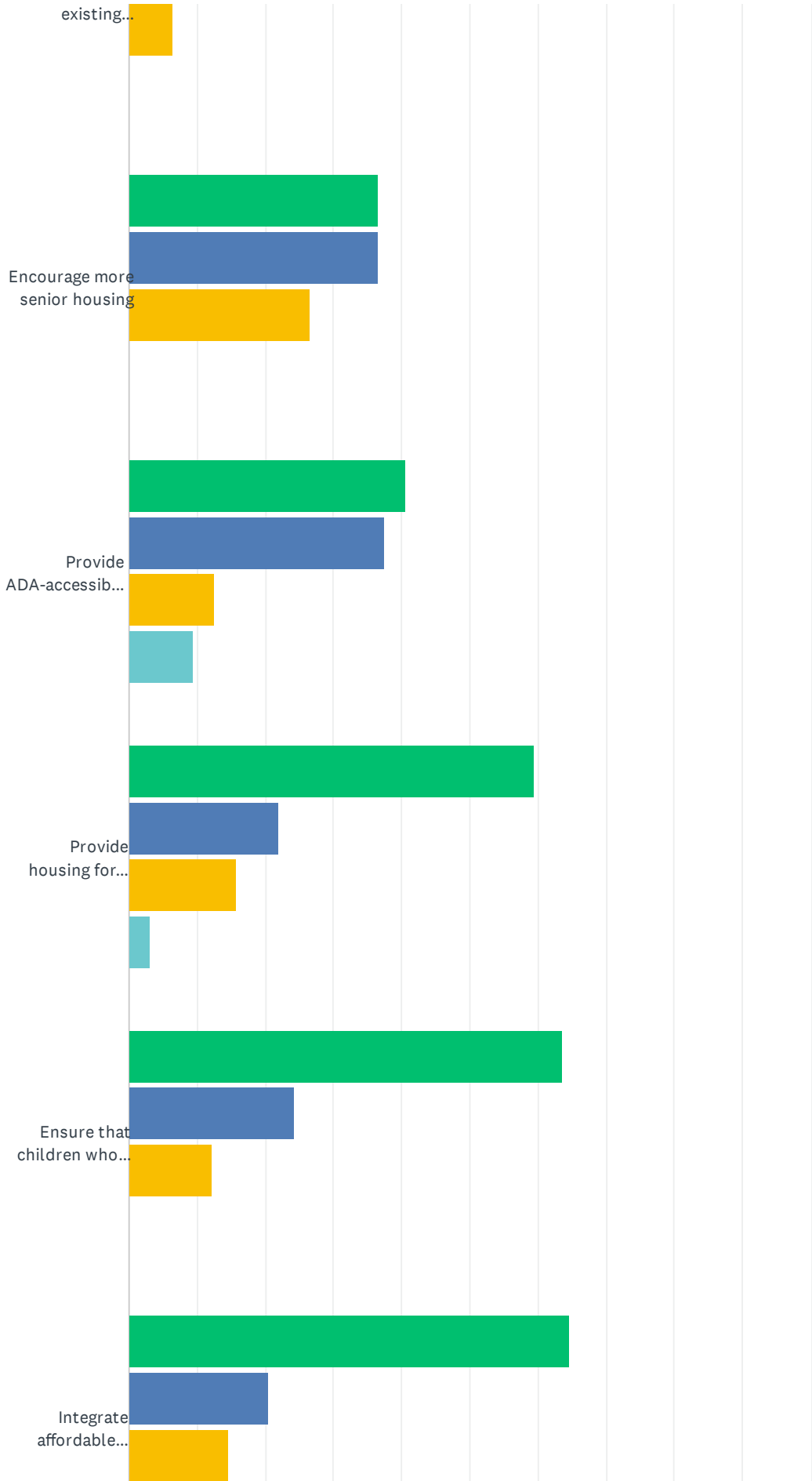
ANSWER CHOICES	RESPONSES	
Yes	69.39%	34
No	30.61%	15
Total Respondents: 49		

Q2 How important are the following housing priorities to you and your family?

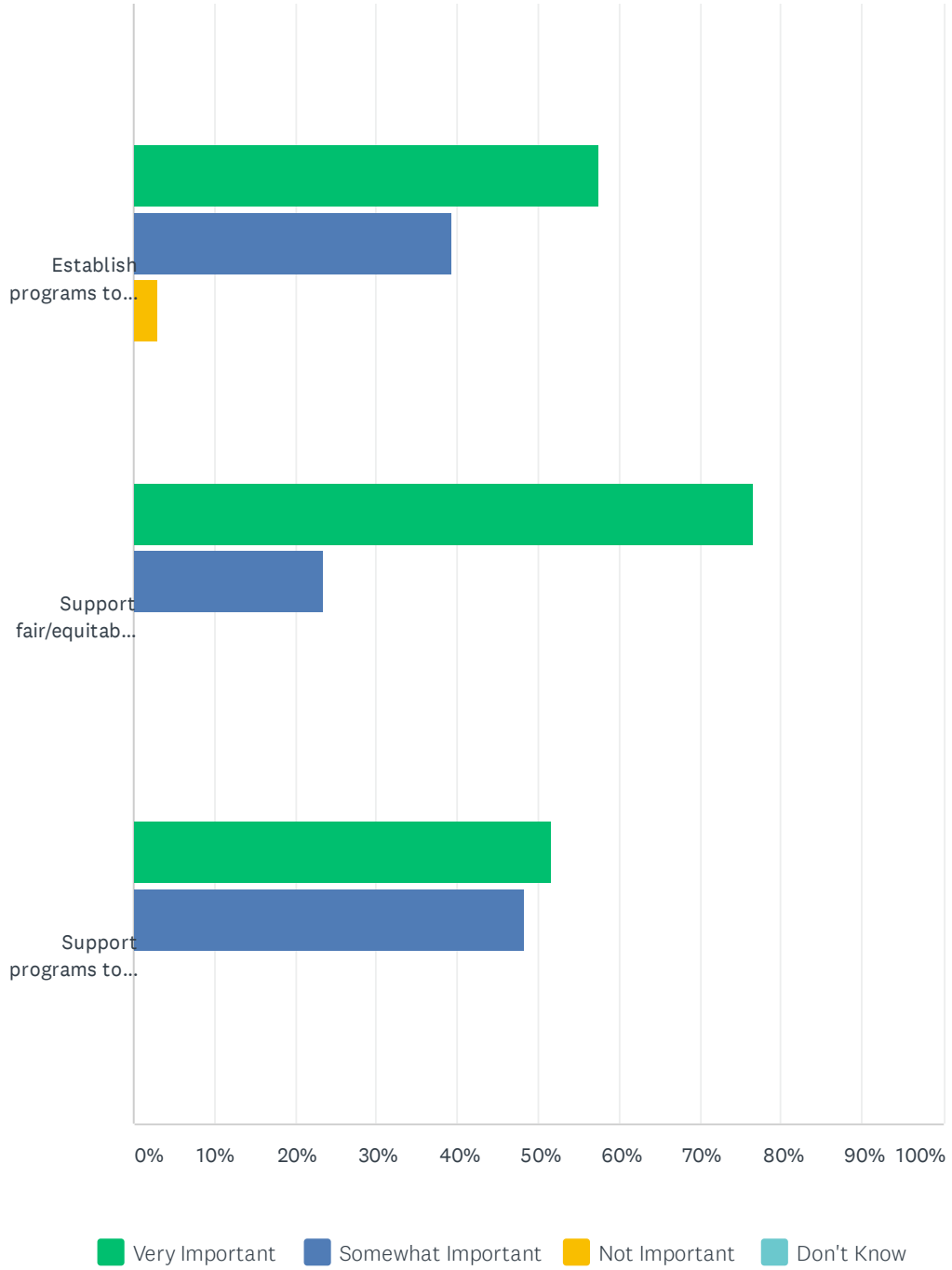
Answered: 34 Skipped: 15



City of Lake Forest Housing Survey #2 - Priorities



City of Lake Forest Housing Survey #2 - Priorities

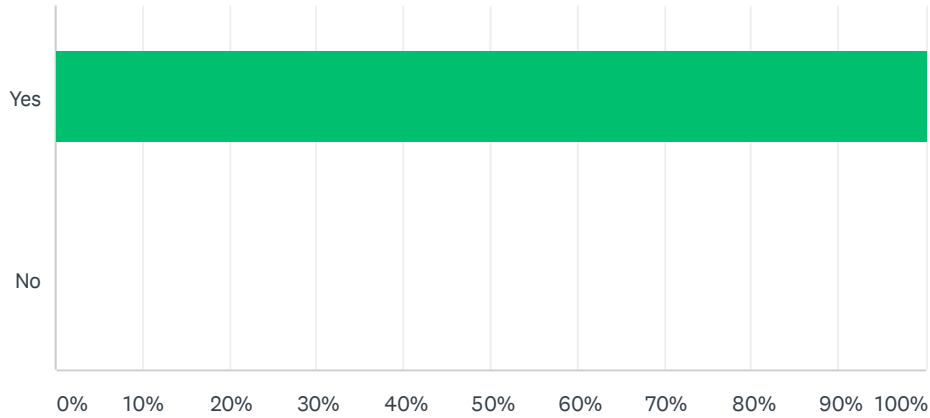


City of Lake Forest Housing Survey #2 - Priorities

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Provide more housing for all income levels	65.63% 21	21.88% 7	12.50% 4	0.00% 0	32
Housing affordable to working families	87.50% 28	6.25% 2	3.13% 1	3.13% 1	32
Build more single-family housing	13.79% 4	20.69% 6	65.52% 19	0.00% 0	29
Build more multi-family housing (apartments, condos, etc.)	37.50% 12	46.88% 15	15.63% 5	0.00% 0	32
Rehabilitate existing housing	29.03% 9	64.52% 20	6.45% 2	0.00% 0	31
Encourage more senior housing	36.67% 11	36.67% 11	26.67% 8	0.00% 0	30
Provide ADA-accessible housing	40.63% 13	37.50% 12	12.50% 4	9.38% 3	32
Provide housing for homeless	59.38% 19	21.88% 7	15.63% 5	3.13% 1	32
Ensure that children who grow up in Lake Forest can afford to live in Lake Forest	63.64% 21	24.24% 8	12.12% 4	0.00% 0	33
Integrate affordable housing throughout the community to create mixed-income neighborhoods	64.71% 22	20.59% 7	14.71% 5	0.00% 0	34
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	57.58% 19	39.39% 13	3.03% 1	0.00% 0	33
Support fair/equitable housing opportunities	76.47% 26	23.53% 8	0.00% 0	0.00% 0	34
Support programs to help maintain and secure neighborhoods that have suffered foreclosures	51.61% 16	48.39% 15	0.00% 0	0.00% 0	31

Q1 Do you live and/or work in Lake Forest?

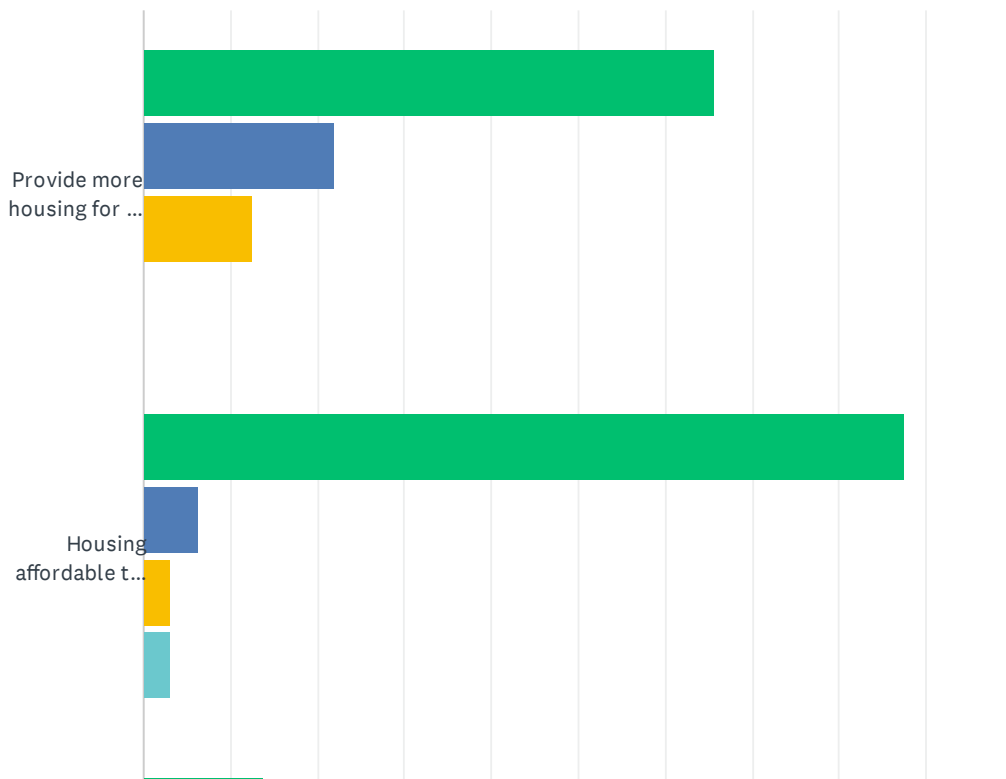
Answered: 34 Skipped: 0



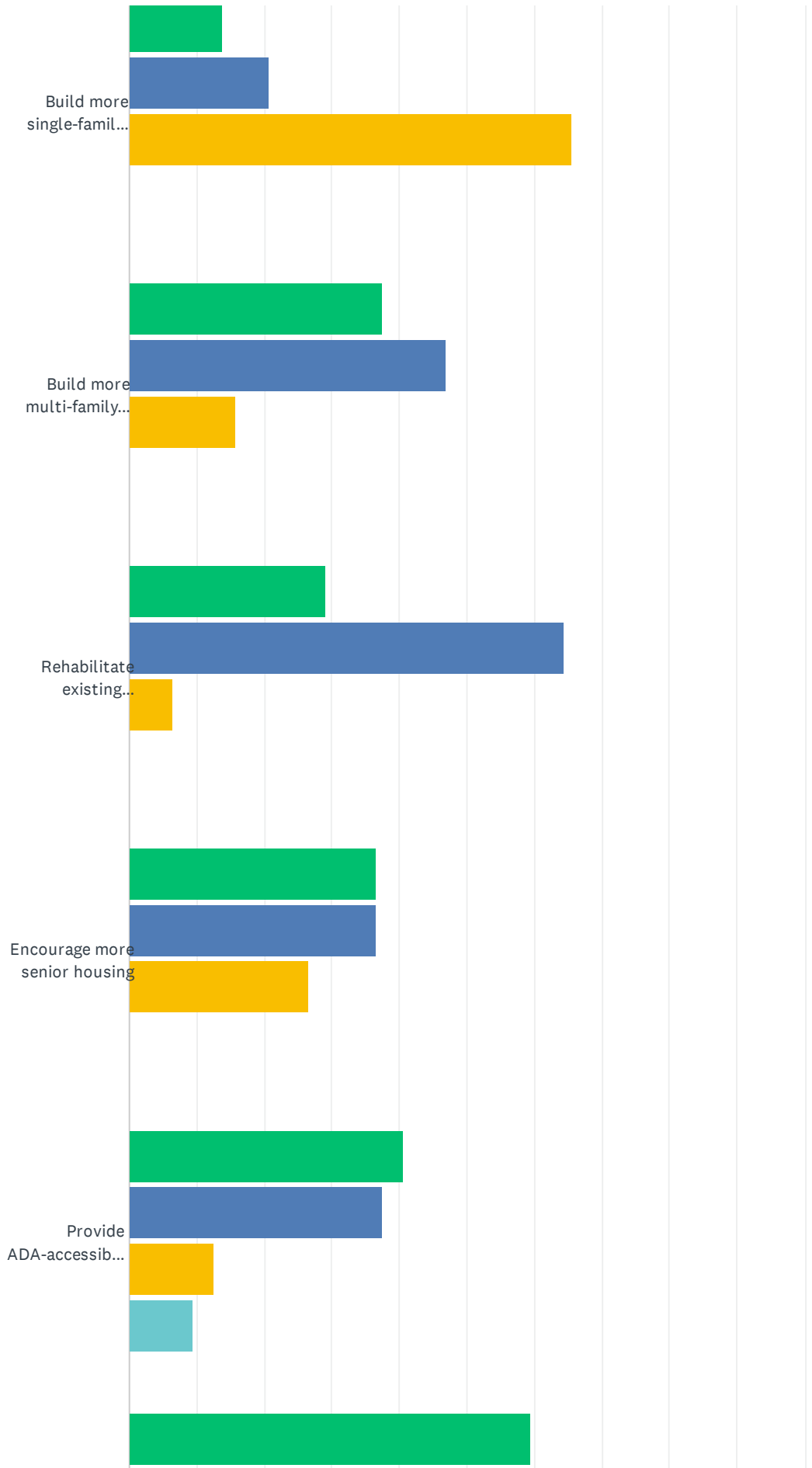
ANSWER CHOICES	RESPONSES	
Yes	100.00%	34
No	0.00%	0
Total Respondents: 34		

Q2 How important are the following housing priorities to you and your family?

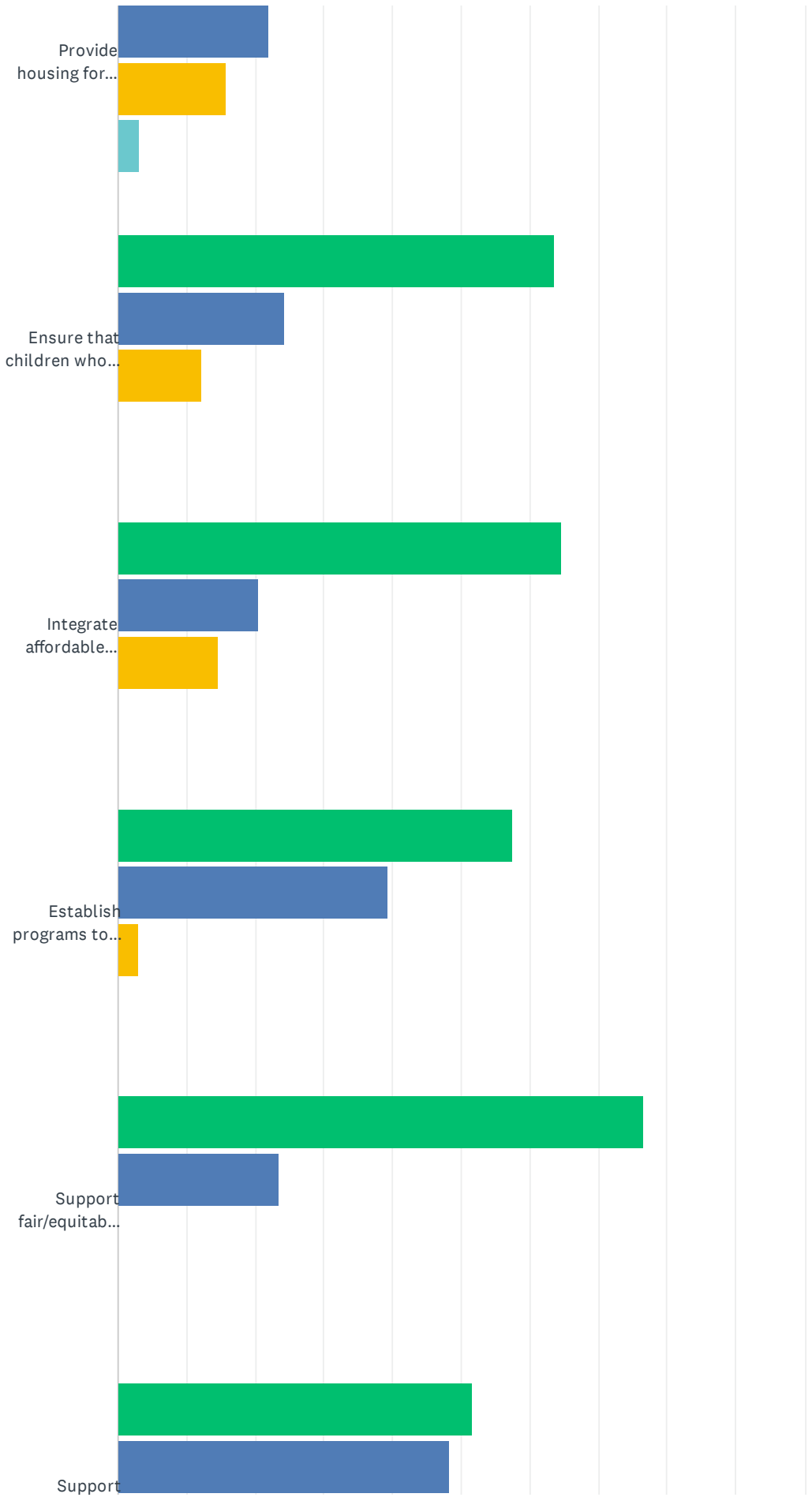
Answered: 34 Skipped: 0



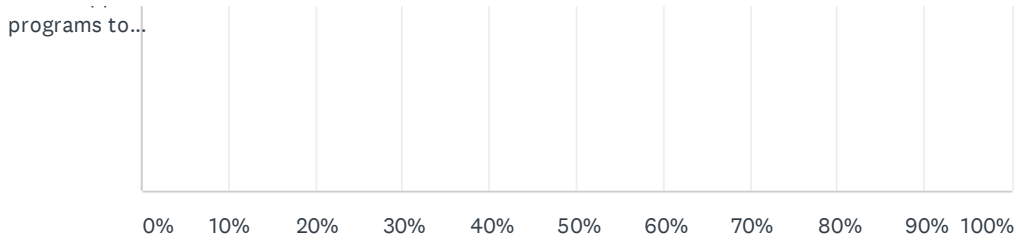
City of Lake Forest Housing Survey #2 - Priorities



City of Lake Forest Housing Survey #2 - Priorities



City of Lake Forest Housing Survey #2 - Priorities



■ Very Important
 ■ Somewhat Important
 ■ Not Important
 ■ Don't Know

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Provide more housing for all income levels	65.63% 21	21.88% 7	12.50% 4	0.00% 0	32
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