



Canyon Lake Housing Element (2021-2029)

Section II – Housing Element Summary and Housing Programs

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1 Introduction

The Housing Program identifies the City of Canyon Lake’s housing goals, policies, and programs. The overall strategy is to present a balanced and diverse array of programs to address the main issue areas of construction, preservation of affordable housing, conservation of naturally occurring affordable housing, rehabilitation, and administration. Canyon Lake’s Housing Program includes the five following categories:

- Category 1: Actions to Make Sites Available to Accommodate the RHNA
- Category 2: Assist in the Development of Adequate Housing to Meet the Needs of All Economic Segments
- Category 3: Address and Remove Governmental and Nongovernmental Housing Constraints
- Category 4: Conserve and Improve the Condition of the Existing Housing Stock
- Category 5: Promote and Affirmatively Further Housing Opportunities for All Persons

The Housing Program seeks to address housing needs as identified in Appendix A, housing constraints as identified in Appendix D and Appendix E, and patterns of segregation and barriers that restrict access to opportunity for protected classes as identified in Appendix B. Programs from the 5th cycle Housing Element have been carried forward where applicable, as identified in Appendix G.

1.1 Goals, Policies, and Programs

The goals and policies contained in the Housing Element address the identified housing needs in Canyon Lake and are implemented through a series of housing programs. Housing programs define the actions the City will take to achieve specific goals and policies. The Housing Element includes programs currently in operation as well as new programs that address identified housing constraints and fair housing issues. This section provides a description of each program as well as qualitative and quantitative objectives for implementing each program.

1.1.1 Summary of Programs

Table 2-1 ~~Table 2-1~~ lists individual programs in five program categories.

Table 2-1 City of Canyon Lake 2021-2029 Housing Programs

Program Category	List of Programs
Category 1: Actions to Make Sites Available to Accommodate the RHNA	1.1: Annual Housing and Vacant Lot Reporting Program (new)
	1.2a: Facilitate the full buildout of the TCSP to accommodate RHNA (new)
	1.2b: Rezone and Lot Consolidation Program on Mixed-use Sites within the TCSP (new)
	1.2c: Displacement Prevention of Existing Businesses within the TCSP (new)
	1.2d: City-owned Sites/Surplus Land Act (new)
	1.3: No Net Loss Program (continuation)
Category 2: The Development of Adequate Housing to Meet the Needs of All Economic Segments	2.1: Section 8 Housing Choice Voucher Program (continuation)
	2.2: First Time Homebuyer Program (continuation)
	2.3: Lower-Income and Special Needs Housing Incentives Program (new)
	2.4: ADU Incentives Plan (modified)
	2.5: Area Agency on Aging Outreach Program (continuation)
	2.6: Inland Regional Center Outreach Program (new)
	2.7: Density Bonus Ordinance (continuation)
Category 3: Address and Remove Governmental and Nongovernmental Housing Constraints	3.1: Zoning Ordinance Amendments (continuation)
	3.2: Reasonable Accommodation Procedure (continuation)
	3.3: SB 35 Streamlining Information (new)
	3.4: Support the Development of a Variety of Housing Types (new)
Category 4: Conserve and Improve the Condition of the Existing Housing Stock	4.1: Housing Code Enforcement (new)
	4.2: Homeowner Housing Rehabilitation Program (continuation)
Category 5: Promote and Affirmatively Further Housing Opportunities for All Persons	5.1: AFFH Outreach Program (continuation)
	5.2: Fair Housing Services Program (continuation)
	5.3: Affirmative Fair Housing (Marketing AFHM) Plan (new)
	5.4: Displacement Risk Program (new)
	5.5: Transit Expansion Program (new)
	5.6: Equitable Quality of Life Program (new)

1.2 Category 1: Actions to make sites available to accommodate the Regional Housing Needs Assessment (RHNA)

A major part of meeting the housing needs of all segments of the community is the provision of adequate sites to facilitate the development of all types, sizes, and prices of housing throughout the city. People and households of different ages, types, incomes, and lifestyles have a variety of housing needs and preferences that evolve over time and in response to changing life circumstances. Providing an adequate and diverse supply of housing works to accommodate the housing needs of all residents. If existing land use regulations or other constraints are present that prevent a jurisdiction from reaching its RHNA mandates for each income level, the City must take action to address these constraints.

1.2.1 Goals

- Accommodate meeting the housing needs of all income groups which were allocated to the City by the Southern California Association of Government’s 6th Cycle Regional Housing Needs Assessment Final Allocation Plan.¹
- Facilitate the construction of the maximum feasible number of housing units for all income groups.

1.2.2 Policies

- The City shall designate sites that provide a variety of housing types.
- The City shall implement the Land Use Element, Housing Element, TCSP, and Zoning Ordinance updates to achieve adequate sites for extremely low-, very low-, low-, moderate-, and above moderate-income households.

1.2.3 Programs

Program 1.1: Annual Housing Element and Vacant Lot Reporting Program

In compliance with Government Code Section 65400, each jurisdiction in California must submit an Annual Progress Report (APR) documenting progress in implementing its Housing Element. This report is due to the California Department of Housing and Community Development (HCD) and the Governor’s Office of Planning and Research (OPR) by April 1 of each year, covering the previous calendar year. The City will enhance the APR by reporting on vacant R-1 lots within city limits. To support this effort, the City will develop and maintain a comprehensive database of all vacant and available R-1 lots.

Objectives

Objective 1: Develop and publish an Annual Vacant Residential Lot Development Report.

Objective 2: Submit the APR to HCD and OPR by April 1 each year.

Responsible Agency

Planning Department and Building Department

Timeline

Objective 1: Complete and release the first Annual Vacant Residential Lot Development Report by April 2025.

Objective 2: Continue submitting the APR annually throughout the 8-Year Planning Period.

Funding Source

General Fund

Program 1.2a: Facilitate the full buildout of the TCSP to accommodate RHNA

The City has analyzed potential development sites, as detailed in Appendix C, confirming sufficient capacity to accommodate housing across all income levels, aligned with the City’s RHNA allocation for 2021-2029. However, due to limited available parcels and a lack of vacant multi-family parcels, the TCSP plays a critical role in meeting lower- and moderate-income RHNA allocations. To support TCSP buildout, the City will actively engage developers, provide technical assistance for lot consolidation (see Program 1.3d), and complete steps for affordable housing

¹ Southern California Association of Governments. 2021. 6th Cycle Regional Housing Needs Assessment Final Allocation Plan. https://scag.ca.gov/sites/main/files/file-attachments/6th_cycle_final_rhna_allocation_plan_070121.pdf?1646938785 (accessed November, 2023)

development on City-owned property (see Program 1.2d). Development will be monitored to ensure compliance with SB 166 requirements (see Program 1.3).

Objective 1: Facilitate full buildout of the TCSP, ensuring projects achieve at least 30 dwelling units per acre and align with the California Low-Income Housing Tax Credit Program. **Monitor and facilitate TCSP development to ensure at least 43 very low-income units, 24 low-income units, and 24 moderate-income units are completed by the end of the planning period.**

Objective 2: Maintain and promote a Sites Inventory for developers through the following actions:

- Adopt additional incentives, such as amending or removing restrictive development standards.
- Develop a web-based Housing Development Toolkit with step-by-step guidance, incentives, and funding resources for affordable housing development.
- Launch an outreach program to local real estate brokers to promote TCSP development opportunities.
- Streamline the development process with a dedicated staff contact to assist developers through entitlement and permitting.
- Provide technical assistance to developers for accessing funding, utilizing density bonuses, and addressing infrastructure needs.

Objective 3: Relocate City operations from parcels in Planning Area 4 of the TCSP to enable residential development through the following actions:

- End the lease for APN 355-330-011 within 18 months of development application approval and secure new operational space.
- Dispose of City-owned parcels in compliance with the Surplus Land Act (see Program 1.2d).

Objective 4: Monitor TCSP development to ensure at least 43 very low income units, 24 low income units, and 24 moderate income units are completed by the end of the planning period.

Responsible Agency

Planning Department

Timeline

Objective 1: Create a full build-out program for the TCSP by June 2025. If residential development of the TCSP does not appear on track to meet the RHNA, meet with developers and/or add incentives (e.g., density bonus incentives beyond State law) to facilitate development by December 2025. If no residential development application is approved by June 2026, identify and rezone alternative sites by December 2026. By the end of 2026, if residential development of the TCSP does not appear on track to meet the RHNA, meet with developers and revise or add incentives for development of the sites.

Objective 2: Adopt incentives for developers by August 2025. Publish web-based toolkit by September 2025. Email list of potential sites and information on technical assistance and incentives to developers and real estate brokers by the end of 2025 and establish an interest list. By June 2026, meet with the Southwest Riverside County Association of Realtors, developers, and nonprofit organizations that develop housing to discuss sites and incentives. Provide outreach to potential developers, real estate brokers, and property owners of the sites at least once every six months afterwards. Offer technical assistance throughout the development process.

Objective 3: Relocate City operations within 18 months of development approval for APN 355-330-011 and upon availability of new usable space upon which operations can be conducted. The timeline for disposition of City-owned sites is included in Program 1.2d.

~~Objective 4: Monitor progress throughout the planning period. If no residential development application is approved by December 2025, identify and rezone alternative sites by June 2026.~~

Funding Source

General Fund

Program 1.2b: Rezone and Lot Consolidation Program on Mixed-use Sites within the TCSP

To address a substantial portion of the City’s RHNA allocation, the City rezoned sites within the TCSP in 2022. The City must amend the TCSP and zoning code to allow multifamily residential uses by-right, consistent with Government Code Sections 65583.2(h) and (i). Key features of these rezoned sites include:

- **Density Requirements:** All sites support a minimum density of 20 units per acre, with the capacity for at least 16 units per site.
- **Mixed-Use Standards:** Sites within the TCSP allow 100 percent residential use by-right and require residential uses to comprise at least 50 percent of the total floor area in mixed-use projects.
- **By-Right Development:** Multifamily residential developments in which at least 20 percent of units are affordable to lower-income households are permitted by-right. This means no conditional use permit, planned unit development permit, or other discretionary approval is required.

All rezoned sites are detailed in the Sites Inventory (Appendix C). To ensure compliance, the City will amend the zoning code and TCSP to explicitly allow owner-occupied and rental multifamily uses by-right for qualifying affordable developments. Additionally, at least 50 percent of the lower-income housing needs must be met on sites zoned for residential use only or on mixed-use sites that:

- Allow 100 percent residential use, and
- Require residential uses to occupy at least 50 percent of the total floor area through a Memorandum of Understanding (MOU) or development agreement.

The Sites Inventory includes 13 parcels under 0.5 acre which are too small to accommodate lower-income units. Once an application is submitted, the City will work with the developer to consolidate these small parcels with larger adjacent parcels to align with the proposed parcel layout of the TCSP buildings.

Objectives

Objective 1: Adopt the TCSP consistent with the requirements of Government Code section 65583.2(i) (completed). Amend the zoning code and TCSP for rezoned sites by January 2025.

Objective 2: Develop and adopt the findings of an affordable housing and lot consolidation incentives study with input from housing developers. Meet with at least three housing developers to receive input. Typical strategies include flexible development standards such as reduced or alternative parking arrangements.

Objective 3: Provide technical assistance to applicants receptive to lot consolidation to encourage housing development, with priority for developments that support lower- and moderate-income housing. Offer interdepartmental pre-development consultation for multifamily housing developments with lot consolidation. When a development application is received, work with the developer to consolidate small lots within the TCSP to conform with the proposed parcel layout. The City will take the following actions to support lot consolidation and development of the 13 parcels under 0.5 acre in the Sites Inventory:

- Make the list of potential sites for lot consolidation available to interested developers. The list will be available online with information on parcel size, zoning, and existing uses.
- Facilitate communication between property owners and interested developers.

- Provide technical assistance to expedite the site acquisition, plan review, and entitlement process.

Responsible Agency

Planning Department

Timeline

Objective 1: Amend the zoning code by January 2025.

Objective 2: Meet with developers for input by June 2025. Complete study by December 2025 and adopt identified incentives by June 2026.

Objective 3: Provide technical assistance on an as-needed basis. Email a list of potential sites for consolidation and information on technical assistance and incentives to list of developers and real estate brokers by the end of 2025 (see Program 1.2a). Conduct outreach to interested parties of potential sites for consolidation by June 2025 to establish an interest list. By June 2026, meet with the Southwest Riverside County Association of Realtors and developers to discuss potential sites and incentives. Provide outreach to developers, real estate brokers, and property owners at least once every six months afterwards. Consolidate lots as part of the Specific Plan development process by the end of 2027. Develop small lots by the end of the planning period.

Funding Source

Funding will be sourced from the General Fund and from additional State and Federal funding sources as they become available.

Program 1.2c: Displacement Prevention of Existing Businesses within the TCSP

The TCSP will require building housing on the footprints of existing buildings which may contain businesses. This program is intended to mitigate the impact of TCSP buildout on existing businesses by requiring TCSP developer(s) to provide a displacement prevention plan as part of proposal and buildout.

Objectives

Objective 1: Conduct a survey of existing businesses to determine displacement risk of existing businesses.

Objective 2: Include a MOU for a business displacement prevention plan as part of the TCSP RFP is issued.

Objective 3: Monitor implementation of a business displacement prevention plan as the TCSP is built out.

Responsible Agency

Planning Department

Timeline

Objective 1: Complete survey before issuing an RFP.

Objective 2: During the issuing of the RFP.

Objective 3: Ongoing through the planning period.

Funding Source

General Fund

Program 1.2d: City-owned Sites/Surplus Land Act

The City shall maintain compliance with all requirements of the Surplus Land Act, Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5, including holding a public hearing designating the properties as “surplus properties” under California Law throughout the planning period.

The Sites Inventory identifies 76 units on four City-owned sites as capacity to meet the RHNA: APNs 355-330-034, 355-330-009, 355-330-011, and 355-330-029. The City intends to make these properties available through the Surplus Land Act process by 2027. The City will declare the surplus property in accordance with State law. Following the declaration of surplus, the City must provide a Notice of Availability (NOA) to the eligible entities including HCD, any local public entity within the city, and developers who have notified HCD of their interest in developing affordable housing on surplus local land, for specified uses, including affordable housing, parks and recreation, and schools. An eligible entity desiring to purchase or lease the surplus land must notify the City in writing of its intent to purchase or lease the land within 60 days after receipt of the City’s notification of intent to dispose of the land. If the City receives notice of interest from any eligible entities, a 90-day negotiation period with any designated entities that submit timely offers. If no notice of interest is received or negotiations do not result in a disposition, the City may proceed with disposing of the land. State law requires that, at a minimum, any subsequent development of 10 or more residential units on the site must designate at least 15 percent of units as affordable. Following release of the NOA and 60-day noticing period, if no notice of interest is received or negotiations do not result in a disposition, the City may proceed with disposing of the land in accordance with the City’s disposition procedures and notice will be posted on the City’s website.

Objectives

- Objective 1: Publish a list of publicly owned sites on the City’s website by January 2025. Prioritize releasing Surplus Lands Act-related documents for City-owned parcels. The City Council will make a declaration of surplus during a public hearing **by June 2025.**
- Objective 2: Engage with local affordable housing developers to determine site constraints and potential policies to meaningfully incentivize affordable housing development on these sites. Discuss opportunities and potential incentives for affordable housing on the City-owned sites with at least three potential developers by June 2025. Adopt incentives for affordable housing on City-owned sites based on engagement with the development community by end of 2025.
- Objective 3: By the end of 2025, **release an RFP issue a NOA** to eligible entities. Specifically focus outreach and distribution to local affordable housing developers. Provide technical assistance to applicants on the **NOARFP** upon release. If no notice of interest is received or negotiations do not result in a disposition, conduct additional targeted outreach to housing developers by October 2026.
- Objective 4: Select developer(s) by February 2027 and issue land use entitlements by July 2027 and building permits by July 2028. Provide technical assistance to developer(s) to achieve the development City-owned sites by the end of the planning period in accordance with state requirements and objectives of the TCSP.
- Objective 5: If any of these sites are determined to be infeasible for residential development or unlikely to provide the assumed number of units, identify alternative sites to accommodate the shortfall by July 2027 and rezone (if necessary) by December 2027.

Responsible Agency

Planning Department

Timeline

- Objective 1: **Declare surplus properties and P**ublish sites on the City’s website by June 2025.
- Objective 2: Engage with developers by June 2025 and develop incentives by end of 2025.

Objective 3: Issue ~~NOA-RFP~~ by ~~March 2026~~ December 2025. If needed, conduct additional outreach by October 2026.

Objective 4: Select Developer(s) by February 2027. Issue land use entitlements by July 2027 and issue permits by July 2028. Entitlement issuance by July 2027 and permits in July 2028.

Objective 5: Identify alternative sites by July 2027 and rezone, if necessary, by December 2027.

Funding Source

General Fund

Program 1.3: No-Net Loss Program

To ensure sufficient residential capacity is maintained to accommodate the RHNA for each income category, within one year of adoption of the Housing Element, develop and implement a formal, ongoing (project-by-project) evaluation procedure pursuant to Government Code section 65863. The evaluation procedure will track the number of extremely low-, very low-, low-, moderate-, and above moderate-income units constructed to calculate the remaining unmet RHNA by income group. The evaluation procedure will also track the number of units built on the identified sites to determine the remaining site capacity by income category and will be updated continuously as developments are approved. No action can be taken to reduce the density or capacity of a site (e.g., downzone, moratorium), unless other additional adequate sites are identified prior to reducing site density or capacity. If a development is being approved on an identified site at a lower density than what was assumed for that site identified in the Housing Element, additional adequate sites must be made available within 180 days of approving the development.

Objective

Objective 1: Develop and maintain a no-net loss evaluation procedure.

Responsible Agency

Planning Department and Building Department

Timeline

Objective 1: Within one year of adoption of the Housing Element, develop and implement a formal ongoing evaluation procedure pursuant to Government Code Section 65863.

Funding Source

General Fund

1.3 Category 2: Assist in the development of adequate housing for Special Needs and Low-Income households

The City of Canyon Lake is a diverse community with many residents who have special housing needs. State law requires the housing element to address the needs of specific “special needs” groups, including extremely low-income residents, seniors, persons with disabilities, large families, female-headed households with children, and persons experiencing homelessness. The City will continue to monitor its policies, standards, and regulations to ensure that they comply with applicable laws pertaining to housing for special needs populations.

The City will also work with experienced nonprofits developing affordable special needs housing through aid, incentives, or concessions such as direct financial assistance (when available), density increases, or other financial, land or regulatory assistance that would result in enhancing development feasibility.

1.3.1 Goal

- Accommodate meeting the housing needs of special needs households living in Canyon Lake with financial resources available from the County Riverside (Housing Authority of the County of Riverside and County of Riverside Economic Development Agency).
- Develop working relationships with experienced nonprofits developing affordable special needs.

1.3.2 Policies

- The City shall reduce barriers to housing development, especially the development of housing for special needs groups.
- The City shall assist special-need groups to achieve rental assistance through programs administered by the County of Riverside Housing Authority.
- The City shall facilitate the development of affordable housing.
- The City shall work cooperatively with non-profit and for-profit housing developers to secure financing for affordable housing.

1.3.3 Programs

Program 2.1: Section 8 Housing Choice Voucher (HCV) Program

The Section 8 Housing Choice Voucher is administered by the Housing Authority of the County of Riverside. The program provides rental assistance to extremely low- and very low-income and special needs households. As of September 2021, the Housing Authority provided rental assistance to one household living in Canyon Lake. On average, one to three households received rental assistance in recent years.

The City will continue to support the Housing Authority's applications to the U.S. Department of Housing and Urban Development (HUD) for additional funding and assist the Housing Authority in marketing the program to rental property owners.

Objective

- Objective 1: Promote knowledge of Section 8 Housing Vouchers to tenants of Canyon Lake, individuals who work in the city but do not reside in the city, and residents in neighboring areas.
- Objective 2: Promote knowledge of Section 8 Housing Vouchers to owners of rental properties in Canyon Lake.
- Objective 3: Provide assistance to help at least five extremely low- and very low-income households achieve Section 8 housing vouchers during the planning period.

Objective 4: Work to achieve up to 10 properties in the city eligible for Section 8 Housing Vouchers by the end of 2029, with at least eight located in areas designated high resource by TCAC.

Responsible Agency

Housing Authority of the County of Riverside

Timeline

- Objective 1: Post information on the basic practical details of the Section 8 Housing Voucher Program on the City's website, post informational flyers at public locations (e.g., libraries, City Hall, and Property Owners

Association (POA) in the city and in neighboring areas, and promote information on the City's social media platforms by March 2025 and update annually thereafter.

Objective 2: Conduct a workshop with the Housing Authority to explain how the Section 8 Housing Voucher Program works for rental property owners by the end of 2025.

Objective 3: Provide assistance to at least five extremely low- and very low-income households by the end of 2029.

Objective 4: Provide assistance to at least five extremely low- and very low-income households by the end of 2029.

Funding Source

HUD Housing Choice Vouchers

Program 2.2: First Time Homebuyer Program

Canyon Lake is a Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) cooperating city with the County of Riverside. Through this cooperative effort, City residents and projects located in Canyon Lake are eligible to participate in three County funded programs including the First-Time Homebuyer Program, Mortgage Credit Certificate Program (reduced federal income tax liability) and the Neighborhood Stabilization Program (silent second mortgage purchase price assistance). The First Time Homebuyer (FTHB) Program provides down payment assistance up to 20 percent of the purchase price (not to exceed \$75,000).

The County's 2019-2024 Consolidated Plan allocates \$4,353,170 to the First Time Homebuyer Program.² The funding amount is projected to assist 100 households over a five-year period. The funding amount may assist households living in the County territory and the cooperating cities. Therefore, the number of households that can be assisted in any one city is limited.

Objective

Objective 1: Promote knowledge of First Time Homebuyer Assistance to residents of Canyon Lake in English and Spanish. Distribute bilingual materials to the POA office and to regional advocacy groups. Promote program to employees who work in the city but do not currently reside in the city.

Objective 2: Facilitate First Time Homebuyer Assistance to five buyers purchasing homes in Canyon Lake by promoting Riverside County's Mortgage Credit Certificate (MCC) Program and other public funding opportunities such as CAL HOME, with the goal of assisting at least two homebuyers who are employed in the city but do not currently reside in the city.

Responsible Agency

County of Riverside Economic Development Agency, Planning Department, and Building Department

Timeline

Objective 1: Post information on the program on its website annually throughout the planning period. Annually conduct a FTHB Workshop hosted by the City and Fair Housing Council of Riverside County (FHCR).

Objective 2: Assist at least five homebuyers obtain funding during the planning period.

Funding Source

County of Riverside HUD CDBG/HOME Funds.

² Riverside County Economic Development Agency. 2023. 2022-2023 Consolidated Annual Performance and Evaluation Report (CAPER). https://rivcoeda.org/Portals/0/CDBG/PlansAndReports/FINAL_CAPER_9_28_2023.pdf?ver=2023-10-02-160301-047 (accessed November, 2023)

Program 2.3: Lower-Income and Special Needs Housing Incentives Program

The City will encourage and support the development of housing that meets the needs of lower-income and extremely low-income households, seniors, and persons with disabilities, including developmental disabilities. The City will also support services that meet the needs of City residents, especially extremely low-income households and special housing needs populations, that support mobility options and housing choices.

Objective

- Objective 1: Conduct outreach and coordination with affordable and special needs housing developers to determine best practices and procedures for accommodating lower-income, extremely low-income, and special needs housing development such as fee waiver or deferral.
- Objective 2: Assist affordable housing developers by providing site information and assisting in the entitlement processes.
- Objective 3: Adopt priority processing procedures and incentives (e.g. permit streamlining for projects with an affordability component) for housing developments which designate at least 10 percent of their units for extremely low-income households or 15 percent of their units for low-income households. In connection with Objective 1, coordinate with affordable and special needs housing developers to determine fee waivers/deferrals to facilitate and encourage the development of lower-income housing and special needs housing.
- Objective 4: In connection with Objective 1, coordinate with affordable and special needs housing developers to identify development standards that present obstacles to the development of lower-income and special needs housing. Modify development standards accordingly.
- Objective 5: Encourage use of State density bonus provisions through technical assistance and information dissemination.
- Objective 6: Promote awareness of Riverside County’s Continuum of Care services by adding relevant material to the City website, print materials at City Hall, and conducting workshops with the public in English and Spanish. Distribute bilingual materials to the POA office and to regional advocacy groups.
- Objective 7: Promote shared housing programs such as Affordable Living for the Aging (ALA), with the goal of connecting at least ten senior homeowners with housemates seeking discounted rent in exchange for providing support to senior homeowners during the planning period. Post information on shared housing programs on the City’s website by June 2025 and invite the ALA and/or similar organizations to attend a workshop on senior resources.

Responsible Agency

Planning Department

Timeline

- Objective 1: Annually: Hold at least one conference between City leadership and relevant housing developers to discuss:
- Best practices and procedures for accommodating lower-income housing, extremely low-income housing, and special needs housing development.
 - Changes to the Sites Inventory.
 - Other opportunities for development.
- Objective 2: Annually: Make the Sites Inventory available online; refresh at least once per year.
- Objective 3: Adopt priority processing procedures by the end of 2026. Determine appropriate fee waivers/deferrals by the end of 2025 and adopt by the end 2026.

- Objective 4: Identify obstacles by the end of 2025 and modify constraining development standards by the end of 2026.
- Objective 5: Complete by the end of 2024: Add an informational webpage to the City website on State Density Bonuses. Ongoing: Ensure City planning staff are informed on changes to State legislation related to lower-income housing, extremely low-income housing, and special needs housing development.
- Objective 6: Complete initial workshop and add relevant information to the City website, City Hall, POA, and regional advocacy groups by the end of 2024. Conduct subsequent workshops annually.
- Objective 7: Provide information on shared housing programs throughout the planning period. Post information on shared housing programs on the City's website by June 2025. Invite ALA and/or similar organizations to resource fairs and/or in conjunction with other communitywide events.

Funding Source

General Fund

Program 2.4: ADU Incentives Plan

The City adopted an ADU Ordinance in March 2020.³ To support and encourage the production of ADUs, the City will develop handouts, frequently asked questions, brochures, and checklists to educate property owners regarding strategies to reduce construction costs. The City will also adopt a program that incentivizes and promotes the creation of ADUs that can be offered at an affordable rent for very low-, low-, or moderate-income households. In addition, the City will clarify the ADU permitting process by developing an application checklist and posting to the City's website. The City will also develop materials for use by city residents to find lower-income tenants for their ADUs, which will be provided by the City to ADU applicants upon application for a building permit or ADU permit. These affirmative marketing materials will include contact information for housing service providers and non-profit housing organizations that serve lower-income tenants in the surrounding region. Interested residents can use these materials to find prospective tenants in the larger southern Riverside County market area, including residents of all races, ethnicities, ages, and abilities.

Objectives

- Objective 1: Post on the City's website examples of design features and methods to construct attached ADUs, examples of small ADUs (<500 square feet), and strategies on how to reduce ADU construction costs including information about outside funding sources.
- Objective 2: Provide interested parties with a brochure and/or online material describing ADU opportunities and the permitting and development process, including an application checklist. Disseminate information through the POA, City website, and mail.
- Objective 3: Offer free consultation meetings with planning staff for property owners interested in developing ADUs. Conduct at least three consultation meetings per year with interested parties.
- Objective 4: Research and promote awareness of available fee waivers and reductions from City, school district and special district fees. Promote the use of HCVs or development of cost incentive programs and prioritize promotion in areas designated as high-resource by TCAC. Implement a Pilot Program with the goal of assisting at least four income-restricted ADUs by the end of the planning period. Develop affirmative marketing materials for property owners to locate lower-income tenants.
- Objective 5: Inform property owners and ADU permit applicants of the Section 8 Housing Choice Voucher Program and County of Riverside Housing Authority contacts.
- Objective 6: Adopt pre-approved ADU plans.

³ City of Canyon Lake Municipal Code. Chapter 9.32: Accessory Dwelling Units.
https://codelibrary.amlegal.com/codes/canyonlakeca/latest/canyonlake_ca/0-0-0-27065 (accessed November, 2023).

- Objective 7: Ensure all areas of the city have adequate infrastructure to support existing and proposed ADU development. Coordinate with City Staff to review the City’s Capital Improvement Projects (CIP) and other agencies providing infrastructure and utility services to ensure public facilities and infrastructure are supportive of the needs of ADU development. Prioritize areas of the city designated as high-resource areas by TCAC.
- Objective 8: Adopt an ordinance, consistent with SB 9, for new development standards to allow an additional primary unit and additional ADUs that meet basic setbacks and square footage requirements on properties in the R-1, ER-1, and ER-2 zoning districts. The ordinance shall allow additional units on qualifying properties if such properties can be safely accommodated (e.g., that the properties have adequate sewer/septic and water capacity, can construct in compliance with all building code and fire prevention requirements, and can meet parking requirements).
- Objective 9: Develop a database to track all permitted ADUs in the city. Require all newly permitted ADUs to be registered at the time of permit issuance and incentivize pre-existing ADUs to register by incentivizing compliance with fee waivers or streamlined inspections. **Permit at least 8 very low-, low-, and/or moderate-income units in High Resource areas during the planning period.**
- Objective 10: Prepare a survey to assess the utilization, effectiveness, and challenges of ADUs as housing units in the city. Send surveys to all registered ADU owners via mail, email, or an online platform. If necessary, based on the results of the survey, provide additional incentives to increase the effectiveness of ADUs.

Responsible Agency

Planning Department and Building Department

Timeline

- Objective 1-3: Complete all objectives by the end of 2024.
- Objective 4: Prepare a report on potential strategies and apply for potential funding sources to implement ADU affordability program by end of 2025. Implement pilot program and develop affirmative marketing materials by June 2026.
- Objective 5: Ongoing.
- Objective 6: Complete by end of 2026.
- Objective 7: Meet annually with appropriate individuals and groups with the first meeting by the end of 2024.
- Objective 8: Adopt ordinance by the end of 2025.
- Objective 9: Develop ADU database and incentive pre-existing ADUs to register by December 2025. Register new ADUs upon permit issuance.
- Objective 10: Develop the ADU survey by June 2025 and distribute annually. If necessary, implement additional incentives six months after receiving survey results.

Funding Source

General Fund

Program 2.5: Area Agency on Aging Outreach Program

The Riverside County Office on Aging (OOA) is authorized by the Older Americans Act and the Older Californians Act to serve as the local Area Agency on Aging for Riverside County. OOA is charged with developing a system of care that offers safety net services for vulnerable older persons and adults with disabilities.

The City will reach out to the Area Agency on Aging to assist toward achievement of the following Area Plan on Aging.

Objectives

- Objective 1: Participate in the Needs Assessment, Community Surveys, and Planning Workshop conducted by the Area Agency on Aging as needed.
- Objective 2: Provide emergency assistance in the form of housing, rental, utility, transportation, home repairs and modifications, falls prevention, and mobility management assistance.
- Objective 3: Conduct workshops to educate the local community about resources for Seniors.

Responsible Agency

Planning Department

Timeline

- Objective 1: Ongoing as needed.
- Objective 2: Emergency services will be provided on an on-going basis.
- Objective 3: Conduct an initial workshop on resources for Canyon Lake Seniors in 2024. Conduct additional workshops annually.

Funding Source

General Fund

Program 2.6: Inland Regional Center Outreach Program*Objective*

- Objective 1: Continue to reach out to the Inland Regional Center to obtain the most recent information on:
- Description of common services (e.g., adult day programs, housing support services, etc.);
 - Living options (brochures in English and Spanish); and
 - Transition fact sheets describing the transition from adolescence to adulthood (in both English and Spanish).
- Objective 2: Work with the Inland Regional Center to obtain the most current and relevant data on the types of housing occupied by Canyon Lake’s developmentally disabled youth and adults (e.g., home of parent, foster/family home, etc.)

Responsible Agency

Planning Department

Timeline

- Objective 1: Ongoing. Post information on the City’s website as needed.
- Objective 2: Ongoing. Participate in the Needs Assessment, Community Surveys, and Planning Workshops conducted by the Inland Regional Center as needed.

Funding Source

General Fund

Program 2.7: Density Bonus Ordinance

The purpose of this program is to implement State law to provide affordable housing by providing concessions for new development through the reduction of various development standards. The 5th Cycle Housing Element provided for adoption of the Density Bonus Program.

Objective

Objective 1: Conduct and present research on best practices for Density Bonus Ordinances (DBOs) in cities comparable to Canyon Lake.

Objective 2: Draft a DBO.

Objective 3: Adopt a DBO.

Responsible Agency

Planning Department

Timeline

Objective 1: Complete and present by the end of 2024.

Objective 2: Draft by the end of Summer, 2025.

Objective 3: Adopt by the end of 2025.

Funding Source

General Fund

1.4 Program Category 3: Address and remove governmental and nongovernmental housing constraints

The City must regularly evaluate and update its development review and permitting policies, standards, and practices in response to State and federal laws intended to facilitate residential development. The City also takes into consideration the needs and desires of the community as it undertakes such policy updates.

The City also continues to improve the efficiency of the development review process. As a response to the State housing crisis, Senate Bill 35 (SB 35; 2017-Wiener) made changes to Housing Element law to limit local discretion for qualified housing projects. The City continues to take steps to reduce identified constraints to housing production and make housing developments more financially feasible.

1.4.1 Goals

- Remove existing governmental constraints to the maintenance, preservation, improvement and development of housing.
- Remove existing and, where appropriate and legally possible, future governmental constraints that may hinder addressing the housing needs of disabled persons.

1.4.2 Policies

- The City shall prepare Zoning Ordinance development standards and requirements that address the housing needs of special populations such as disabled persons.
- The City shall permit reduced parking standards based on the results of a parking study correlating the need for parking to the housing unit/bedroom mix of the proposed project.

1.4.3 Housing Programs

Program 3.1: Zoning Ordinance Amendments

A number of Zoning Ordinance Amendments are required to comply with recently updated State regulations. This program will implement these changes.

Objective

- Objective 1: Adopt applicable Zoning Ordinance amendments pertaining to emergency shelters, pursuant to AB 139/Government Code section 65583, subdivision (a)(4)(A). Increase the number of allowed beds at emergency shelters from 10 to 20.
- Objective 2: Adopt applicable Zoning Ordinance amendments pertaining to low barrier navigation centers, pursuant to Government Code section 65660.
- Objective 3: Adopt applicable Zoning Ordinance amendments pertaining to permanent supportive housing, pursuant to Government Code section 65651.
- Objective 4: Adopt applicable Zoning Ordinance amendments pertaining to single-room occupancy units (SROs), pursuant to Government Code sections 65583 and 65583.2.
- Objective 5: Adopt applicable Zoning Ordinance amendments pertaining to employee housing, pursuant to the Employee Housing Act (Health and Safety Code, § 17000 et seq.), specifically, sections 17021.5 and 17021.6.
- Objective 6: Adopt applicable Zoning Ordinance amendments pertaining to accessory dwelling units (ADUs).
- Objective 7: Adopt applicable Zoning Ordinance amendments pertaining to large family daycare homes, pursuant to Assembly Bill 234.

Responsible Agency

Planning Department

Timeline

Objectives 1-7: Complete all Zoning Ordinance Amendments by the end of 2026.

Funding Source

General Fund and Local Early Action Planning (LEAP) Grant

Program 3.2: Reasonable Accommodation Procedure

Various federal laws require housing providers to make reasonable accommodations and reasonable modifications for individuals with disabilities.⁴ Federal nondiscrimination laws that protect against disability discrimination cover not only tenants and home seekers with disabilities, but also buyers and renters without disabilities who live or are associated with individuals with disabilities. These laws also prohibit housing providers from refusing residency to persons with disabilities, or placing conditions on their residency, because they require reasonable accommodations or modifications.

The City has prepared an application and brochure describing the Reasonable Accommodation Procedure. The application and brochure are available at the Planning Department and Building Department counters. To increase community awareness, the brochure/application will be posted on the City's website.

⁴ U.S. Department of Housing and Urban Development. "Reasonable Accommodations and Modifications." HUD.gov, accessed November 30, 2023. https://www.hud.gov/program_offices/fair_housing_equal_opp/reasonable_accommodations_and_modifications.

Objective

- Objective 1: Make materials regarding reasonable accommodation procedure, reasonable modifications, and service and companion animals available at City Hall and on the City’s website.
- Objective 2: Conduct biannual community workshops to educate the public about reasonable accommodation procedure, reasonable modifications, and service and companion animals.

Responsible Agency

Planning Department and Building Department

Timeline

- Objective 1: Post the brochure and application and additional relevant information on the City’s website by June 2024.
- Objective 2: Conduct initial community workshop by the end of 2024; continue to conduct workshops biannually.

Funding Source

General Fund

Program 3.3: SB 35 Streamlining Information

SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process, exempting such projects from environmental review under the California Environmental Quality Act (CEQA). The City has not received any SB 35 development applications or inquiries. To accommodate any future SB 35 applications or inquiries, the City will create and make available to interested parties an informational packet that explains the SB 35 streamlining provisions in Canyon Lake and provides SB 35 eligibility information.

Objective

- Objective 1: Compile relevant SB 35 information and create both a print and a virtual information packet; Post this information on the City website.
- Objective 2: Draft and adopt an amendment to the Zoning Ordinance to implement SB 35 streamlining processes.

Responsible Agency

Planning Department

Timeline

- Objective 1: Post information packet on City website by the end of 2024.
- Objective 2: Adopt by the end of 2025.

Funding Source

General Fund

Program 3.4: Support the Development of a Variety of Housing Types

Providing development opportunities for a variety of housing types promotes diversity in housing price, style, and size, and contributes to neighborhood stability by offering more affordable and move-up homes and accommodating a diverse income mix. The City will also support housing for the “missing middle”—households that earn too much annual income to qualify for traditional affordable housing, but not enough to afford market-rate rents. The City will

review applicable plans and the City’s Zoning Code to support the development of housing types at higher densities in lower-density neighborhoods.

Objective 1: Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to housing production such as adding housing capacity and accommodating a greater mix of dwelling types and sizes, prioritizing areas designated as high resource by TCAC. Recommend amendments, as necessary, to accommodate added housing capacity in these areas. Additionally, review the Zoning Code to identify opportunities to increase and encourage a greater mix of dwelling types and sizes, specifically housing types that may accommodate moderate-income households (e.g., ADUs, duplexes, triplexes, fourplexes, townhouses, courtyard buildings), in low-density residential areas and mixed-use zones citywide. Work to achieve the development of at least 10 moderate income dwelling types. The City will develop a report identifying strategies to be implemented by the City to encourage and facilitate missing-middle housing. Develop at least 8 units of missing middle housing types in high resource areas by the end of the planning period.

Objective 2: Through the State Notice of Funds Available (NOFA), apply for grants for projects offering diverse types of housing (e.g. ADUs, senior housing, live-work units), particularly those targeting low- and moderate-income households. Assist at least five applicable projects during the planning period.

Responsible Agency

Planning Department

Timeline

Objective 1: Review the General Plan, applicable Specific Plan, and Zoning Code and Zoning Map by June 2025 and implement Develop a report of missing middle housing strategies and present to City leadership for adoption by the end of 2025. Adopt amendments to the zoning code to implement any changes by January 2026.

Objective 2: Pursue funding annually as part of the State NOFA process. Consider funding mechanisms on a project-by-project basis.

Funding Source

General Fund

1.5 Program Category 4: Conserve and improve the condition of the existing stock

The city’s existing housing stock is a valuable asset to the community. There is a need to maintain and improve the quality of existing market rate and deed-restricted subsidized affordable housing. While the age of housing, by itself, does not necessarily equate with poor housing conditions, there is greater potential for housing problems in older structures. Supporting the maintenance and preservation of the existing housing stock stabilizes neighborhoods and protects against displacement, particularly for low-income residents.

Government Code Section 65583(c)(4) states that a housing element shall describe actions to conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.

1.5.1 Goals

- Conserve and improve the condition of Canyon Lake’s existing housing stock.

1.5.2 Policies

- The City shall enforce adopted code requirements that set forth acceptable health and safety standards for the occupancy of existing housing.
- The City shall continue to provide information on the County’s rehabilitation programs regarding financial assistance to repair and improve homes.

Program 4.1: Housing Code Enforcement

To ensure the quality of the City’s housing stock, the City will continue to enforce its health and safety code.

Objective

Objective 1: The City will continue providing ongoing inspection services to review and enforce code violations.

Responsible Agency

Code Compliance Department

Timeline

Objective 1: Implementation will occur as needed throughout the 8-year planning period

Funding Source

General Fund

Program 4.2: Homeowner Housing Rehabilitation Program

The City is a cooperating city in the County of Riverside Urban County CDBG Program. The County’s 2019-2024 Consolidated Plan allocates \$4,235,710 to the Homeowner Housing Rehabilitation Program. The 5-year goal is the rehabilitation of 125 owner-occupied housing units. Canyon Lake homeowners may apply for the financial assistance provided by this program. County staff has indicated that there have been very few applications from Canyon Lake residents in the past five years. The City will continue to cooperate with the County of Riverside in the implementation of home repair and rehabilitation programs. The City will post information on its website describing the County program and encouraging eligible homeowners to submit an application.

Objective

Objective 1: Rehabilitate five homes through the County’s program during the planning period.

Responsible Agency

Planning Department

Timeline

Objective 1: Complete by the end of 2029.

Funding Source

County CDBG funds

1.6 Program Category 5: Promote and affirmatively further housing opportunities for all persons

Section 65583(c)(5) requires that the housing element promotes and affirmatively furthers fair housing (AFFH) opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by State and Federal law.

Appendix B summarizes the fair housing issues and concerns in Canyon Lake. It includes a demographic summary of fair housing protected classes in Canyon Lake; analysis of fair housing issues; description of factors contributing to fair housing issues; and a fair housing action plan encompassing priorities, goals, and strategies.

Programs under this goal are designed to affirmatively reduce barriers to housing and increase equitable conditions across neighborhoods, addressing issues such as historic and existing racial and economic inequities, housing mobility and access, community investment and engagement, and environmental health.

1.6.1 Goals

- Promote equal housing opportunity in the City’s housing market for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by State and Federal law.
- Collect and maintain relevant data on fair housing issues in Canyon Lake.
- Join and participate in relevant AFFH related organizations.

1.6.2 Policies

- The City shall consistently enforce fair housing laws.
- The City shall develop and implement policies to affirmatively further fair housing.

Program 5.1: AFFH Outreach Program

The City will outreach related to affirmatively further fair housing through the meaningful actions described in this program.

Objectives

The outreach efforts shall include the following:

- Objective 1: Conduct annual meetings with the following agencies to discuss and determine best practices for AFFH within Canyon Lake:
- Fair Housing Council of Riverside County, Inc. (FHCRC)
 - California Department of Fair Employment and Housing (DFEH)
 - U.S. Department of Housing and Urban Development (HUD)
 - Community Access Center
 - Elsinore Valley Municipal Water District (EVMWD)
- Objective 2: Conduct at least one AFFH Community Outreach event per year within Canyon Lake to provide residents of Canyon Lake a summary of fair housing issues within the City and to provide residents information on fair housing resources including where and how to report violations of fair housing laws.
- Objective 3: Create a fair housing resources page on the Canyon Lake website which provides information on fair housing resources including where and how to report violations of fair housing laws.

Objective 4: Join the FHCRC as a public agency and promote relevant events to residents of Canyon Lake on the City website and social media.

Objective 5: In collaboration with the EVMWD, communicate with property owners of hazardous waste sites and solid waste facilities to ensure the safety and health of residents. Host an annual workshop to educate residents on water quality in the community.

Responsible Agency

Planning Department

Timeline

Objective 1: Complete initial round of meetings by the end of 2024; conduct follow-up meetings annually.

Objective 2: Complete initial outreach event by the end of 2024; conduct additional outreach events annually.

Objective 3: Complete by the end of 2024; update as needed.

Objective 4: Join by the end of 2024; conduct community outreach as needed.

Objective 5: Complete initial meeting, outreach to property owners, and host a workshop by the end of 2024; conduct follow up meetings annually.

Funding Source

- General Fund
- County CDBG funds

Program 5.2: Fair Housing Services Program

The City of Canyon Lake will take affirmative steps to promote fair housing practices by working with the Fair Housing Council of Riverside County, Inc. to provide applicable services for residents.

Objectives

Objective 1: Continue to refer cases and questions to the FHCRC for enforcement of prohibitions on discrimination in lending practices and in the sale or rental of housing.

Objective 2: Make fair housing information available at City Hall, Chamber of Commerce, Senior Center, and the Public Library. The information will include brochures and other written information that will be obtained from the FHCRC. In addition, the City will make information available on its Website and provide links to additional resources.

Objective 3: Obtain training and education on fair housing issues for the benefit of City staff.

Objective 4: Work with the Fair Housing Council of Riverside County, Inc. to ensure that female householders are free from housing discrimination on the basis of sex and familial status.

Objective 5: Post on the City's website information on availability and location of childcare services.

Objective 6: Work with the FHCRC to schedule Fair Housing Workshops.

Responsible Agency

Planning Department

Timeline

Objective 1: Ongoing

- Objective 2: Publicly post fair housing resources within six months of adoption of the 2021-2019 Housing Element.
- Objective 3: Research and conduct initial City staff training by the end of 2026, annually through the remainder of the planning period.
- Objective 4: Ongoing
- Objective 5: Complete by the end of 2024.
- Objective 6: Schedule and complete an initial Fair Housing Workshop by the end of 2024. Conduct additional workshops annually.

Funding Source

General Fund and/or County CDBG funds

Program 5.3: Affirmative Fair Housing (AFHM) Marketing Plan

A key purpose of the AFFH is to create inclusive communities. An associated objective is to remove barriers to buying or renting housing based on these characteristics.

To achieve these purposes the City shall require the developers of mixed-use developments in the TCSP to prepare and implement an Affirmative Fair Housing Marketing Plan to ensure that future units are marketed to attract occupants who are demographically diverse, including lower-income households in other areas of Riverside County. The Affirmative Fair Housing Marketing Plan will consist of the following:

- Property location
- Demographics of the market area
- Identification of populations groups interested but least likely to buy or rent at the property location.
- Develop outreach efforts to the targeted population groups.
- Develop targeted advertising to the population groups.
- Obtain input and evaluation of the Marketing Plan from the FHCRC.

Objective

- Objective 1: Complete an Affirmative Fair Housing (AFHM) Marketing Plan for the TCSP, with a goal of at least 50 percent of future TCSP affordable housing occupants migrating to the area from outside Canyon Lake.

Responsible Agency

Planning Department, FHCRC, affordable housing developers

Timeline

- Objective 1: Complete the Plan requirements by December 2028 upon buildout of the TCSP.

Funding Source

General Fund and/or County CDBG funds

Program 5.4: Displacement Risk Program

In the past few decades, Canyon Lake has experienced slow new housing construction compared to surrounding cities and Riverside County as a whole. This can lead to displacement, particularly for low- and moderate-income households. Although there are significant factors outside of the City's control that affect the housing market and cost of construction, the City will do its part to make it easier for different types of housing to be built at a variety of affordability levels to serve the needs of current and future residents.

The City will work with the Housing Authority of the County of Riverside and local non-profit to make available – when needed – financial resources such to prevent householders from being displaced from their Canyon Lake housing.

Objective

- Objective 1: Network with the Housing Authority of the County of Riverside, fair housing service providers, service providers, and community organizations to discuss best practices for preventing displacement within Canyon Lake. Present this information to City leadership.
- Objective 2: Draft and implement a Displacement Risk Program to prevent displacement of city residents, prioritizing low- and moderate-income renters and residents with special housing needs living within the TCSP. Depending on the input received, the Displacement Risk Program may include the development of an emergency tenant assistance fund, property owner/manager and tenant education program, and/or additional City administrative support for resident referrals to affordable housing. The Displacement Risk Program may include, but is not limited to, the following potential efforts:
- Production: Increase multifamily residential and mixed-use opportunities throughout the city beyond the City’s RHNA allocation.
 - Preservation: Establish partnership with the Housing Authority to support acquisition of affordable units at-risk of conversion to market rate; identify a code enforcement specialist on staff that can provide technical assistance and information to property owners of lower income units to address code enforcement issues; seek funding to support rehabilitation of substandard multifamily units; restrict conversion of existing units occupied by lower-income households to short term rentals; require replacement of all lower income units lost due to redevelopment.
 - Protect Current Residents through Engagement: Develop an engagement strategy and work with a fair housing provider to disseminate information on tenant protections (especially source of income, and State rent stabilization and just cause eviction regulations) and available resources. Work to reduce/avoid displacement of local businesses during redevelopment; establish a single point of contact for technical/relocation assistance for business owners.
- Objective 3: Create a registry of affordable units (e.g. deed restrictions, development agreements, or other affordability mechanisms as applicable) available citywide and posting on the City’s website. Inform residents of online registry during targeted outreach events.

Responsible Agency

Planning Department, FHCRC, affordable housing developers

Timeline

- Objective 1: Complete by the end of 2024.
- Objective 2: Prepare the displacement risk program and engagement strategy by the June of 2025 and adopt and implement a program by the end of 2026.
- Objective 3: Post the registry of affordable units on City’s website by June of 2025.

Funding Source

General Fund and/ other funding sources that may become available.

Program 5.5: Transit Expansion Program

Reliable public transit access and active transportation options (walking and biking) are imperative for lower-income residents and/or persons with disabilities to connect to employment opportunities. Access to employment via public

transit and active transportation can reduce income burden and increase housing mobility, which enables residents to find housing in more areas. Lack of transportation options can impede fair housing choice and continue to reinforce barriers for low-income residents in accessing opportunities.

Transit access in Canyon Lake is very limited. The City of Canyon Lake does not have its own transit system and Riverside County Transportation Authority operates only one line which provides service to the commercial area outside the gated portion of the community. To expand transportation opportunities within Canyon Lake, the City will collaborate with the Riverside Transit Agency to prepare a study on transit and active transportation needs for Canyon Lake residents and identify actions to address those needs, focusing on connecting residents to job centers.

Objective

- Objective 1: Evaluate transit needs as part of a transit and active transportation needs study and identify actions to address identified needs, specifically to address the transportation needs of elderly and disabled residents.
- Objective 2: Schedule and complete a meeting with the Riverside County Transportation Authority to discuss options for expanding transit in Canyon Lake. Complete meeting with at least three suggested transit solutions to at least double the level of transit service in Canyon Lake and address transportation needs for elderly and disabled residents. Solutions could include increase paratransit services, fixed-route transit stops, reduced-fare programs for seniors and disabled individuals, community shuttle program specifically for elderly and disabled populations.
- Objective 3: Present these three suggested transit solutions to City leadership, employees of city businesses, and residents via a public workshop.
- Objective 4: Apply for grants under programs like the Federal Transit Administration’s Enhanced Mobility of Seniors and Individuals with Disabilities program to fund transit improvements.

Responsible Agency

Planning Department

Timeline

- Objective 1: Complete by the January 2025.
- Objective 2: Complete by June 2025.
- Objective 3: By the end of 2025.
- Objective 4: Apply for grants annually as funds become available.

Funding Source

General Fund

Program 5.6: Equitable Quality of Life Program

Due to limited capacity of the gated portion of the community to accommodate lower-income housing, the entirety of income-restricted RHNA requirements is planned to be accommodated at the TCSP. While all these sites are located within a high opportunity census tract, the concentration of all lower-income units within one census tract could potentially exacerbate fair housing conditions. To ensure that the location of these sites does not further segregation or result in substandard living conditions for occupants of income-restricted units, the City will implement programs to promote equitable quality of life throughout the city.

Objective

- Objective 1: At the time of issuing an RFP for build out of the TCSP as required in Program 1.2a, include a requirement for a residential displacement prevention plan as part of the TCSP that includes multi-lingual outreach and information on tenant rights and responsibilities, access to fair housing services, and right to counsel. Ensure that residents of the TCSP are informed of any City measures developed from the Displacement Risk Program (Program 5.4 above).
- Objective 2: Monitor implementation of the residential displacement prevention plan as the TCSP is built out with a report on outreach efforts and resident survey conducted by a fair housing provider conducted at least every two years.
- Objective 3: Implement place-based community revitalization strategies: At the time of the issuing an RFP for build out of the TCSP as required in Program 1.2c, include a requirement as part of the development agreement to implement at least one place-based community revitalization program that will: (a) encourage economic and community development within the TCSP, (b) facilitate equitable quality of life for residents of income-restricted units.
- Objective 4: Monitor implementation of the place-based community revitalization strategies.
- Objective 5: Implement community improvement projects within the TCSP to ensure equity in development of public amenities and placemaking projects and events, including:
- Prioritize capital improvement projects, that could include various actions that would further benefit future residents, such as one new neighborhood park, social service facilities, or public transit or active transportation amenities, in the TCSP. Identify specific improvements by the end of 2026 in alignment with development of the TCSP Specific Plan and release of the RFP.
 - Budget for and implement plans and strategies prioritizing areas designated for lower-income and mixed-income housing opportunities in the sites inventory. By the end of 2025, identify and prioritize plans and strategies to assist future households in the TCSP, including but not limited to, school transportation, workforce development, childcare centers, and public transit connections, and create a list of partner agencies and interested parties. By the end of 2026, identify potential private investment incentives; public/private partnerships; and/or federal, state, and philanthropic grant funds for identified plans. Apply for potential funds within six months after issuing an RFP for build out of the TCSP. By the following fiscal year, secure funding for at least two plans or strategies.
 - Upon development of the TCSP with residential units, organize a TCSP resident association to identify and prioritize additional placemaking projects, events, and plans and work with the City to identify potential funding and management.
 - Prepare a report that identifies and summarizes community improvement projects.

Responsible Agency

Planning Department

Timeline

- Objective 1: During the issuing of the RFP and ongoing implementation thereafter.
- Objective 2: Two years after buildout of the TCSP and ongoing thereafter.
- Objective 3: During the issuing of the RFP.
- Objective 4: Ongoing
- Objective 5: Complete first annual report by the end of the year following execution of a contract from the RFP and annually thereafter. Complete at least two of the identified projects within the planning period.

Funding Source

General Fund and/or other funding sources that may become available.

1.7 Quantified Objectives

California Housing Element Law requires jurisdictions to estimate the number of units achieved for maintenance, preservation, and construction of housing over the eight-year planning period. The City has two sets of numerical housing goals included in the Housing Element: the City's share of the RHNA (with adequate buffer) and the Quantified Objectives for Affordable Housing Production. The analysis of adequacy of available land resources to meet the RHNA is provided in Appendix C.

The second set of numerical goals is quantified objectives for the creation of affordable housing opportunities and the provision of other housing assistance. These quantified objectives are based on the goals, policies, and programs described in this section. The quantified objectives set a target goal for the City based on needs, resources, and constraints.

Table 2-2 shows quantified objectives for construction, rehabilitation, and conservation/preservation of housing for the current housing cycle.

Table 2-2 Quantified Objectives

Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Construction	21	22	24	24	38	129
Rehabilitation	1	2	87	85	86	109
Conservation/ Preservation	3	2	0	0	0	5

The construction objective of 129 units is based on the following:

- 67 lower-income housing units. In 2020, the average size of a project awarded low-income housing tax credits was 67 housing units.
- At least the RHNA allocation of 24 moderate income housing units.
- At least the RHNA allocation of 38 above moderate-income housing units.

The rehabilitation objective of 109 units is based on the following:

- Rehabilitation of one extremely low-income unit, two very low-income units, and two low-income units funded through the Riverside County Homeowner Housing Rehabilitation Program.
- The Home Mortgage Disclosure Act (HMDA) reports that an annual average of 32 home improvement loans were approved in 2018 and 2019. Based on this, 256 home improvement loans can be projected to be approved over the 8-year planning period.
 - Rehabilitation of 85 moderate-income homes funded through private home improvement loans.
 - Rehabilitation of 86 above moderate-income homes funded through private home improvement loans.

The conservation/preservation objective of five units is based on three extremely low-income households and two very low-income households funded through Section 8.