

Regional Housing

From: Jim Morrissey <jmorrissey@cityofcanyonlake.com>
Sent: Thursday, September 5, 2019 4:02 PM
To: Regional Housing
Cc: Mann, Chris; Ralph Castaneda
Subject: RHNA Comment

Good Afternoon;

The City of Canyon Lake is in receipt of the latest options for the upcoming RHNA numbers. Three options have been provided, the first two of which would require more dwellings than the City can feasibly permit due to very limited land availability. The City of Canyon Lake was originally designed as a master planned gated development in the late 1960's, principally for single family retirement homes focused around a lake. Now the City is essentially built out, including approximately 230 single family lots available for new single family homes within the gated portion of the City, based upon the information from the Property Owners Association and as contained in the most recent draft Housing Element submitted to State HCD. In addition, the City Limits represent the City's Sphere of Influence, thereby limiting the ability of the City to expand geographically to provide additional land for future development. Adding more units than can be absorbed due to these existing land constraints is not something that can be achieved.

It is important that any future housing numbers allocated to jurisdictions reasonably reflect an ability to have them constructed.

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