

For Immediate Release – February 9, 2010

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Four Questions: A conversation with Canyon Lake City Manager Lori Moss

1. Why does the City of Canyon Lake need to widen Railroad Canyon Road?

State law recognizes the vital role local governments play in the supply and affordability of housing. Each governing body (City Council or Board of Supervisors) of a local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city. The housing element is one of the seven mandated elements of the local general plan. Housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local housing elements. Housing element law also requires the Department of Housing and Community Development (HCD) review local housing elements for compliance with State law and to report its written findings to the local government.

2. What has the City of Canyon Lake done to prepare a new Housing Element?

The City hired a consultant to prepare a general plan housing element in compliance with the State of California Department of Housing and Community Development. On October 7, 2009 the City Council approved an ordinance to eliminate inconsistencies between the General Plan map and Zoning map. Some of the zoning designations will allow multiple family housing in certain areas of the City. These changes were required as part of the proposed Housing Element update.

3. What is the next step in finalizing the draft housing element?

The plan must address the community's housing needs. It must also be developed with input from the residents of the community. To meet both of these important objectives, the City has prepared a brief survey to obtain information on housing needs and resident input on the type of programs that would be most responsive to

addressing current needs. The Housing Needs and Programs Survey was mailed to certain neighborhoods in the community. If you did not receive a survey and would like to participate please log onto www.cityofcanyonlake.com and download the application, fill it out and bring it to City Hall. Or next time you are in the area stop by City Hall and fill out a survey. It only takes five minutes! The first 25 people to submit a completed survey will receive a coupon for a free cup of coffee and a pastry at the Canyon Lake Surfer Bean. In any case surveys are due to the City by February 26, 2010. Upon receipt of the surveys the City's consultant will tabulate and finalize the draft housing element. A workshop before the City Council to discuss the draft is planned in April.