

## Community Survey

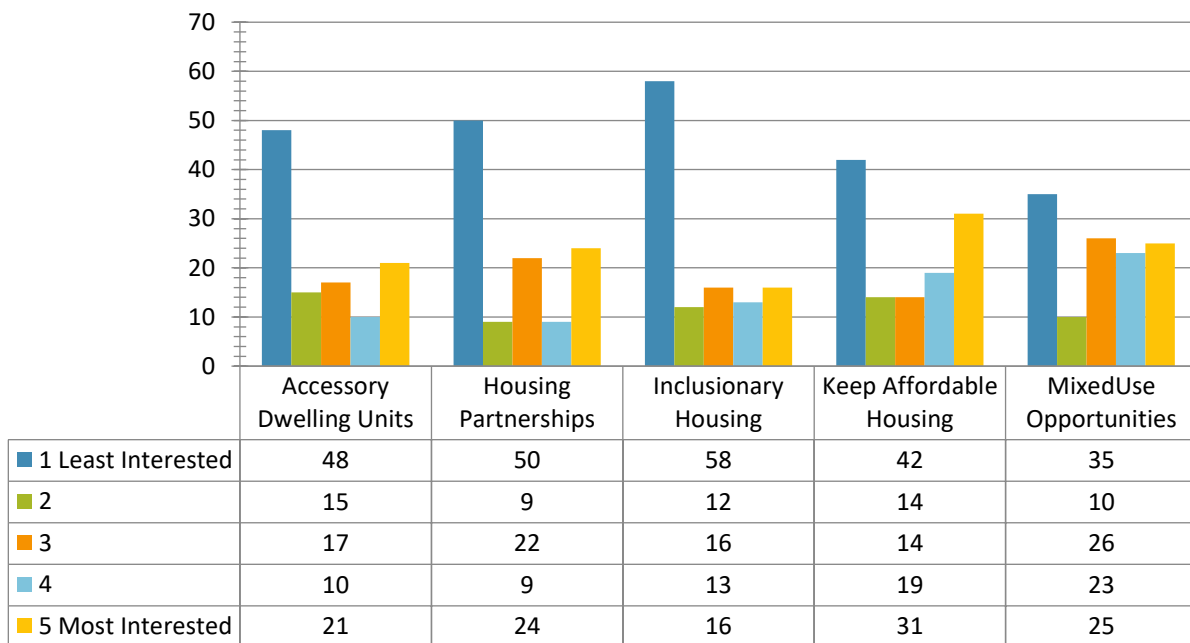
On September 30, 2020 the City of Murrieta launched an online community survey to gather additional feedback regarding potential policies and programs, housing types and housing opportunities to include in the Housing Element. The survey also solicited feedback regarding potential barriers or constraints to housing access and the development of housing. The survey was live through November 24, 2020 and was available on the City’s webpage, [www.murrietaca.gov/1056/Housing-Element-Update](http://www.murrietaca.gov/1056/Housing-Element-Update). In total, there were 129 survey participants, below is a summary of their responses and the survey’s results.

### Slide 2: Housing Program Opportunities

Participants were provided a variety of housing programs opportunities, categorized into four groups: Affordable Housing programs, Community Assistance programs, Fair Housing programs, and Streamlining Development Processes. Participants ranked the potential programs or policies for interest and implementation on a scale from 1 to 5, with 1 signifying least interest and 5 signifying highest interest. The charts below identify all participant responses and display the total number of participants who ranked each program or policy by number scale.

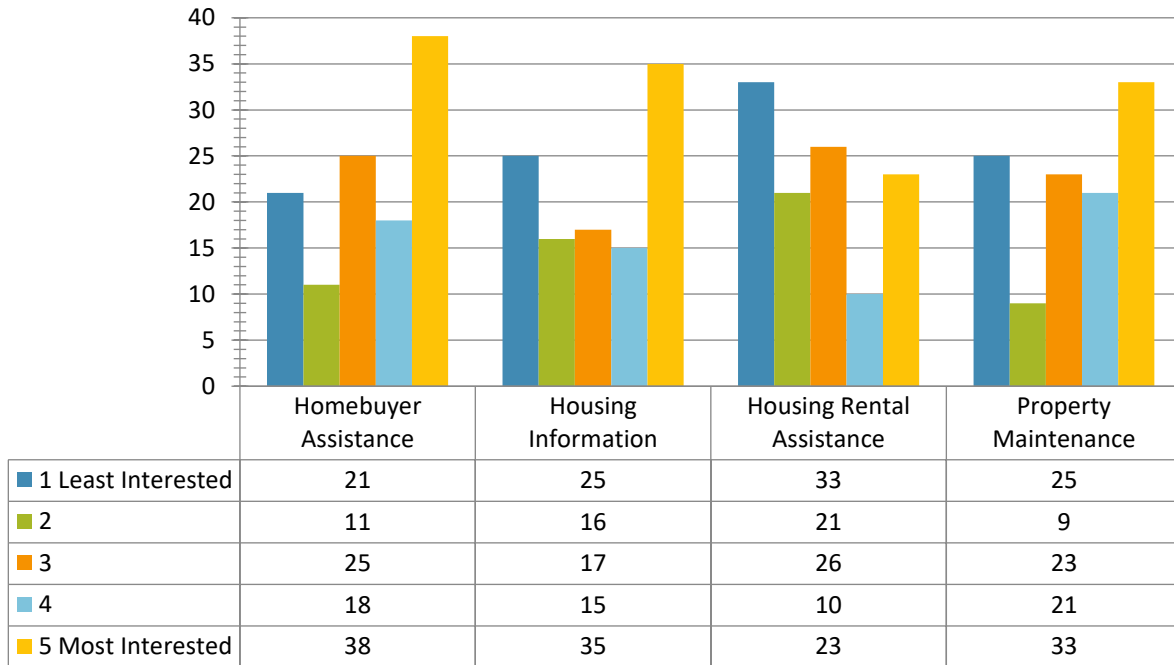
**Affordable Housing Programs - Figure 1** displays data results for participant responses to Affordable Housing Programs. Based on the data, participants were most interested in programs to maintain existing affordable housing, while programs and policies to incorporate inclusionary housing were identified as the least appealing. Participants also showed a high interest in opportunities for mixed use development and partnerships with a variety of housing interest groups. Overall, participants identified a lower interest in program opportunities to increase affordable housing in the City.

**Figure 1: Affordable Housing Program Opportunities**



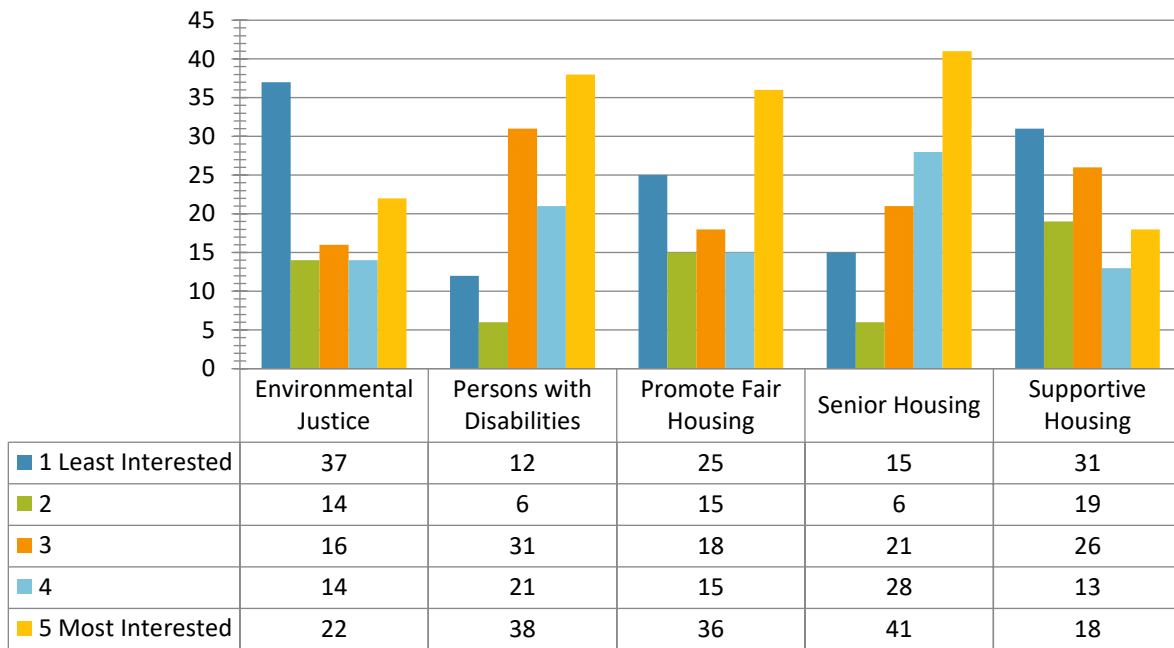
**Community Assistance Programs – Figure C-2** displays survey results for participant interest in programs to provide a variety of community assistance. The data shows that participants were most interested in identifying funding for homebuyer assistance programs, participants also identified increased accessibility to housing information as a priority. Residents showed less interest in programs to provide rental assistance. Overall participants were highly interested in opportunities for housing assistance programs.

**Figure 2: Community Assistance Program Opportunities**



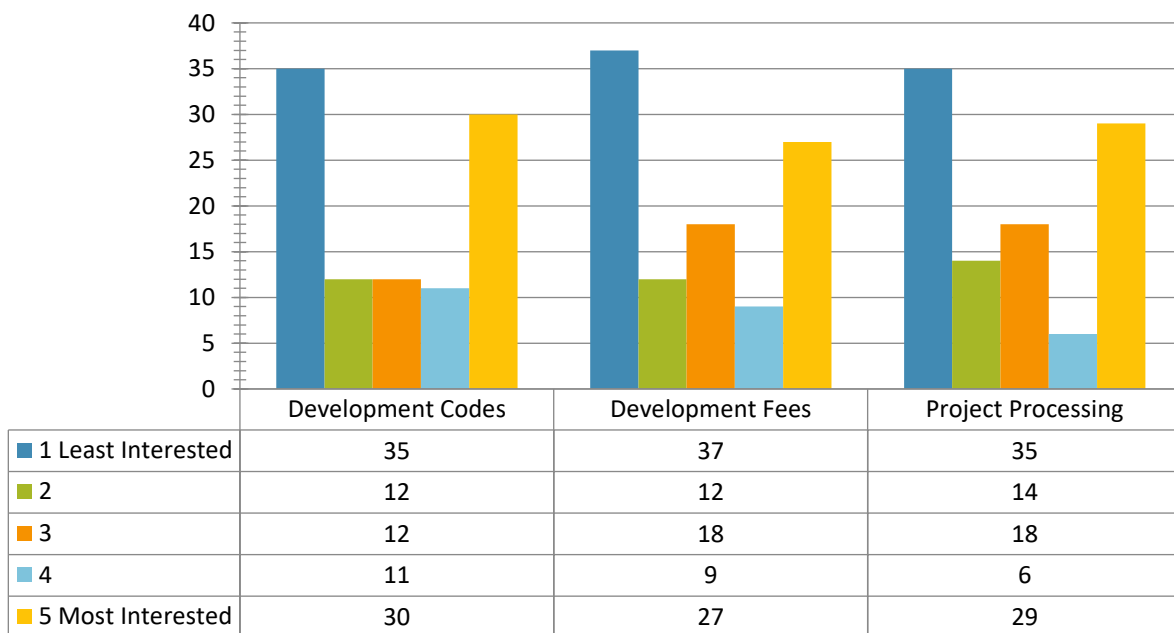
**Fair Housing Programs – Figure 3** displays survey results for participant interest in Fair Housing Programs. Fair housing is the access to housing for all persons in Murrieta, regardless of age, disability, race, religion, familial status, or gender. The data shows that majority of participants were interested in a variety of fair housing programs and policies. Programs and policies to create opportunities for senior housing were most appealing to participants, followed by programs to increase opportunities for housing accessible to persons with disabilities. Responses identified and overall interest in programs and policies to promote fair housing practices in the City. Survey participants had a mixed response to supportive housing programs and were less interested in programs and policies for environmental justice.

**Figure 3: Fair Housing**



**Streamlining Processes – Figure 4** displays survey results for participant interest in programs to increase the speed and efficiency of the development process to encourage the development of housing. Overall, participants identified a split interest in programs and policies to streamline the development process. Participants were most interested in amending development codes to encourage housing, followed by an interest in expediting projects through reductions in review times, plan check or permitting. Participants showed split interest in reducing fees paid by developers to encourage the production of housing.

**Figure 4: Streamlining Processes**



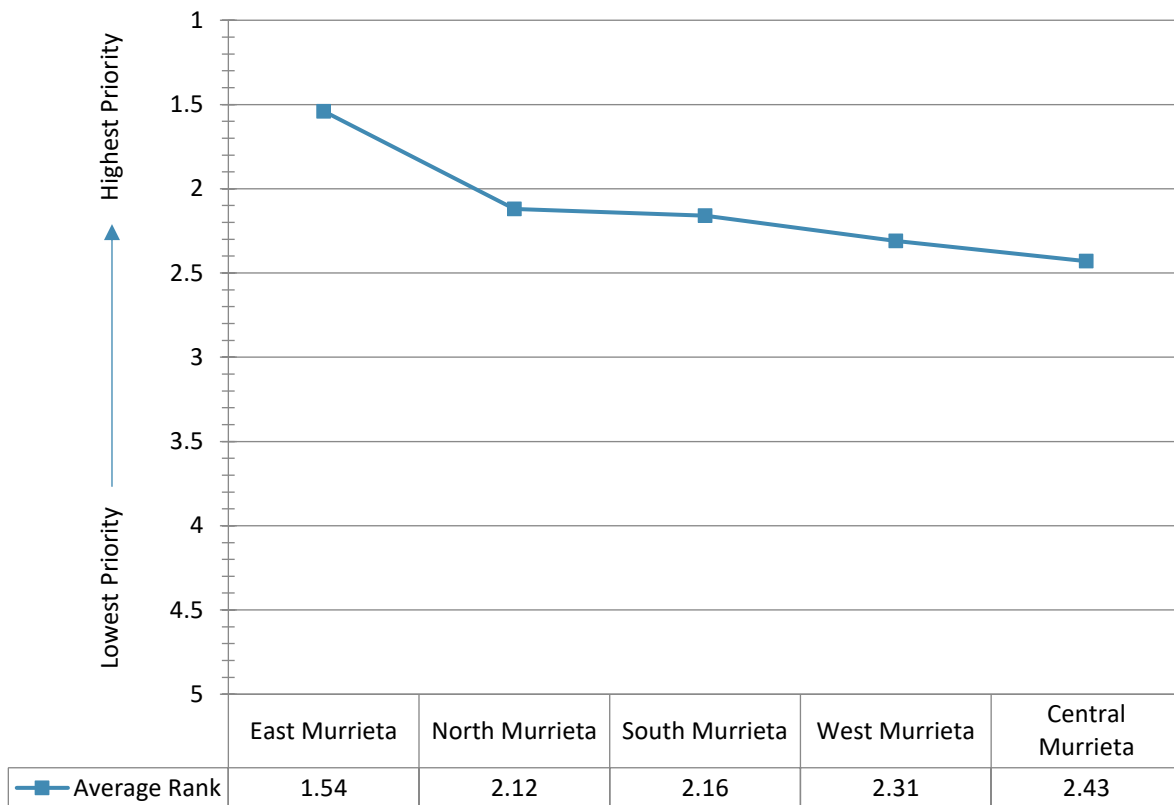
### Slide 3: Potential Housing Locations

Survey participants were provided a list of areas for housing opportunities in Murrieta and asked to rank the areas based upon they would most like to see housing. Participants placed their highest priority area as number one at the top of the list, their second priority as number two, and so on. The potential areas included the following:

- **East Murrieta:** Housing in East Murrieta could consist of housing in existing residential areas on vacant land or as accessory units, housing near transit or shopping centers, or mixed-use housing. East Murrieta is bound by the City Boundary to the south and southeast, I-215 to the west and Winchester Road (SR-79) to the east.
- **North Murrieta:** Housing in North Murrieta could consist of housing on vacant land, mixed-use housing combined with retail, commercial, or office space, including live-work housing, or housing near schools and parks. North Murrieta is bound by the City Boundary to the northeast and northwest, and Clinton Keith Rd to the southwest.
- **South Murrieta:** Housing in South Murrieta could consist of housing near commercial shopping centers or transit centers as it contains the existing Transit Oriented Development area (in red), or mixed-use housing combined with retail, commercial, or office space, including live-work housing. South Murrieta is bound by I-15 to the east, Ivy Street to the northwest, and the City Boundary to the south.
- **West Murrieta:** Housing in West Murrieta could consist of housing on vacant land, additional housing in existing residential areas or housing with accessory units, housing near public facilities such as schools or parks, or mixed-use housing combined with retail, commercial, or office space. West Murrieta is bound by the City Boundary to the west and northwest, I-15 to the east and Ivy Street to the south.
- **Central Murrieta:** Housing in Central Murrieta could consist of additional housing in existing residential areas such as accessory units, housing near commercial shopping centers or transit centers, or mixed-use housing combined with retail. Central Murrieta is bound by I-15 to the southwest and I-215 to the east.

**Figure 5** displays the results for participant prioritization of areas for housing opportunities in Murrieta. The line chart identifies each listed location's average ranking, the closer to one (1) the ranking, the more important it was to participants. The survey results showed participants were primarily interested in housing communities and residential in East Murrieta, followed by housing opportunities in North Murrieta and South Murrieta closely behind. Participants were least interested in housing in Central Murrieta.

**Figure 5: Housing Areas, Priority Ranking**



**Slide 4: Priority Programs to Remove Constraints to Housing**

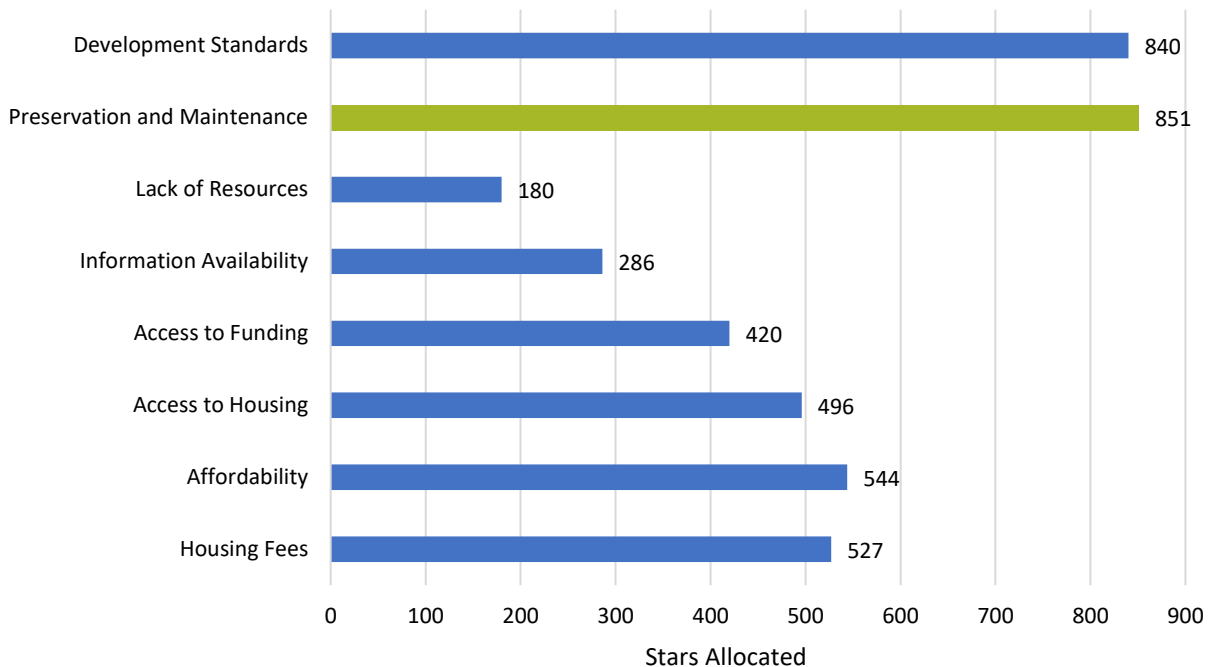
Participants were asked to identify barriers or constraints to the development of and access to housing within the City of Murrieta . The following constraints were provided:

- **Housing Fees:** The amount of development fees required to build housing is an important factor when determining if a project is able to be constructed.
- **Affordability:** The access to housing which is affordable for all income ranges and does not create a substantial cost burden on a household.
- **Access to Housing:** The ability to find and apply for adequate and safe housing easily and without substantial roadblocks.
- **Access to Funding:** Funding identification and assistance from different sources (including the State, the City, or the private market) may help with the development of housing within Murrieta.
- **Information Availability:** Lack of accessible and consolidated information on housing opportunities, funding, and resources.
- **Lack of Resources:** The inability or challenges to accessing funding or information to generate equitable access to housing.
- **Preservation and Maintenance:** A resident's inability to fix or maintain certain aspects of the home due to financial and or cost burdens, adding to a lack of safe and healthy housing.

- **Development Standards:** Rules developers follow for new developments which often include building height, parking, density & other components. Flexibility in design can create opportunities for more housing.

Participants were provided stars to allocate among the listed barriers; to prioritize the barriers they would most like the City to focus on removing participants increased the allocation of stars. **Figure 6** displays the results of participant’s priorities for removing barriers to housing. The data shows that preservation and maintenance was the highest priority that participants want the City to address. Additionally, developments standards were identified as a high priority constraint that participants would like the City to focus on. Participants also identified a lack of housing affordability and a increased housing fees as prominent barriers in the City of Murrieta .

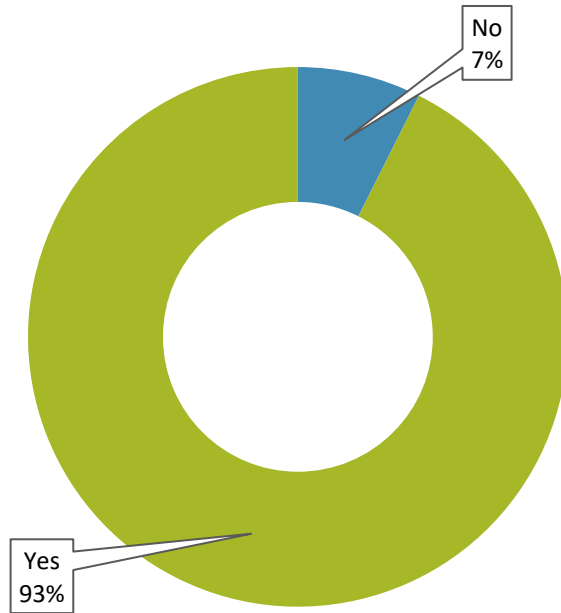
**Figure 6: Constraints to Housing, Priority Ranking**



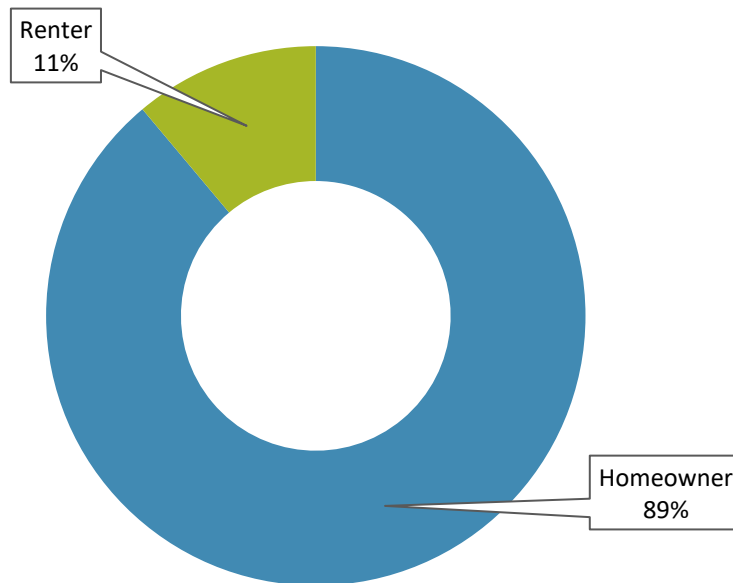
### Slide 5: Demographics

The final slide included demographic questions to provide a deeper understanding of participants’ background. The questions collected information about current residence, housing tenure, and business and property ownership. **Figure 7** displays the data for participants’ who live in the City. Majority of survey participants live in Murrieta (93 percent). **Figure 8** identifies participant tenure; majority of survey respondents owned their home (89 percent). **Figure 9** identifies participants who owned businesses in the City, 22 percent of participants owned a business in Murrieta. **Figure 10** identifies participants who own property in Murrieta, majority of participants stated yes, they do own property in Murrieta (65 percent).

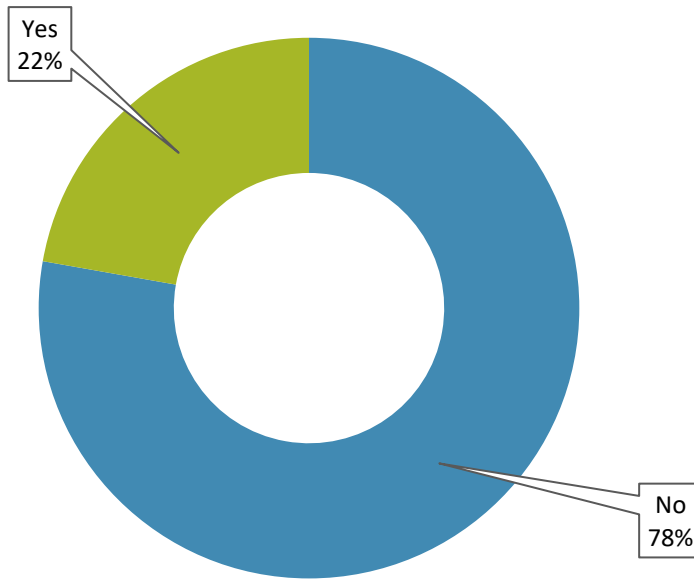
**Figure 7: Do you live in the City of Murrieta?**



**Figure 8: Are you a homeowner or a renter?**



**Figure 9: Do you own a business in the City of Murrieta?**



**Figure 10: Do you own property in Murrieta?**

