City of Murrieta

2014-2021 HOUSING ELEMENT

Murrieta
the future of southern california

ESA

Prepared for
City of Murrieta
by ESA

RESOLUTION NO. 13 - 3155

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, CERTIFYING THE ENVIRONMENTAL DETERMINATION AND ADOPTING THE HOUSING ELEMENT UPDATE FOR THE PLANNING PERIOD OF 2014-2021 AS AN AMENDMENT TO THE GENERAL PLAN

WHEREAS, California Government Code section 65300 mandates that the City of Murrieta adopt a comprehensive General Plan to provide guidance and direction for development activities in the City; and

WHEREAS, the Housing Element is one of seven (7) required elements of the General Plan; and

WHEREAS, Government Code sections 65580-65589 set forth the statutory requirements for the Housing Element; and

WHEREAS, Government Code section 65588(b) requires that the Housing Element be comprehensively updated; and

WHEREAS, the City adopted its current Housing Element in 2011; and

WHEREAS, the Housing Element serves as the data and policy document guiding overall improvements and development of housing and contains a profile and analysis of the City's demographics, housing characteristics, and existing and future housing needs; an analysis of constraints to housing production and maintenance, such as market, governmental, and environmental factors affecting the City's ability to meet identified housing needs; an identification of resources to meet housing needs, including vacant or underutilized land for new construction, as well as financial and administrative resources available for housing; and the City's housing strategy to address identified housing needs, including an assessment of past accomplishments, and a formulation for housing goals, policies, and programs; and

WHEREAS, Government Code section 65583 requires that the City identify adequate sites to accommodate housing for all economic segments of the population, based upon the Regional Housing Needs Assessment provided by the Southern California Association of Governments; and

WHEREAS, the City's Community Development Department has initiated and caused to be prepared a proposed Housing Element for the period from 2014-2021; and

WHEREAS, the draft 2014-2021 Housing Element was prepared and circulated for public review, with such circulation including the provision of the requisite review period for the State of California Department of Housing and Community Development ("HCD"); and

WHEREAS, the Planning Commission and City Council of the City of Murrieta public workshops in February and March 2013 to solicit public input on the proposed draft Housing Element for 2014-2021; and

WHEREAS, during the period between March 2013 and April 2013 the draft Housing Element and subsequent revisions were submitted to HCD for review as required by Government Code 65585(b); and

WHEREAS, the draft Housing Element has been determined to be in compliance with State Housing Law by HCD as indicated in its April 25, 2013 letter to the City's Community Development Department (Attachment 7 to the Agenda Report); and

WHEREAS, an Addendum to Initial Study/Mitigated Negative Declaration ("Addendum") (SCH#201011131) has been prepared for the proposed Housing Element pursuant to the requirements of the California Environmental Quality Act; and

WHEREAS, the results of the Addendum determined that the adoption of the Housing Element would not result in any new significant adverse impacts as provided in the previously certified Mitigated Negative Declaration (SCH#2010111031); and

WHEREAS, the Planning Department has given notice of preparation of a Mitigated Negative Declaration in accordance with the requirements of the California Environmental Quality Act; and

WHEREAS, the Planning Commission of the City of Murrieta held a properly noticed public hearing as required by law on September 11, 2013, and adopted a Resolution recommending the City Council certify the Environmental Determination and adopt the 2014-2021 Housing Element Update as an Amendment to the General Plan; and

WHEREAS, the City Council of the City of Murrieta held a properly noticed public hearing as required by law on October 8, 2013,

NOW, THEREFORE, BE IT RESOLVED that the City Council of Murrieta, California makes the following specific findings based on the evidence as follows:

Findings and Recommended Approval for Housing Element 2014-21

1. The proposed amendment ensures and maintains internal consistency with all of the objectives, policies, general land uses, programs, and actions of the General Plan.

   FACTS: The proposed general plan amendment Housing Element update for the 2014-2021 planning period have been designed to be consistent with State Housing Law, the Regional Housing Needs Assessment for local agencies under the jurisdiction of the Southern California Association of Governments, and to be internally consistent with the other elements of the Murrieta General Plan.

2. The proposed amendment would not be detrimental to the public convenience, safety or general welfare of the City.

   FACTS: The draft Housing Element is compatible with the nature, condition, and development of existing uses, buildings and structures and the proposed revisions will not adversely affect the existing or planned uses, buildings, or structures. The proposed revisions to the Housing Element update clarify specific programs that provide opportunities for affordable housing through the identification of appropriate sites and density as required by the State, make provision for emergency and transitional housing,

and establish reasonable accommodations to improve constraints in housing for persons with disabilities. The proposed revisions will not expose people to an increased risk of negative health or public safety impacts and are consistent with the environmental analysis indicating the impacts related to the health, safety and general welfare of the community will not be detrimental as a result of the project.

3. The proposed and amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).

FACTS: In accordance with California Environmental Quality Act, an Addendum to the previously adopted Initial Study/Mitigated Negative Declaration (SCH#2010111031) has been prepared and properly circulated.

The draft Housing Element is compatible with the nature, condition, and development of existing uses, buildings and structures and the proposed revisions will not adversely affect the existing or planned uses, buildings, or structures. The proposed revisions to the Housing Element Update clarify specific programs that provide opportunities for affordable housing through the identification of appropriate sites and density as required by the State, provisions for emergency and transitional housing, as well as establish reasonable accommodations to improve constraints in housing for persons with disabilities. Although the proposed revisions could have a significant effect on the environment, there will not be a significant effect in this case because the effects of the revisions will be mitigated through strategies identified in the Addendum to the Mitigated Negative Declaration (SCH#2010111031).

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the City Council of Murrieta, California, that based on the written information provided, the public comments received and the findings stated above, the City Council certifies the Addendum to Mitigated Negative Declaration (SCH#2010111031) and adopts the 2014-2021 Housing Element Update, thereby amending the City's General Plan.

PASSED, APPROVED, AND ADOPTED this 8th day of October 2013.

Rick Gibbs

Rick Gibbs, Mayor

ATTEST:

A. Kay Vinson

A. Kay Vinson, City Clerk

APPROVED AS TO FORM:

Leslie E. Devaney

Leslie E. Devaney, City Attorney

I, A. Kay Vinson, City Clerk of the City of Murrieta, California, do hereby certify under penalty of perjury that the foregoing Resolution was duly adopted at a regular meeting of the City Council on the 8th day of October, 2013, by the following roll call vote:

AYES:	LANE, LONG, RAMOS, GIBBS
NOES:	NONE
ABSENT:	BENNETT
ABSTAIN:	NONE

A. Kay Vinson
City Clerk

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April 25, 2013

Ms. Nancy Driggers
Assistant City Manager
City of Murrieta
1 Town Square
Murrieta, CA 92562

Dear Ms. Driggers:

RE: City of Murrieta's 5th Cycle (2014-2021) Draft Housing Element Update

Thank you for submitting the City of Murrieta's draft housing element update received for review on March 11, 2013 along with revisions on April 16 and 22, 2013. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review. The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. A telephone call on April 15, 2013 and various other communications with Alexa Washburn, the City's consultant, facilitated the streamlined review.

The revised draft element meets the statutory requirements of State housing element law. The element will comply with State housing element law (Article 10.6 of the Government Code) when the element is adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2013 for the Southern California Association of Government localities. If adopted after this date, the City will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline (Government Code Section 65588(e)(4)). For more information on housing element adoption requirements, please visit our website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates the hard work and dedication of Ms. Washburn in preparation of the housing element and looks forward to receiving Murrieta's adopted housing element. If you have any questions or need additional technical assistance, please contact Brett Arriaga, of our staff, at (916) 445-5888.

Sincerely,

Paul McDougall
Housing Policy Manager

City of Murrieta

2014-2021 Housing Element

Adopted October 8, 2013

Prepared For:

City of Murrieta
One Town Square,
24601 Jefferson Avenue
Murrieta CA 92562

Prepared By:

Environmental Science Associates
626 Wilshire Boulevard, Suite 1100
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Introduction

Section 1

1.1 - Housing Element Purpose

The Housing Element as part of the Murrieta General Plan is developed to ensure that the City establishes policies, procedures and incentives in its land use planning and redevelopment activities that result in the maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in Murrieta. The Housing Element institutes policies that will guide City decision-making, and establishes an action program to implement housing goals through the year 2021.

The Housing Element has been designed to address key housing issues in the City. Foremost among these issues is ensuring a balance of housing types, at a variety of costs is available to meet the needs of all economic segments found within Murrieta. Consequently, the Housing Element makes provisions for affordable and accessible housing for special needs groups in the community, and is designed to provide guidance in the maintenance of existing affordable housing. These commitments are an expression of the statewide housing goal of "early attainment of decent housing and a suitable living environment for every Californian", as well as an expression of the City of Murrieta's goal for the attainment of a suitable living environment for every household.

1.2 - New State Legislation

The Housing Element addresses new State legislation, which mandates that the following reforms be included in the Housing Element update to facilitate and expedite the construction of affordable housing. This new legislation targets five specific areas including:

- **AB 162:** Requires the City, upon adoption of the Housing Element, to identify specific flood hazard zones in the Land Use Element and specific floodwater and groundwater recharge areas in the Conservation and Safety Elements.
- **SB 244:** Requires the City, upon the adoption of a Housing Element, to update the Land Use Element to include data and analysis, goals, and implementation measures regarding unincorporated island, fringe, or legacy communities and their infrastructure needs.
- **SB 812:** In addition to the existing special needs groups, the City must include an analysis of the housing needs for developmentally disabled persons.
- **AB 1867:** Under certain conditions, the City can now count multi-unit homeownership units that have been converted to affordable units toward their RHNA allocation.
- **SB375 Implications:** For jurisdictions that do not submit their adopted 2014-2021 housing element update within 120 days of the October 2013 deadline, their housing element updates revert to a four-year cycle.

1.3 - Citizen Participation

California Government Code requires that local governments make a diligent effort to achieve public participation from all economic segments of the community in the development of the housing element. In the preparation of the Housing Element Update, a number of organizations and agencies that provide housing, or housing related services, were contacted. Stakeholder groups that have been identified as influential to the development of housing and the provision of services in the community include, but are not limited to:

- Riverside County Housing Authority
- Riverside County Econ Development Agency
- Fair Housing Council
- California Housing Partnership
- Coachella Valley Housing Coalition
- Family Support Program
- Homeless Coalition for Riverside Co.
- Riverside County Office on Aging
- Affirmed Housing Group
- Abode Communities
- Jamboree Housing Corporation
- National CORE
- Community Food Pantry of Murrieta
- St. Martha's Catholic Church
- Single Mom's Life Skills Program
- Senior Citizens Service Center

The City held two workshop meetings prior to the submittal of this Housing Element draft to HCD for review. The first meeting with the Planning Commission took place on February 13, 2013 and was intended to provide Commissioners and the public with general information regarding the Housing Element (i.e. contents, process and information on the RHNA). A second workshop with the City Council occurred on March 5, 2013 and was streamlined to focus on the draft Housing Element and next steps for the update process. For both meetings the Housing Element workshop was noticed on the City's website, at City Hall, and in other public places such as the Senior Center. Stakeholder groups were also identified and a flyer and letter invitation to the meetings was distributed several weeks before the first workshop. Informational materials for the public workshops are presented in Appendix C.

Despite the City's efforts to engage the public, no public comments were made at Planning Commission meeting regarding the Housing Element. At the City Council meeting several stakeholder groups including the Fair Housing Council of Riverside County were present. Two residents addressed the Council during the meeting to express their concerns regarding AB 32 and mandates to reduce the effects of climate change. The City Council also asked questions regarding the consequences of having an uncertified Element and the process for achieving certification. No comments on the actual draft Housing Element were provided. The Housing Element City Council meeting was covered by the local media, with The Press Enterprise publishing an article about the workshop the following day.

On April 25, 2013, the State Department of Housing and Community Development issued confirmation that the Housing Element was found to be in compliance with State law. On September 11, 2013, the Planning Commission prepared their recommendation of the Housing Element for the City Council and on October 8, 2013, the Housing Element was adopted unanimously by the City Council. These meetings were noticed and open for public comment on the final Housing Element draft. Following adoption, the Final Housing Element was sent to the State Department of Housing and Community Development (HCD) for final State certification.

1.4 - Consistency with State Planning Law

The Housing Element is one of the seven General Plan elements mandated by the State of California. Sections 65580 to 65590 of the California Government Code contain the legislative mandate for the housing element. State law requires that the City's Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing" (Section 65583). In addition, the housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

1.5 - Detailed Components of the Housing Element

There is no single approved format for a Housing Element. Instead, State law defines of the issues that must be addressed. A housing element should clearly identify and address, at a minimum, each component listed below:

1. Review of the existing Housing Element.
2. An assessment of existing and projected housing and employment trends to assess a locality's housing needs for all income levels.
3. An inventory of resources relevant to meeting housing needs.
4. An inventory of constraints relevant to the meeting of these needs.
5. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement and development of housing.
6. A program that sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.

1.6 - General Plan Consistency

The Housing Element is one of seven elements of the Murrieta General Plan. The goals, policies, actions and programs within this element relate directly to, and are consistent with, all other elements. The City's Housing Element identifies programs and resources required for the preservation, improvement and development of housing to meet the existing and projected needs of its population. Through the regulation of the amount and variety of open space and recreation areas, acceptable noise levels in residential areas, and programs to provide for the safety of the residents, policies contained in General Plan elements directly affect the quality of life for all Murrieta citizens.

The Housing Element is affected by development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the City, and defines the land use build-out potential. In designating residential development, the Land Use Element places an upper limit on the number and types of housing units constructed in the City. The acreage designated for a range of commercial and office uses creates employment

opportunities for various income groups. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City.

The Circulation Element of the General Plan also affects the implementation of the Housing Element. The Circulation Element establishes policies for a balanced circulation system in the City. Consequently the Housing Element must include policies that take into account the types of infrastructure essential for residential housing units in addition to mitigating the effects of growth in the City.

The Housing Element utilizes the most current data available, and includes 2012 California Department of Finance data when possible, 2010 Census data and the 2009-2011 American Community Survey. All figures represented in the Housing Element are consistent with existing and projected population, employment and housing figures presented by county, State, national and non-profit agencies.

The Housing Element has been reviewed for consistency with the City's other General Plan elements, and the policies and programs in this Element are consistent with the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

1.7 - Housing Element Organization

This Housing Element updates the Housing Element adopted by the City in 2011. The updated Murrieta Housing Element is comprised of the following major components:

1. **Housing Plan** to address Murrieta's identified housing needs, including housing goals, policies and programs.
2. **Quantified Objectives** to estimate anticipated and potential affordable housing development during the planning period;
3. **Community Profile** with an analysis of the City's population, household and employment base, and the characteristics of the housing stock;
4. **Housing Needs** including an updated evaluation of housing need, including the housing needs of very low-income households and the disabled;
5. **Housing Constraints** examining governmental and non-governmental constraints on the production, maintenance, and affordability of housing;
6. **Housing Resources** presenting an inventory of potential housing sites in the community; and
7. **Progress Report** to assess past housing accomplishments.

Housing Plan

Section 2

The Housing Plan presented in this section includes goals, policies, and programs focused specifically on housing in the City of Murrieta. The general goal of the Housing Element is to ensure that all residents have decent, safe, sanitary and affordable housing regardless of income. In order to achieve this general goal, five specific goals have been established to guide the development, redevelopment and preservation of a balanced inventory of housing to meet the needs of present and future residents of the City. Murrieta's housing goals address the following five major areas:

1. Increased opportunities for affordable housing;
2. Conservation of the City's existing housing stock;
3. Removal of constraints to the construction of affordable housing;
4. Equal housing opportunity; and
5. Identification of adequate sites to achieve a variety and diversity of housing.

For each of the five goals identified, specific policies and programs are also summarized within the Housing Plan. Individual policies and actions included in this element are intended to provide a wide variety of programs and tools to implement the City's General Plan goals. The housing plan includes programs currently in existence as well as new actions which have been added to address the City's unmet housing need. Actual programs will be implemented at the discretion of the City in order to meet established objectives. It should be noted that the listing of a potential funding source of a particular program and/or action does not signify that money has been allocated or appropriated as a source of funding for such a program and/or action.

Goal 1: Provide adequate housing opportunities throughout the City of Murrieta.

Murrieta strives to achieve a balanced community, with housing units available for all income segments of the population. The existing housing stock is in good condition, with majority of the units constructed during or after the 1980's, providing a variety of affordable housing options. The intent of this goal is to assist in the provision of adequate housing that continues to meet the needs of the community, including both renter and owner households.

Policy 1.1: Provide a range of residential development types in Murrieta, including low density single-family homes, moderate density townhomes, higher density multifamily units, and residential/commercial mixed use in order to address the City's share of regional housing needs.

Policy 1.2: Continue, when funding is available, to purchase properties and land in order to construct affordable housing or to purchase covenants to create new affordable units.

Policy 1.3: Facilitate development of senior and low-income housing through use of financial and/or regulatory incentives.

Policy 1.4: Provide homeownership assistance to low- and moderate-income households.

Policy 1.5: Design new higher-density residential projects at a scale, (number of units, height, etc.) that are compatible in design with adjacent residential areas.

Policy 1.6: Encourage lot consolidation in the Historic Murrieta Specific Plan area in order to cohesively redevelop larger areas of the City.

Actions and Programs

Action 1.1 – General Plan Review

The City of Murrieta recognizes that the General Plan and City's Zoning Ordinance are crucial tools that guide development in the City. These tools can also create barriers if they are not reviewed and updated to reflect the needs of the community. To address and prevent development barriers the City will periodically review the Land Use Element of the General Plan, as well as the Zoning and Subdivision Ordinances, to ensure that housing opportunities for all income groups are provided. In 2011 the City Council adopted the General Plan 2035 and in late 2012 the City was in the process of updating the Zoning Code to be consistent with the changes made to the General Plan. To simplify the General Plan, the number of land use designations was reduced to allow for more flexibility in new development. Within the Zoning Code update process any barriers to affordable housing that are identified, where appropriate, will be removed. Once the Zoning Code is updated for consistency with the General Plan, the City will review the Zoning Code on a biannual basis, periodically correcting inconsistencies that may exist.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: Ongoing, 2014-2021*

- *Potential Funding Source: General Fund*
- *Objective: Periodically review the Zoning Code for inconsistencies and standards that may prevent the development of affordable housing.*

Action 1.2 – Land Use Database

Throughout the City of Murrieta there are a number of vacant parcels ranging in size that provide opportunities for the development of affordable and market rate housing. In order to monitor and more carefully plan residential development in the City, Murrieta will maintain, on an ongoing basis, the comprehensive land use database identifying parcels and/or structures suitable for residential development and/or redevelopment. This will allow the City to direct affordable housing developers to areas in the City with the appropriate zoning and acreage to develop an affordable housing project.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund*
- *Objective: Provide information on development opportunities to interested developers online, at City Hall and in other public places.*

Action 1.3– First-Time Home Buyer Assistance Program

In addition to the First-Time Home Buyer Program offered by the County of Riverside the City of Murrieta has established a City operated first-time homebuyer program. The City's program provides up to 20 percent down payment assistance to qualified home buyers. This program is intended to coincide with Action 1.4, Land and Property Acquisition Program, so that as the City purchases properties and assists in the development of affordable housing, residents can seek assistance in purchasing the affordable units that are developed. During the 2008-2014 planning period, the elimination of the City's Redevelopment Agency, has resulted in a loss of a permanent funding source for this program. For the 2014-2021 planning period the City will investigate new funding opportunities and administer funds as they become available. If and when a permanent funding source is identified, the City will provide information about the program at City Hall, on the City's website and in other public places to increase awareness.

- *Responsible Agency: Murrieta Housing Authority*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund; Additional funding sources needed.*
- *Objective: Investigate new funding opportunities and administer funds as they become available. If and when a permanent funding source is identified, the City will provide information at City Hall, on the City's website and in other public places to increase awareness.*

Action 1.4– Land and Property Acquisition Program

The City of Murrieta recognizes that one of the most significant barriers to affordable housing is the acquisition of the property on which to construct affordable housing. During the 2008-2014 planning period, the City budgeted approximately $4.8 million in redevelopment set-aside funds to purchase properties in and around the Historic Murrieta Specific Plan area in order to facilitate the development of affordable units. In addition to purchasing land the City of Murrieta also strives to provide gap financing and/or land write downs for the construction of multifamily developments that are constructed with established affordability covenants. Applications are reviewed on a case by case basis to determine whether a developer qualifies for assistance from the Housing Authority. The City provides information on affordable housing financing at City Hall.

While the City was able to successfully purchase 10.4 acres of land during the previous planning cycle, the elimination of the City's Redevelopment Agency, has resulted in a loss of a permanent funding source for this program. For the 2014-2021 planning period the City will investigate new funding opportunities and administer funds as they become available. If and when a permanent funding source is identified, the City will provide information about the program at City Hall, on the City's website and in other public places to increase awareness.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing 2014-2021*
- *Potential Funding Source: Riverside County HOME funds; Additional funding sources needed.*
- *Objective: Investigate new funding opportunities and administer funds as they become available. If, and when, a permanent funding source is identified, the City will provide information at City Hall, on the City's website and in other public places to increase awareness.*

Action 1.5 - Lot Consolidation Program

Parcels located in downtown Murrieta as well as the Historic Murrieta Specific Plan area and the TOD Overlay Program area tend to be smaller and in some cases, narrow and/or shallow in size, adding an additional constraint to the development of housing. In order to encourage the development of residential and mixed-use projects, the City offers incentives such as a reduction in development standards (i.e. lot size, parking, and open space requirements) to encourage and facilitate consolidation of adjacent parcels to allow for a larger cohesive development. The City, with assistance from Riverside County, may also offer to subsidize a portion of development fees to encourage lot consolidation and to promote more intense residential and mixed use development on vacant and underutilized sites within the downtown Murrieta region.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing, as projects are submitted to the Murrieta Planning Division*
- *Potential Funding Source: General Fund*
- *Objectives: The City will continue to promote the program at City Hall, on its website and will evaluate requests for modifications on a case by case basis*

Action 1.6 – Large Sites Program

Most assisted housing developments utilizing State or federal financial resources include 50 to 150 units on parcels ranging from 3 to 7 acres in size. To facilitate the subdivision of larger parcels (greater than 15 acres) located in the TOD Overlay Program area, the City provides incentives and technical assistance to facilitate and encourage development of a variety of housing types and affordability consistent with typical developments affordable to lower income households. The City offers on a case-by-case basis the following incentives for the development of affordable housing, including, but not limited to: priority processing for subdivision maps that include affordable housing units, expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan and master environmental impact report, financial assistance (based on availability of federal, State, local foundations, and private housing funds, and modification of development requirements, such as reduced parking standards for seniors, assisted care and special needs housing. To determine the effectiveness of this program, the City will monitor the number of large sites available to be developed for a variety of income groups. The planning division will monitor this program and assess its effectiveness on a bi-annual basis.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing, as projects are submitted to the Murrieta Planning Division*
- *Potential Funding Source: General Fund*
- *Objectives: The City will promote the program at City Hall, on its website and will evaluate requests for funding on a case by case basis. Monitor the program bi-annually.*

Action 1.7 – Housing for Extremely Low Income Families

The City shall apply for State and federal funds for direct support of low-income housing construction and rehabilitation. The Murrieta Housing Authority shall continue to monitor and access potential funding sources, when available, such as, but not limited to CDBG and HOME funds. The City shall also seek State and federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as the Local Housing Trust Fund program, Proposition 1-C funds, Emergency Housing and Assistance Program (EHAP), Federal Emergency Shelter Grant Program (FESG), Housing Assistance Program (HAP) and the Multifamily Housing Program (MHP & MHP-SH). The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing, depending on funding available; promotional material will be prepared and utilized throughout the planning period.*
- *Potential Funding Source: General Fund*
- *Objectives: The City will promote the programs with funding available at City Hall, on its website and will evaluate requests from developers for funding on a case by case basis.*

Goal 2: Conserve and enhance the quality of existing housing and residential neighborhoods in Murrieta.

Continued maintenance and preservation of the existing housing stock in Murrieta is crucial to ensure quality neighborhoods. Housing programs focused on the achievement of this goal include rehabilitation of single- and multifamily housing units, code enforcement, and efforts to preserve assisted housing units at risk of converting to market-rate housing. Through code enforcement, neighborhood, and home improvement programs, the City is able to maintain the condition of existing housing units.

Policy 2.1: Using any available funds, continue and/or create programs to maintain or improve the character and quality of existing housing and neighborhood environments.

Policy 2.2: Assist in the preservation of all units "at-risk" of converting from affordable housing to market rate.

Policy 2.3: Encourage energy efficient design in existing and new residential units and promote sustainability upgrades in existing and proposed residential complexes.

Policy 2.4: Encourage property owners to maintain and make improvements to their properties by taking advantage of programs offered by the City and County.

Actions and Programs

Action 2.1 –Property Maintenance Enforcement

Enforce and expand where necessary, the property maintenance provisions embodied in the Uniform Building Code and the Zoning Ordinance in order to conserve and improve the quality of the housing units in the City. The City's housing stock is generally in good condition as majority of the units were constructed during or after the 1980's. Consequently, potential code violations are identified by complaints reported to the City and are addressed by the City's police department and when appropriate Community Development staff. These efforts are intended to result in the continued maintenance of housing units throughout the City. If a property requires significant repairs or maintenance, code enforcement officials will inform property owners of any rehabilitation loans or grants provided through Riverside County that are be available to address such issues.

- *Responsible Agency: Murrieta Police Department and Code Enforcement*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund*
- *Objective: Maintain the quality of the existing housing stock by addressing code violations as they are reported. Refer eligible property owners to Riverside County programs if property maintenance funding is needed.*

Action 2.2 – Monitor Affordable Units

The City of Murrieta currently has five affordable housing complexes, three rental and two ownership developments, with245 deed restricted units that do not expire until after 2050. To determine how effective the City's housing programs have been in the development and maintenance of affordable housing, the City will monitor these affordable units to ensure that the rent payments charged are consistent with levels appropriate for the identified income category. The City has posted their AB 987 Affordable Housing Database on its website and will continue to track affordable housing units citywide through the annual certification process. In addition, as the City develops additional affordable units these properties will be added to the table and will be monitored annually to ensure they meet affordability requirements.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing 2014-2021*
- *Potential Funding Source: General Fund*
- *Objective: Maintain a list of affordable units throughout the City including affordability information to ensure property owners are compliant with deed restrictions and to preserve affordable units.*

Action 2.3– Purchase Housing Covenants

Existing housing units throughout the residential areas of the City are generally in good condition as most were constructed during or after the 1980's. When funding is available, the Murrieta Housing Authority plans to acquire 55 year affordability covenants on existing multifamily rental units, focusing on residences that may be in need of minor rehabilitation. The Authority will target multifamily complexes with 4-16 units, located around or in the downtown area, but if necessary will also purchase covenants in developments anywhere in the City. The elimination of the City's Redevelopment Agency during the 2008-2014 planning period, has resulted in a loss of a permanent funding source for this program. Consequently, for the 2014-2021 planning period, the City will investigate new funding opportunities and administer funds as they become available. If and when a permanent funding source is identified, the City will provide information about the program at City Hall, on the City's website and in other public places to increase awareness.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing 2014-2021*
- *Potential Funding Source: General Fund; Additional funding sources needed.*
- *Objective: Investigate new funding opportunities and administer funds as they become available. If, and when, a permanent funding source is identified, the City will provide information at City Hall, on the City's website and in other public places to increase awareness.*

Action 2.4 –Neighborhood Stabilization Program

The City of Murrieta does not currently have direct access to Neighborhood Stabilization Program funds; however they are able to support local organizations receiving funds through the County of Riverside. The City provides letters of support for participating organizations such as: Habitat for Humanity and the Housing Authority of Riverside to ensure that these organizations have funding to assist the City with foreclosure property rehabilitation and the resale of units to moderate and low-income homebuyers.

- *Responsible Agency: Murrieta Housing Authority*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund; Riverside County*
- *Objective: Support local organizations to ensure their continued ability to provide services to residents.*

Action 2.5– Energy Efficient Design

The City will review ordinances and recommend changes where necessary to encourage energy efficient housing design and practices that are consistent with state regulations. The City will periodically distribute literature or post information on their website regarding energy conservation, including solar power, energy efficient insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects. When possible the City will encourage energy conservation devices including, but not limited to lighting, water heater treatments, and solar energy systems for all residential projects. The Planning division will encourage maximum utilization of Federal, State, and local government programs, such as the County of Riverside Home Weatherization Program, that assist homeowners in providing energy conservation measures.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund*
- *Objective: The City will promote the programs with funding available at City Hall, on its website and will periodically review ordinances and recommend changes where necessary to encourage energy efficient housing design and practices that are consistent with state regulations*

Action 2.6 – Riverside County Partnership Program

As a means of further leveraging housing assistance, the City will cooperate with the Riverside County Economic Development Agency (EDA) and Riverside County Housing Authority to promote resident awareness and application for County run housing assistance programs. These programs include:

- Home Repair Program,
- Senior Home Repair Program,
- Home Weatherization Program,
- First-time Home Buyer Down Payment Assistance Program, and
- Mortgage Credit Certificate Program.

The County offers a variety of housing assistance programs that can supplement the City's current housing programs. As the City has little control over how the County's programs are administered the City will be responsible for providing program information on the City's website and at City Hall.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund*
- *Objective: Increase resident awareness about housing programs offered by the County by providing information at City Hall and on the City's website.*

Goal 3: Minimize the impact of governmental constraints on housing production and affordability.

Policy 3.1: Provide developer incentives, such as a density bonus or flexibility in development standards, to facilitate the development of quality housing that is affordable to lower and moderate-income households.

Policy 3.2: Periodically review and revise the City's development standards, if necessary, to facilitate quality housing that is affordable to all income levels.

Policy 3.3: When feasible, consider reducing, subsidizing, or deferring development fees and offering faster permitting time periods to facilitate the provision of affordable housing.

Policy 3.4: Support innovative public, private and non-profit partnership efforts for the development of affordable housing.

Policy 3.5: Encourage the development of rental units with three or more bedrooms to provide affordable housing for large families.

Actions and Programs

Action 3.1 – Density Bonus Ordinance

During the 2008-2014 planning period, the City of Murrieta revised their density bonus ordinance to be consistent with State law, which includes decreasing the number of affordable units a developer must provide to receive a density bonus and allowing up to three regulatory concessions. The revised ordinance is intended to facilitate the development of housing for low and very low-income households that is restricted for a period of no less than 45-55 years. The City will promote the use of the density bonus ordinance in conjunction with the TOD Overlay program, mixed-use projects, senior housing, and within Specific Plans. Information on the ordinance will be provided at City Hall and online at the City's website to promote the application of ordinance for the development of affordable units.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund*
- *Objective: Provide information about such incentives at City Hall, on the City's website and in other public places to increase awareness. Encourage the construction of 10 additional units over the planning period.*

Action 3.2 – Permit Processing Time

Continue to implement permit streamlining, which includes monitoring the development plan review process to reduce any identified impediments to affordable housing. Additionally, the processing time of applications for new construction or rehabilitation of housing for lower and moderate-income households and seniors will be prioritized.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund*
- *Objective: Provide information about permit streamlining at City Hall, on the City's website and in other public places to increase awareness.*

Action 3.3 – Fee Subsidies for Extremely Low-Income Households

On a case by case basis, when funding is available, the City shall subsidize up to 100 percent of the application processing fees for developments in which five percent of units are affordable to extremely low-income households. To be eligible for this fee subsidy, the units shall be affordable by affordability covenant (no less than 45 years for owner-occupied units and not less than 55 years for rental units). The subsidy or reduction of fees may also be considered when an alternative funding source is identified to pay these fees. As the City had previously utilized redevelopment set-aside funds, this program is currently without a permanent funding source. For the 2014-2021 planning period the City will investigate new funding opportunities and administer funds as they become available. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund; Additional funding sources needed.*
- *Objective: Provide information about fee subsidies for projects that include units affordable to ELI households at City Hall, on the City's website and in other public places, and by creating a handout to be distributed with land development applications.*

Action 3.4 – Incentives for Large Multifamily Units

It is crucial that affordable units constructed in the City are available for families as well as the other special needs groups; however, larger units are often more costly to develop. The City will provide incentives to developers to encourage the inclusion of units with three or more bedrooms to accommodate low-income large family households. Incentives may include utilizing the density bonus, fast track processing, fee reductions, waiving of specific development standards, etc. The City has previously developed affordable units with three bedrooms in Monte Vista and Monte Vista II. Individual projects will be evaluated to determine if they qualify for any incentives on a case by case basis.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*

- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund; Additional funding sources needed.*
- *Objective: Aim to construct 16 multifamily rental units with three or more bedrooms in the planning period.*

Action 3.5 – Residential Development Standards

In conjunction with Action 1.1, City staff will specifically review the development standards for the residential zones to identify standards that may constrain the development of affordable housing and housing for special groups such as disabled individuals. Within the Housing Element there are several standards, such as lot coverage, parking requirements and minimum parcel size, which may in some instances be interpreted to be a constraint. While the City is flexible and is committed to working with developers to build affordable units, resulting in modifications to these standards, the City will further review these standards and alter them as necessary to ensure no constraints to affordable housing exist. In conjunction with the current Zoning Code update, Staff will also review requirements such as the minimum unit size, property line setbacks, parking requirements, height restrictions, etc. to ensure that they are necessary and pertinent. The City is committed to address any constraints identified in Chapter 6, Housing Constraints, during the General Plan update process. In the interim, staff will, on a case by case basis, identify ways that standards can be relaxed if it is determined that such requirements are in any way impeding the development of affordable housing or housing for disabled residents. The City will also continue to provide development standard modifications, fast track processing for applications related to the creation of affordable housing and will offer fee modifications for projects including affordable units that are required to apply for variations to the existing development standards.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: The City will review development standards annually throughout the planning period to address any standards that may become a constraint to the development of affordable units.*
- *Potential Funding Source: General Fund*
- *Objectives: Review development standards to identify constraints and remove or offset constraints where possible.*

Action 3.6 – Second Unit Ordinance

The City recognizes that second units provide a unique opportunity to create affordable units in residential areas particularly for elderly residents. Consequently, during the 2008-2014 planning period, Staff reviewed and updated the second unit ordinance to comply with State law and to ensure that no constraints exist to the development of second units in the City. The City will administer their updated second unit ordinance and will promote the ordinance online and at City Hall.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: Ongoing 2014-2021*
- *Potential Funding Source: General Fund*
- *Objective: Construct 5 units over the planning period*

Action 3.7 – Water and Sewer Service Providers

In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption, the City will deliver a copy of the 2014-2021 Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City of Murrieta.

- *Responsible Agency: Murrieta Planning Division*
- *Timing of Implementation: By October 15, 2012*
- *Funding Source: General Fund*
- *Objective: Ensure that water and sewer providers are aware of the City's intentions for residential development throughout the City.*

Action 3.8 - Flood Management

In accordance with Government Code Section 65302, as part of the current General Plan update process the City reviewed and revised the Conservation and Safety Elements to consider flood risks as they relate to future land use decisions. The Conservation Element has been updated to identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and storm water management. Additionally, the Safety Element identifies information regarding flood hazards, including, but not limited to flood hazard zones, National Flood Insurance Program maps published by FEMA, information about flood hazards, designated floodway maps, dam failure inundation maps, areas subject to inundation in the event of the failure of levees or floodwalls, etc. as listed in Section 65302(g)(2) and establish a set of comprehensive goals, policies, and objectives for the protection of the community from the unreasonable risks of flooding. The City will continue to utilize information from the General Plan and consider flood risks in all future land use decisions.

- *Responsible Agency: Murrieta Planning Division*
- *Timing of Implementation: Ongoing 2014-2021*
- *Funding Source: General Fund*
- *Objective: Ensure that flood risks are considered when making land use decisions*

Goal 4: Promote equal housing opportunity for all residents.

To fully address the community's housing needs, the City must assure that housing is accessible to all residents, regardless of race, religion, family status, age, or physical disability. The City, through a partnership with Riverside County Economic Development Agency, refers residents with fair housing concerns to the Fair Housing Council.

Policy 4.1: Continue to enforce fair housing laws prohibiting discrimination in the building, financing, selling, or renting of housing on the basis of race, ethnicity, ancestry, national origin, religion, sex, disability, age, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.

Policy 4.2: Cooperate with the Riverside County Fair Housing Council in the enforcement of fair housing laws and in the review of violations of applicable Federal and State fair housing laws

Policy 4.3: Address households at-risk of foreclosure to prevent abandonment and limit the impact on neighborhoods.

Policy 4.4: Assess the social service needs of the community and provide a wide variety of social service programs to City residents.

Actions and Programs

Action 4.1 – Reasonable Accommodation

The purpose of this program is to ensure that sufficient provisions are provided by the City to facilitate a resident's request for "reasonable accommodation." This means that Murrieta will ensure that the established development requirements do not place an undue burden on disabled persons living or moving into the City. For example, a household with a handicapped family member may require modifications to the housing unit to accommodate that family member. These include the installation of wheel chair ramps (both interior and exterior), wider doorways, and installation of wheelchair elevators in units containing multiple-levels, and the installation of handrails and modified plumbing fixtures in bathrooms.

The City has currently adopted the Universal Design Standards and will develop further procedures for reasonable accommodation in accordance with fair housing and disability laws. During the 2008-2014 planning period, City amended the Municipal Code to provide for clear rules, policies, procedures, and fees for reasonable accommodation in order to promote equal access to housing. Policies and procedures clearly indicate the qualifying individuals who may request a reasonable accommodation (i.e., persons with disabilities, family-members, landlords, etc.) and specific procedures that must be followed. During the 2014-2021 planning period, City staff will focus on eliminating or modifying those land use, zoning, regulations, and fees that may constrain the housing needs of persons of disabilities. The City will provide information on the City website and at public counters to inform residents of the procedures for requesting reasonable accommodation.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund*
- *Objective: Provide information about reasonable accommodation at City Hall, on the City's website and in other public places to increase awareness.*

Action 4.2 – Fair Housing

The City will continue to receive fair housing services through the County of Riverside's program for participating cities. The City will ensure that information about the Fair Housing Council of Riverside County, Inc., and its programs is available to all City residents. As part of this program the City will also revise the definition of family in the Zoning Code to ensure compliance with federal and State housing laws. The definition shall not distinguish between related and unrelated persons and not impose numerical limitations on the number of persons that constitutes a family.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: Riverside County CDBG*
- *Objective: Cooperate as needed with the Fair Housing Council of Riverside County, Inc., to mediate housing issues involving Murrieta residents. Provide information about tenant and landlord housing rights at City Hall, on the City's website and in other public places to increase awareness.*

Action 4.3– Homeless Assistance Program

According to the Riverside County Homeless Count and Survey conducted in 2011, there are approximately 2 homeless individuals that have been identified in the City of Murrieta. The City will continue to assist local nonprofit organizations that have expertise in assisting homeless persons and families in applying for funding from the Riverside County CDBG program. Currently, organizations apply to the City and the City is responsible for reviewing applications and recommending specific organizations receive funding. Organizations that have received funding in the past include: St. Martha's Catholic Church, Single Mom's Life Skills Program, the Boys and Girls Club - S.W. County, Domestic Violence Services, Community Food Pantry of Murrieta, the Women's Health Assistance Program, and the Inclement Weather Voucher Program through the Temecula/Murrieta Rescue Mission. The City will continue to assist local organizations in applying for CDBG funding through the County, allowing them to provide irreplaceable services to extremely low-income families in the community.

- *Responsible Agency: Murrieta Housing Authority and Police Department*
- *Timeframe: Ongoing 2014-2021*
- *Potential Funding Source: Riverside County CDBG*
- *Objective: Monitor the number of homeless individuals in the City and provide referrals to the appropriate organizations. Also provide information about tenant and landlord housing rights at City Hall, on the City's website and in other public places to increase awareness.*

Action 4.4 – Foreclosure Prevention Program

Like most southern California communities, during the previous planning period Murrieta experienced an increase in foreclosures in the community. While the number of households at risk of foreclosure has decreased, there are still a number of households that can benefit from foreclosure counseling services. The City currently partners with the Fair Housing Council of Riverside County to provide foreclosure prevention counseling and mediation services to homeowners who are experiencing financial hardship and mortgage delinquencies. In 2009, the City enacted two ordinances requiring homeowners to register abandoned properties and allowing the City to assess higher penalties for property maintenance violations. In addition to the City's efforts, a foreclosure hotline established by the Homeownership Preservation Foundation is available to assist homeowners in the early stages of the process and a citizen group has been established to maintain the exterior appearance of abandoned residences in the community. Information on foreclosure assistance is available at City Hall and on the City's website. The City's partnership with the County has also led to discussions of how CDBG funds may be used to create additional services to prevent additional foreclosures.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund*
- *Objective: Provide information on the City's website, at City Hall and in other public places regarding organizations and programs that address how to prevent and address foreclosure if it does occur.*

Action 4.5 – Housing for Developmentally Disabled Persons Program

The housing needs of persons with disabilities, including persons with developmental disabilities are typically not addressed by Title 24 Regulations. The housing needs of persons with disabilities, in addition to basic affordability, range from slightly modifying existing units to requiring a varying range of supportive housing facilities. To accommodate residents with developmental disabilities the City will seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities, including developmental disabilities. Murrieta will also provide regulatory incentives, such as expedited permit processing and fee waivers and deferrals, to projects targeted for persons with disabilities, including persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out annually to developers of supportive housing to encourage development of projects targeted for special needs groups. Finally, as housing is developed or identified, Murrieta will work with the Inland Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund*
- *Objective: The City will: continue to offer specific regulatory incentives throughout the planning period, when funding is available, apply for funding at least twice during the planning period to encourage development of unit specifically for persons with disabilities, will reach out annually to developers; and will initiate a cooperative outreach program with the Regional Center by 2014.*

Goal 5: Identify adequate sites to achieve housing variety.

Meeting the housing needs of all residents of the community requires the identification of adequate sites for all types of housing. By capitalizing on the allowances in the Development Code and continuing to maintain an inventory of potential sites, the City will assure that adequate residentially-zoned and mixed-use sites are available.

Policy 5.1: Identify vacant and/or underutilized parcels, throughout the City, that can accommodate a variety of housing types for all socioeconomic segments of the community.

Policy 5.2: Support the construction of new affordable housing by rezoning vacant and underdeveloped parcels to allow for higher density development.

Policy 5.3: Allow for and encourage the provision of emergency shelters and temporary housing.

Policy 5.4: Maintain zoning regulations that permit by right, in designated zones, housing that meets temporary and short-term housing needs for individuals and families.

Policy 5.5: Require that housing constructed expressly for low- and moderate-income households not be concentrated in any single portion of the City.

Actions and Programs

Action 5.1 – Ensure Adequate Sites to Accommodate Allocated Regional Housing Growth

To facilitate and encourage the development of affordable and market rate housing, the City of Murrieta has provided an inventory of housing opportunity sites that are appropriate to accommodate their RHNA allocation. As shown in Housing Resources section, the City is more than able to accommodate their 2014-2021 RHNA allocation of 1,573 units. Based on the permitted densities, vacant land zoned SF-1 and SF-2 and MU-3 can accommodate the City's above-moderate income RHNA allocation of 627 units. Similarly, vacant land zoned MF-2 can accommodate the City's moderate income RHNA allocation of 289 units. To accommodate their lower income RHNA, including the very low and low income allocations, totaling 657, the City has identified two opportunity sites that are zoned MF-3, permitting densities up to 30 dwelling units per acre. These two sites can accommodate approximately 242 units. Finally, the City has identified the TOD Overlay Program area, with permitted densities at 30 dwelling units per acre, to accommodate their remaining lower income RHNA allocation. The Program area can accommodate approximately 2,340 units. To ensure that developers and residents are aware of development opportunities the City will provide information on housing opportunity sites identified in the Housing Element and any additional areas of the City.

The City will report on the progress of development on these sites in its annual progress reports required pursuant to Government Code Section 65400 and due on April 1st of each year.

- *Responsible Agency: Murrieta Housing Authority and Planning Division*
- *Timeframe: Annual reports will be prepared throughout the planning period.*

- *Funding Source: General Fund*
- *Objectives: Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development. Make the vacant and underutilized residential sites inventory available on the City's website to non-profit and for-profit housing developers.*

Action 5.2 – Provide Emergency and Transitional Housing

Extremely low-income households and households with special needs have limited housing options in Murrieta. Housing types appropriate for these groups include: emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units. To accommodate this population group the City amended the Zoning Code to define transitional and supportive housing as residential use, and considered subject only to those restrictions that apply to other residential uses in that same zone. The City also revised the Zoning Code to permit emergency shelters by right without a Conditional Use Permit or other discretionary action in the Business Park (BP) zone and will ensure that a proposed shelter is subject to only the development standards as permitted by State law. These zones are appropriate to accommodate emergency shelters as they are typically located along major arterial roadways with access to employment centers and near stores and other services. There are currently 376 acres of vacant land zoned BP, including sites between 2 and 5 acres, in size that are appropriate and able to accommodate a shelter of approximately 20 beds if one is proposed. It is estimated that there are approximately 17 sites zoned Business Park between 2 and 5 acres in size, which is more than sufficient to accommodate at least one emergency shelter.

The City will continue to monitor the inventory of sites appropriate to accommodate emergency and transitional housing and will work with the appropriate organizations to ensure the needs of homeless and extremely low income residents are met. The City is committed to prioritizing funding and other available incentives for projects that provide housing for extremely low income residents whenever possible. Additionally, as mentioned in Action 4.3, the City also partners with homeless assistance service providers and will continue to do so throughout the planning period.

- *Responsible Agency: Murrieta Planning Division*
- *Timeframe: Ongoing, 2014-2021*
- *Potential Funding Source: General Fund*
- *Objectives: Ensure that the housing need of all residents is met by providing opportunities for transitional housing, emergency shelters and SRO units to be accommodated within the City. Prioritize available incentives for extremely low income households.*

Table 2-1: Summary Housing Plan

	Housing Program	Responsible Agency	Funding Source & Amount	Time Frame	Overall Objective
Goal 1: Provide adequate housing opportunities throughout the City.					
1.1	General Plan Review	Planning Divison	GF	2014-2021	Review GP and ZC for consistency
1.2	First Time Homebuyer Program	Housing Authority	GF, New source needed	2014-2021	Case by case basis, when funds available
1.3	Land/Property Acquisition Program	Planning/Housing Authority	HOME, New source needed	2014-2021	Investigate new funding source
1.4	Lot Consolidation Program	Planning Divison	GF	2014-2021	Provide Information; Case by case basis
1.5	Large Site Program	Planning Divison	GF	2014-2021	Provide Information; Case by case basis
1.6	Housing for ELI Households	Housing Authority	GF, New source needed	2014-2021	Provide Information; Case by case basis
Goal 2: Conserve and improve the existing affordable housing stock.					
2.1	Property Maintenance Enforcement	Police Dept	GF	2014-2021	Address complaints as necessary
2.2	Monitor Affordable Units	Housing Authority	GF, New source needed	2014-2021	Continue to maintain AB 987 table
2.3	Purchase Land Covenants	Planning/Housing Authority	GF, New source needed	2014-2021	Investigate new funding source
2.4	Neighborhood Stabilization Program	Planning/Housing Authority	GF, Riverside Co.	2014-2021	Support organizations receiving funds
2.5	Energy Effiecient Design	Planning/Housing Authority	GF	2014-2021	Encourage efficient design in projects
2.6	Riverside County Partnership	Housing Authority	GF	2014-2021	Provide information
Goal 3: Removal of constraints to new affordable housing construction.					
3.1	Density Bonus Ordinance	Planning/Housing Authority	GF	Ongoing	Provide 10 units/planning period
3.2	Permit Processing Time	Planning	GF, Case by Case Basis	Ongoing	Provide information
3.3	Fee Subsidies for ELI Households	Planning/Housing Authority	GF, New source needed	Ongoing	Provide information
3.4	Incentives for Large Multi-Family Units	Planning/Housing Authority	GF, New source needed	Ongoing	Provide 16 units/planning period
3.5	Residential Development Standards	Planning	GF	Ongoing	Address contraints identified in Chapter 6
3.6	Second Unit Ordinance	Planning	GF	Ongoing	Provide 5 units/planning period
3.7	Water & Sewer Providers	Planning	GF	10/1/2014	Provide final draft to providers
3.8	Flood Managenent	Planning	GF	Ongoing	Consider flood risks with new development
Goal 4: Promote equal housing opportunity for all residents.					
4.1	Reasonable Accommodation	Planning	GF	Ongoing	Provide information
4.2	Fair Housing	Planning/Housing Authority	CDBG	Ongoing	Case by Case basis
4.3	Homeless Assistance Program	Housing Authority/Police	GF, CDBG	Ongoing	Assist organizations applying for funding
4.4	Foreclosure Prevention Program	Planning/Housing Authority	GF, Fair Housing Council	Ongoing	Provide information
Goal 5: Identify adequate sites to achieve housing variety.					
5.1	Adequate Sites to Meet the RHNA	Planning/Housing Authority	GF	Ongoing	Accommodate allocated RHNA units
5.2	Emergency & Transitional Housing	Planning/Housing Authority	GF	Ongoing	Monitor sites

Notes: 1. All funding amounts provided are approximate.

2. HH = households, RDA = Redevelopment Agency, RDAs = Redevelopment Set Aside Funds, GF = General Fund, pp = planning period, ZC = Zoning Code,

* The total combined funding for these three programs will not exceed $300,000 annually.

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Quantified Objectives

Section 3

California Housing Element Law requires jurisdictions to estimate the number of affordable housing opportunities that will be created over the planning period. The quantified objectives for the 2014-2021 Housing Element presents the anticipated and potential affordable housing development for the planning period starting on January 1, 2014 and ending September 30, 2021.

It is important to note that while the goal of the quantified objective section is to show how the City will meet its remaining RHNA allocation, and based on the premise that the City intends to make every effort to achieve these goals, Murrieta cannot guarantee that these needs will be met given limited financial and staff resources, and the increasing gap in affordability of housing resources and incomes. Satisfaction of the City's regional housing needs will partially depend on the cooperation of private funding sources and resources of the State, Federal and County programs that are used to support the needs of the extremely low-, very low--, low-, and moderate-income households. Additionally, outside economic forces heavily influence the housing market. State law recognizes that a locality may not be able to accommodate its regional fair share housing need.

Table 3-1 presents the City's quantified objectives in three categories: construction of new affordable units, program assistance and the conservation of affordable housing. New affordable units are broken down into two sub categories: city assisted developments and units accommodated in the Transit Oriented Development (TOD) Overlay Program area. The first subcategory references three parcels (Sites One and Two, in the land inventory), that were purchased by the City the purpose of developing affordable housing units. These sites are available to accommodate the extremely low, very low and low income RHNA allocations. The second subcategory shows the City's efforts to accommodate its 2014-2021 RHNA allocation on parcels that are vacant and residentially zoned or are within the TOD Overlay Program area as described in Section 7.4. It is important to note that this subcategory assumes optimum conditions for the production of housing and does not take into account how environmental, physical and market conditions influences the timing, type and cost of housing production in a community. The parcels with densities appropriate to accommodate multifamily housing and affordable units are shown in Tables A-1, A-2, A-3, A-4, A-5, and A-7.

In addition to new construction, the City anticipates that approximately 15 units will be assisted through programs, such as the City's Density Bonus and Second Unit Development ordinances, as outlined in Section 2, *Housing Plan.* Table 3-1, also shows third category, to show the City's efforts to purchase covenants on units to preserve their affordability; however with the elimination of the Murrieta Redevelopment Agency there is not a dedicated funding source for the conversation or preservation of affordable units. At the start of the planning period the City cannot predict or plan for the conservation of units, without an appropriate funding source; however the City will continue to investigate new funding opportunities and will pursue this objective when financially feasible.

In total, the City anticipates that 242 lower income units will be accommodated on City owned land, 15 units will be assisted by City administered programs, and 3,983 units (excluding the City owned sites) will be accommodated on vacant residentially zoned sites and underutilized land within the TOD Overlay Program area. Table 3-1 provides an estimate quantified objectives for the number of housing units, broken down by income category, over the 2014-2021 timeframe.

Table 3-1: Quantified Objectives 2014-2021

	Income Category					Total
	Extremely Low	Very Low[c]	Low	Moderate	Above Moderate	
New Affordable Units						
City Assisted Developments[a]	60	61	121	--	--	**242**
Units Accommodated by Vacant Sites and the TOD Overlay Program [b]	585	585	1,170	438	1,205	**3,983**
Program Assistance						
Density Bonus Ordinance	2	3	5	--	--	**10**
Second Unit Ordinance	--	--	5	--	--	**5**
Conservation/Preservation						
Purchase Covenants[d]	0	0	0	--	--	**0**
Total	**647**	**649**	**1,301**	**5**	**371**	**4,240**

Notes:
(a) This objective represents construction that has been proposed by the City of Murrieta on City owned land (Sites One and Two, in Section 7, *Housing Resources*) that will realistically be developed during the planning period. These sites are shown in Table A-6.
(b) This objective represents the City's construction capacity based on the vacant sites identified in Tables A-1, A-2, A-3, A-4, and A-5 and on the vacant and underutilized sites within the TOD Overlay Program area (Table A-7). Construction on these parcels assumes optimum conditions for the production of housing and does not consider constraints that are outside of the City's control (i.e. financial and market constraints).
(c) In accordance with State law, the City has determined that approximately fifty percent of its very low-income units (664 units) are designated to accommodate the need of extremely low-income households.
(d) With the elimination of the Redevelopment Agency there is not a dedicated funding source for the conversation or preservation of affordable units. The City will continue to investigate new funding opportunities and will pursue this objective when financially feasible. The City does have a number of deed restricted units in the City; however none are at-risk during the planning period.

Community Profile

Section 4

Introduction

The housing needs of the City are determined by the demographic characteristics of the population (age, household size, employment, income levels), the characteristics of its housing (number of units, age of units, tenure, size, cost), and the nature or type of community (suburban, industrial, agricultural, resort/tourism, high tech, schools, parks, transportation). The local housing market is seldom static, and is constantly changing based on dynamic social and economic factors. As City demographics and household socio-economic conditions change, different housing opportunities arise and/or must be created to meet demand. This section explores the characteristics of the existing and projected demographics and housing stock in order to define the extent of unmet housing needs in Murrieta. This information is critical in providing direction to update the City's Housing Element goals, policies, programs, and actions.

Housing Assistance Summary

Several factors will influence the degree of demand, or "need," for new housing in Murrieta in coming years. The four major needs categories considered in this Element include:

- Housing needs resulting from population growth in the City and the surrounding region;
- Housing needs resulting from the overcrowding of units;
- Housing needs that result when households pay more than they can afford for housing; and
- Housing needs of "special needs groups" such as elderly, large families, female-headed households, households with a disabled person, farm workers, and the homeless.

In identifying specific housing needs within the City, it appears that assistance for first-time homebuyers will continue to be critical for the low- and moderate-income households. Lower income groups will need the most assistance in meeting the higher cost burdens associated with owning a home. Although, new homes are for the most part, above the financial attainment of lower income households, there are homeownership opportunities for moderate-income households with the City's existing stock of older resale homes. In terms of rental households, there appears to be a need for additional rental resources with three or more bedrooms at rates affordable to lower income households.

Table 4-1 below summarizes the housing assistance needs of all households (categorized by income percentage of the Riverside County Area Median Income) in Murrieta by household tenure (renter/owner), household type (elderly, small/large families, other), and "housing problems." This count of households with "housing problems" includes those who: 1) occupy units with physical defects, such as lacking complete kitchen or bathroom; 2) live in overcrowded conditions (housing units with more than one person per room); 3) have a housing cost burden exceeding 30% of gross income; or 4) have a severe housing cost burden exceeding 50% of gross income.

Table 4-1: Housing Assistance Needs of Income Groups by Tenure

Household by Type, Income & Housing Problem	Total Renters	Total Owners	Total Households
Extremely Low-Income (0-30% MFI)	**465**	**860**	**1,325**
Number with any housing problems	*420*	*730*	*1,150*
Number with cost burden > 30%	*420*	*730*	*1,150*
Number with cost burden > 50%	*420*	*705*	*1,125*
Very Low-Income (31-50% MFI)	**925**	**1,040**	**1,965**
Number with any housing problems	*915*	*765*	*1,680*
Number with cost burden > 30%	*915*	*765*	*1,680*
Number with cost burden > 50%	*840*	*625*	*1,465*
Low-Income (51-80% MFI)	**1,350**	**2,605**	**3,955**
Number with any housing problems	*1,165*	*1,615*	*2,780*
Number with cost burden > 30%	*1,165*	*1,540*	*2,705*
Number with cost burden > 50%	*365*	*1,170*	*1,535*
Moderate-Income (81% + MFI)	**3,890**	**17,850**	**21,740**
Number with any housing problems	*1,245*	*7,810*	*9,055*
Number with cost burden > 30%	*1,045*	*7,670*	*8,715*
Number with cost burden > 50%	*0*	*1,785*	*1,785*
Total Households	**6,630**	**22,355**	**28,985**
Number with any housing problems	*3,745*	*10,920*	*14,665*
Number with cost burden > 30%	*3,545*	*10,705*	*14,250*
Number with cost burden > 50%	*1,625*	*4,285*	*5,910*

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, 2005-2009.

According to the Comprehensive Housing Affordability Strategy Databook, nearly 51 percent of all households in the City of Murrieta experienced some form of housing problem. The percentage of households that experienced some type of housing problem was greater among renters (56 percent) than owners (49 percent) within all income categories. As shown in Table 4-1, housing cost burden is significant contributing factor to housing problems in the City.

Data Sources

The sources used in this needs assessment include the 2000 and 2010 U.S. Census, California Department of Finance (DOF) 2012 Population and Housing Estimates, the Census Bureau 2009-2011 American Community Survey (ACS), and various other sources. For demographic data, estimates are used to show changes in conditions since the 2010 U.S. Census. Many of these estimates (such as data from the Department of Finance and American Community Survey) are shown solely as percentages, as the raw numbers carry a significant margin of error, especially for smaller jurisdictions such as counties or cities. Nonetheless, the percentages presented give a general indication of population and employment trends.

Additional information has been drawn from the Comprehensive Housing Affordability Strategy (CHAS), which is drawn from 2010 Census data. Comprehensive Housing Affordability Strategy data is based on special tabulations for the U.S. Department of Housing and Urban Development (HUD) from sample Census data. Thus, the number of households in each category often deviates slightly from the 100% count due to extrapolations to the total household level. Because of this, interpretations of Comprehensive Housing Affordability Strategy data should focus on proportions and percentages, rather than on precise numbers.

4.1 - Population Trends and Characteristics

4.1.1 - Growth

The City of Murrieta was incorporated July 1, 1991 and encompasses 33.6 square miles. Since 2000, the City of Murrieta has been recognized as one of the fastest growing housing markets in western Riverside County. The 2010 Census estimated the population of Murrieta to be 103,466; this is a significant increase from the 2000 Census population of 44,282. Based on Census data, from 2000 to 2010, Murrieta grew at a faster rate (134 percent) than nearby Temecula (73 percent) and Riverside County (42 percent). Murrieta's growth can be attributed to many factors, including an increased supply of affordable housing when compared to higher prices in other nearby housing markets such as those in Los Angeles, Orange and San Diego Counties, but also the 2002 annexation of the 3,200 acres Hot Springs area, including approximately 12,000 residents. From 2006 to 2010, Murrieta grew from an estimated 92,933 to 103,466, or roughly 11 percent.

Table 4-2: Regional Population Growth Comparisons

Area	2000	2010	Numeric Increase	Percentage Increase
Murrieta	44,282	103,466	59,184	134%
Temecula	57,716	100,097	42,381	73%
Riverside County	1,545,387	2,189,641	644,254	42%

Source: 2000 Census; 2010 Census.

4.1.2 - Age of Population

According to the 2009-2011 American Community Survey, the median age in Murrieta is 33.4 years old. The largest segments of the City's population is the 35-64 age bracket (38 percent) and the under the age of 19 bracket (36 percent). The young adult (20-34) and senior populations (over 65) make up the remaining 30 percent of the population. Age plays an important role in determining housing needs. For example, younger families require more affordable housing as they begin their careers as do the elderly who require affordable units due to their age and retirement status as compared to adults that are established in the work force.

Table 4-3: Population by Age

Age Group	2000		2010	
	Number	Percentage	Number	Percent
Under age 19	31,112	34.0%	34,846	33.7%
20-34 years	19,065	20.8%	18,851	18.2%
35-64 years	32,804	35.9%	39,364	38.0%
Age 65 or older	8,538	9.3%	10,405	10.1%
Total	***91,519***	***100%***	***103,466***	***100%***

Source: 2005-2007American Community Survey; 2010 Census.

4.1.3 - Race

The racial majority in Murrieta is White, comprising approximately 70 percent of the population according to the 2010 Census. Asians make up just over 9 percent of the population, while the Black population accounts for roughly 5 percent. Approximately 16 percent of the population classified themselves as "Other".[1] Of the total percentage of residents, in 2010, approximately 26 percent of the population consider themselves to be ethnically, Hispanic.

Table 4-4: Population by Race

Race	2007 Percent of Population	2010 Percent of Population
White	75.4%	69.7%
Asian	10.4%	9.2%
Black	6.7%	5.4%
Other	7.5%	15.7%
Total	***100%***	***100%***
Hispanic[1]	23.3%	25.9%

Source: 2005-2007 American Community Survey; 2010 Census.

[1] Those reporting that they are of Hispanic origin may be of any race and are, therefore, included in one of the race categories.

4.1.4 - Employment Characteristics

Murrieta residents are employed in a diverse number of industries, with the largest percentage (21 percent) of the population employed in the Health and Education Service sector. In 2007 and 2010, the second most common sector of work was the Retail Trade, with 14 percent of the population employed in related jobs. In 2007, the third highest sector was construction, however with the economic downtown of 2008, this sector declined significantly by 4.6 percent by 2010. The retail sector is important to consider when assessing housing affordability as salaries tend to be lower, which decreases the amount of income available for housing. Generally, the retail sector does not offer health and other employment benefits, further increasing economic strain.

[1] The term "Other" refers to the races of American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, some other race, and two or more races.

Table 4-5: Employment by Sector

Employment Sector	2007 Percentage of Total Employment	2010 Percentage of Total Employment
Health, Education & Social Services	17.5%	21.3%
Retail Trade	13.6%	14.0%
Construction	10.8%	6.2%
Entertainment	10.3%	12.2%
Manufacturing	10.2%	9.9%
Management	8.6%	10.2%
Finance	8.5%	5.7%
Public Administration	5.5%	6.4%
Other Services	4.4%	4.4%
Transportation	3.9%	4.5%
Wholesale Trade	3.6%	2.9%
Information	2.4%	2.0%
Agriculture	0.7%	0.3%
TOTAL	***100%***	***100%***

Source: 2005-2007 American Community Survey; 2010 Census.

As of February 2012, the largest non-retail employer in the City is the Murrieta Valley Unified School District (1,919 employees). The second and third largest employers are Southwest Healthcare (800 employees) and the County of Riverside (662 employees). An analysis of employment data indicates that the vast majority of Murrieta's households have one or two wage earners who commute to jobs outside the City, while the jobs provided within the jurisdiction tend to be in the lower-paying service, retail trade and manufacturing sectors. In Riverside County, unemployment rates were estimated at 15.5 percent by the 2009-2011 American Community Survey, while unemployment in Murrieta is significantly lower at 8.3 percent.

4.2 - Household Characteristics

A household is defined by the Census as all persons occupying a housing unit. Families are a subset of households and include all persons living together who are related by blood, marriage or adoption. Single households include persons living alone in housing units, but do not include persons in group quarters such as convalescent homes, dormitories, or rehabilitation facilities. Other households are unrelated people living together, such as roommates.

The 2010 Census estimated the number of households in 2010 has increased to 35,294, a 137 percent increase over the 2000 Census estimate of 14,921. The Riverside County Center for Demographic Research projections suggests further growth, with a forecast growth of 39,705 households by 2020.[2]

In 2010, the Census estimated that the City of Murrieta had 32,749 households. Out of this total, 79 percent (26,577 households) were family households and 21 percent (6,716 households) were

[2] Riverside County Center for Demographic Research

non-family households. Table 4-6 provides detailed information on the demographics of the family and non-family households.

Table 4-6: Household Types

Type of Households	2007 Total Population	2010 Total Population
Families	***22,002***	***26,033***
Married Couples	18,258	20,577
Male-headed Households	1,622	1,642
Female-headed Households	2,122	3,814
Non-Families	***6,836***	***6,716***
Singles	5,446	5,208
Other	1,390	1,508
Total Households	***28,838***	***32,749***

Source: 2005-2007American Community Survey; 2010 Census.

4.2.1 - Household Type

Household composition and size are often two interrelated factors. Communities containing a large number of families with children tend to have a larger average household size. Such communities have a greater need for larger units with adequate open space and recreational opportunities for children. The household size in Murrieta is an average of 3.15 persons per household, a slight increase from 2.9 reported in 2007. The County average household size by comparison was virtually the same at 3.14 persons per household, according to the 2010 US Census.

4.2.2 - Tenure

Tenure in the housing industry typically refers to the occupancy of a housing unit based on whether the unit is owner-occupied or renter-occupied. Tenure preferences are primarily related to household income, composition, and age of the householder. The tenure distribution of a community's housing stock influences several aspects of the local housing market. Residential mobility is influenced by tenure with ownership housing showing a lower turnover rate than rental housing.

According to the 2010 Census, the City had a total of 32,749 occupied housing units out of which 23,110 (71 percent) were owner-occupied and 9,639 (29 percent) were renter-occupied. Since 2000, the total of occupied housing units increased 102 percent from 11,407 owner-occupied units to 23,110 owner-occupied units. Likewise, renter-occupied housing units have increased 2,913 units in 2000 to 9,639 units in 2010, an increase of 231 percent.

Typically, multifamily units allow a community to meet a wider range of affordable housing needs. Murrieta offers programs to increase the housing options available for lower income families. The City has a number of programs that are designed to increase the number of affordable housing units in the City and to maintain the existing affordable housing stock, while still staying within the parameters of the goals of the Land Use Element.

4.2.3 - Household Income

The Census Bureau defines household and family incomes differently. Household income is defined as any income earners within a residence combining their income, while family income is defined as households with two or more persons related through blood, marriage or adoption combining their income. The 2009-2011 American Community Survey indicates that the City experiences higher household and family median incomes of $76,376 and $85,050 respectively, than the 2011 Riverside County medians of $55,729 and $62,381.

Table 4-7: Income Distribution

Annual Income Ranges	2007 Percent of Households	2010 Percent of Households
Less than $10,000	2.2%	2.9%
$10,000-$14,999	3.7%	2.1%
$15,000-$24,999	5.4%	7.0%
$25,000-$34,999	7.8%	7.6%
$35,000-$49,999	13.2%	12.4%
$50,000-$74,999	17.8%	16.8%
$75,000-$99,999	16.7%	17.6%
$100,000-$149,999	21.7%	20.4%
$150,000-$199,999	6.9%	7.4%
$200,000 or more	4.5%	5.8%
Total	***100%***	***100%***

Source: 2005-2007 American Community Survey; 2009-2011 American Community Survey 3-Year Estimates.

Typically, payment assistance is needed from local, State, or Federal government agencies to assist lower-income households in securing adequate housing because lower income households require housing with rents or payments lower than market rates. The City will continue to utilize available programs administered through the County (Mortgage Credit Certificate Program, Home Repair Program, First-time Homebuyer Program) and in conjunction with non-profit organizations (Habitat for Humanity) to provide residents with affordable housing. The City will also continue to utilize Federal Programs (Community Development Block Grant, HUD 202 Grant, and Section 8) and State Programs (Home Mortgage Purchase Program, Low-Income Housing Tax Credits) to further implement affordable housing in the City.

4.3 - Housing Stock Characteristics

Before current housing problems can be fully identified and future needs anticipated housing occupancy characteristics need to be examined within the City. The following is an analysis of household type, age of housing stock, and other housing stock characteristics that may affect access to and demand for housing and housing programs.

The Census Bureau defines a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

According to the 2009-2011 American Community Survey estimates, the City of Murrieta had 34,412 housing units. Between 2000 and 2010, the total amount of housing units increased by 19,487 units, or 131 percent. In 2010 the majority of housing units in Murrieta were single-family detached units (76 percent). Out of the total units that were constructed between 2000 and 2010, majority, (96 percent or 18,725 units) were single-family detached units.

Table 4-8: Housing Type

Housing Type	2000		2011	
	No. of Units	Percentage of Total	No. of Units	Percentage of Total
Single-Family				
Detached	12,505	83.8%	31,230	75.5%
Attached	211	1.4%	3,182	2.7%
Multifamily				
2-4 Units	147	1.0%	900	2.6%
5+ Units	1,522	10.2%	4,970	14.5%
Mobile Homes	540	3.6%	1,609	0.5%
Total Housing Units	***14,925***	***100%***	***34,412***	***100%***
Total Vacant Units	601	4.0%	3,182	9.2%

Source: 2005-2007 American Community Survey; 2009-2011 American Community Survey 3-Year Estimates.

In addition to single-family detached homes, multifamily developments with 5 or more units make up almost 15 percent of the total housing units in Murrieta while complexes with 2 to 4 units are only 2.6 percent of the total. Finally, mobile home units, typically classified separately from single-family detached units, round out the City's housing stock with 0.5 percent of total units in the City. Between 2000 and 2010, an additional 4,201 multifamily units of varying affordability levels were constructed.

4.3.1 - Vacancy Rate

The vacancy rate of a community's housing supply is a key indicator or whether an appropriate number of units are available in the City. If the vacancy rate is too high, this can have negative impacts on the community and the investment potential of a neighborhood. If the vacancy rate is too low, it may indicate that there are not enough units for any one income category to meet existing market demands, and that a portion of the population may be denied housing opportunities. The State Department of Housing and Community Development has determined that the "healthy" vacancy rate for ownership is between 2 percent and 3 percent and 5 percent to 6 percent for rental complexes. This ensures the continued upkeep of rental properties and keeps housing costs down.

The 2011 American Community Survey reported that the vacancy rate for ownership housing in the City was 2.7 percent while the rate for rental units was 7.9 percent. The vacancy rate for ownership housing is considered to be healthy based on the range recommended by HCD, while the rental housing vacancy rate is slightly higher than the target rate. These percentages suggest that there is a slight surplus of rental housing units in the City. This may be related to a high turnover of rental units as residents' transition from rental to ownership housing in the City.

4.3.2 - Condition of Housing Stock

Age is one measure of housing stock condition and a factor for determining rehabilitation or replacement need within the City. Without proper maintenance, housing units deteriorate over time. Units that are older are more likely to be in need of repairs (e.g. a new roof or plumbing). In general, houses 40 years or older are considered aged and are more likely to generate major repairs. In addition, older homes may not be built to current housing standards for fire and earthquake safety. The units of general concern are those that were constructed prior to 1969.

Majority of the City's current housing stock (93 percent) was constructed after 1980. The 2005-2007 ACS showed that Murrieta has only 238 units that were constructed prior to 1959, or 0.7 percent of the total housing stock. Table 4-9 provides information on the number of units constructed by decade. In addition to age, a lack in infrastructure and utilities often serves as an indicator of substandard conditions. According to the 2011 ACS, there were only 203 units lacking complete plumbing facilities, and 290 units lacking complete kitchen facilities in the City. Due to the low number of units built prior to 1959 and low number of units lacking utilities, the housing stock in the City is less likely in need of major repair.

The City provides resources through the County of Riverside for the rehabilitation of housing units for lower income households; however the City does not provide direct funding for this program. The City offers information about the rehab program on their website, through City newsletters, local newspapers, and at public counters at City Hall.

Table 4-9: Age of Housing Stock

Year Built	No. of Units	No. of Units
1939 or earlier	99	0.3%
1940-1949	54	0.2%
1950-1959	85	0.2%
1960-1969	496	1.4%
1970-1979	1,440	4.2%
1980-1989	6,624	19.2%
1990-1999	8,585	24.9%
2000 or later	17,029	49.6%
Total	***31,753***	***100%***

Source: 2009-2011 American Community Survey

4.4 - Housing Costs

This section discusses new home prices and resale costs of existing housing, as well as the average rental prices in the City. The information provided was obtained from reliable real estate industry data sources, the 2010 Census, 2009-2011 American Community Survey, the Riverside County Center for Demographic Research, and data provided by the City.

4.4.1 - Ownership Housing

Following the large increase in housing prices Murrieta experienced from 2000 to 2007, during the previous planning period, the housing market was substantially affected by the housing market collapse and economic downturn that is affecting most cities across the nation. Nationally, housing prices have declined from the peak reached in 2006. Table 4-10 lists the value of existing ownership units in the City in 2010. The 2009-2011 ACS documents a median housing unit value of $276,600, a substantial (41 percent) decrease from the 2007 median value of $472,500. The decrease in home prices is reflective of the housing market throughout California; Table 4-10 also indicates that 81 percent of homes in Murrieta were valued between $300,000 and $1,000,000.

Due to the decrease in home prices, Murrieta remains an affordable alternative to major cities in neighboring Orange, Los Angeles, and San Diego Counties. As home prices decrease in Murrieta the City becomes more affordable to moderate income families that cannot afford a home in Orange, Los Angeles, or San Diego Counties.

Table 4-10: Housing Prices

Price Range	No. of Units	Percentage of Total
Less than $50,000	367	1.7%
$50,000-$99,999	188	0.9%
$100,000-$149,999	1,242	5.7%
$150,000-$199,999	2,265	10.5%
$200,000-$299,999	9,438	43.7%
$300,000-$499,999	6,817	31.5%
$500,000 or more	1,296	6.0%
Total	***22,177***	***100%***
Median Value	$276,600	

Source: 2009-2011American Community Survey

As shown in Table 4-10, home prices have decreased enough that they are affordable even to moderate-income households, who are more likely than low and very low-income households to have a down payment available. For households that are able to afford purchasing a home, Table 4-11 shows the monthly house payment calculated for the average priced existing and new home. This information is useful in determining the affordability of home purchases. In calculating the payments, 20 percent down and a 30-year mortgage were assumed. The prevailing mortgage rate of 3.5 percent was used in the calculation.

Table 4-11: Owner-Occupied Housing Expenses 2012

Purchase Price	$230,000.00	$375,000.00	$500,000.00
Interest Rate	3.5%	3.5%	3.5%
Down Payment	20%	20%	20%
Loan Amount	$184,000	$300,000	$400,000
Monthly Housing Expense	$1,065	$1,737	$2,317
Required Monthly Income	$3,550	$5,790	$7,723
Required Yearly Income	$42,600	$69,480	$92,680

Source: Bankrate.com and Data Quick November 2012.

The income required to afford a new or existing home requires an annual salary that exceeds a low-income households' ability to pay as determined by HCD 2012 California Income Limits shown in Table 4-13. Existing and new housing is however now affordable to moderate-income households earning between 80-120% AMI. Moderate-income households may also utilize the County of Riverside First-Time Home Buyers Program which is designed to assist households to bridge the gap in affordability between sales price and maximum income restrictions as shown in Table 4-11. This program provides qualified buyers with down payment assistance up to 20% of the purchase price of the home.

4.4.2 - Renter Housing

According to the 2011 American Community Survey, 29 percent of Murrieta households lived in rental housing. The median rent was $1,478 in 2010, a 75 percent increase from the 2000 median rent of $842. In 2012, rents in Murrieta ranged from $750 to $1,545 for a studio or one bedroom apartment, $900 to $1,750 for a two bedroom apartment, and $1,200 to $1,989 for a three bedroom apartment. Generally, these rents fell within the range established by the HUD fair market rents for the County of Riverside as shown in Table 4-12.

Table 4-12: Riverside County Fair Market Rents 2013

Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
$867	$879	$1,116	$1,577	$1,924

Source: HUD User 2012

A survey of homes in Murrieta for rent on Realtor.com revealed that home rental prices vary by size of the home, number of bedrooms, and location. Predominantly, three and four bedroom home rents range from $1,500 to $4,000 per month. Because four bedroom apartments are rare, many large families would need to rent a single-family home in order to avoid overcrowded conditions.

4.4.3 - Housing Affordability

Table 4-13 identifies maximum affordable rents and purchase prices by income category for one person, small family, four person family, and large family. Comparing housing

costs and maximum affordable prices for low-income households shows that many households are being priced out of the Riverside County rental and ownership market. Given the median home prices presented in Table 4-10, single-family home ownership is beyond the reach of very low and most low income households, but affordable to some low and moderate income households. For home rental, most moderate-income households may be able to afford a single family home or condominium.

Table 4-13: Housing Affordability by Income Group Riverside County 2012

Income Group	AMI adjusted by size		Affordable Payment		Housing Costs		Maximum Affordable Price	
			Renter	Owner	Utilities	Taxes & Insurance	Affordable Home Price	Rental
Extremely Low (0-30% MFI)	**30% AMI**							
Two Person (1 bedroom)	$13,293		$332	$332	$50	$80	$47,112	$282
Three Person (2 bedrooms)	$15,192		$380	$380	$75	$90	$50,017	$305
Four Person (3 bedrooms)	$17,091		$427	$427	$100	$95	$54,086	$327
Five Person (4 bedrooms)	$20,509		$513	$513	$125	$100	$66,999	$388
Very Low (30-50% MFI)	**50% AMI**							
One Person (Studio)	$22,155		$554	$554	$50	$115	$90,550	$504
Two Person (1 bedroom)	$25,320		$633	$633	$50	$115	$108,975	$583
Three Person (2 bedrooms)	$28,485		$712	$712	$100	$130	$112,264	$612
Four Person (3 bedrooms)	*$31,650*		*$791*	$791	*$125*	*$140*	$122,538	*$666*
Five Person (4 bedrooms)	$34,182		$855	$855	$175	$145	$124,471	$680
Lower (50-80% MFI)	**60%AMI**	**70%AMI**						
One Person (Studio)	$26,586	$31,017	$775	$775	$48	$150	$134,571	$728
Two Person (1 bedroom)	$30,384	$35,448	$886	$886	$85	$165	$148,140	$801
Three Person (2 bedrooms)	$34,182	$39,879	$997	$997	$125	$190	$158,799	$872
Four Person (3 bedrooms)	$37,980	*$44,310*	$1,108	$1,108	*$175*	*$210*	$168,294	*$933*
Five Person (4 bedrooms)	$41,018	$47,855	$1,196	$1,196	$200	$220	$180,779	$996
Moderate Income (81-120% MFI)	**110% AMI**							
One Person (Studio)	$48,741		$1,219	$1,422	$135	$405	$205,285	$1,084
Two Person (1 bedroom)	$55,704		$1,393	$1,625	$135	$405	$252,575	$1,258
Three Person (2 bedrooms)	$62,667		$1,567	$1,828	$157	$475	$278,442	$1,410
Four Person (3 bedrooms)	$69,630		$1,741	$2,031	$211	*$571*	$290,803	*$1,530*
Five Person (4 bedrooms)	$75,200		$1,880	$2,193	$238	$628	$309,075	$1,642

Notations:

1. Property taxes and insurance based on averages for the region.

2. Calculation of affordable home sales prices based on a down payment of 20%, annual interest rates of 3.5%, and a 30-year mortgage term.

3. Based on 2012 Riverside County MFI $63,300 and 2012 HCD State Income Limits

4. Monthly affordable rent based on payments of no more than 30% of household income.

In November 2012, the starting price for a rental unit in the City was around $800 per month for a one bedroom unit. Rental housing in the City can generally be considered affordable for those families annually earning 50% of the Riverside County median income limit ($64,500) and above. This was determined by multiplying 50% of the AMI ($32,250) by 30% which is HUD's affordability limit for housing costs. The resulting monthly payment affordable to households earning 50% or more of the AMI is $801 a month.

4.4.4 - Existing Affordable Developments

There are currently five residential developments that offer affordable housing options for residents in Murrieta. As shown in Table 4-14, there are a total of 247 deed restricted affordable units for very low-, low and moderate-income households that were constructed between 2000 and 2013. Of the total, 10 units are for extremely low-income, 88 units are for very low-income, 17 are for low-income and 132 are restricted for moderate-income.

Table 4-14: Existing Complexes with Affordable Units

Multifamily Complex	Year	Extremely Low	Very Low	Low	Moderate
Reserves at Madison Park Total Units = 248 units	2004	0	13	0	24
Monte Vista Total Units = 64 units	2005	6	46	6	5
Amber Walk at Ivy Total Units = 93 units	2005	0	5	0	14
Grande Isle Senior Apartments Total Units = 453 units	2007	0	0	0	88
Monte Vista II Total Units = 40 units	2013	4	24	11	1
Total		**10**	**88**	**17**	**132**

Source: City of Murrieta AB 987 Table, 2012.

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Housing Needs

Section 5

Introduction

The housing needs section provides an analysis of current housing conditions in the City, focusing on the demographics outlined in the previous section and housing concerns related to the various population groups of Murrieta. Several factors are projected to influence the degree of demand, or "need," for new housing in the City in coming years. In this element the housing needs of four groups are taken into consideration. These groups include:

- New population growth, both in the City and the surrounding region;
- Residents living in overcrowded units;
- Households paying more than they can afford for housing; and
- "Special needs groups" including the elderly, large families, female-headed households, households with a disabled person, farm workers, and the homeless.

Analysis of demographic and market conditions indicates that the number of households at the high and low ends of the income spectrum will continue to grow, while the traditional middle income segments' participation in the housing market will continue to decline. Consequently analysis of specific housing needs and the necessary assistance for first-time homebuyers will become critical to assist low and moderate-income population in achieving home ownership. Lower income groups will require the most assistance in order to meet the increasing cost burden associated with owning a home. While many new homes are for the most part above the financial attainment of lower income households, there are limited homeownership opportunities for low and moderate-income households with the City's existing stock of older resale homes. In regards to rental households, there appears to be a need for additional rental resources of all sizes at rates affordable to lower income households.

Summary of Special Needs Groups

Table 5-1 below summarizes the housing assistance needs of lower income households (less than 80% of the AMI) for special needs groups in Murrieta by household tenure (renter/owner), household type (elderly, small/large families), and "housing problems." This count of households with "housing problems" includes those who: 1) occupy units with physical defects (lacking complete kitchen or bathroom); 2) live in overcrowded conditions (housing units with more than one person per room); 3) have a housing cost burden exceeding 30% of gross income; or 4) have a severe housing cost burden exceeding 50% of gross income.

Table 5-1: Housing Assistance Needs of Households by Tenure

Household by Type, Income & Housing Problem	Renters			Owners		
	Elderly	Small Families	Large Families	Elderly	Small Families	Large Families
Extremely Low-Income (0-30% MFI)	**145**	**125**	**55**	**340**	**320**	**90**
Number with any housing problems	*135*	*115*	*40*	*280*	*285*	*75*
Number with cost burden > 30%	*135*	*115*	*40*	*285*	*280*	*75*
Number with cost burden > 50%	*135*	*115*	*40*	*270*	*270*	*75*
Very Low-Income (31-50% MFI)	**300**	**420**	**125**	**350**	**245**	**140**
Number with any housing problems	*290*	*420*	*125*	*395*	*235*	*105*
Number with cost burden > 30%	*284*	*420*	*125*	*395*	*235*	*105*
Number with cost burden > 50%	*254*	*405*	*95*	*280*	*210*	*105*
Low-Income (51-80% MFI)	**190**	**700**	**230**	**1,240**	**795**	**395**
Number with any housing problems	*140*	*580*	*230*	*415*	*700*	*330*
Number with cost burden > 30%	*140*	*585*	*230*	*405*	*700*	*320*
Number with cost burden > 50%	*50*	*120*	*70*	*195*	*560*	*305*
Moderate-Income (81% + MFI)	**280**	**1,725**	**560**	**2,650**	**10,155**	**3,595**
Number with any housing problems	*80*	*630*	*230*	*730*	*4,325*	*1,980*
Number with cost burden > 30%	*50*	*535*	*155*	*735*	*4,260*	*1,910*
Number with cost burden > 50%	*0*	*0*	*0*	*205*	*945*	*375*
Total Households	**915**	**2,970**	**970**	**4,580**	**11,515**	**4,220**
Number with any housing problems	*645*	*1,745*	*625*	*1,820*	*5,545*	*2,490*
Number with cost burden > 30%	*609*	*1,655*	*550*	*1,820*	*5,475*	*2,410*
Number with cost burden > 50%	*439*	*640*	*205*	*950*	*1,985*	*860*

HUD Comprehensive Housing Affordability Strategy (CHAS), 2009.

Table 5-1 indicates that within special needs groups, renters experience more housing problems than homeowners. For both renters and owners, more than 50% of all special needs households experienced a housing problem. The highest percentage of lower income households experiencing housing problems were large family renter and owner households. One-hundred percent of renter households and 90% of owner households experience a housing problem. These percentages demonstrate that large family renter households are at the greatest need for housing programs to assist in rehabilitating their homes.

5.1 - Existing Need

State housing policy recognizes that cooperative participation between the private and public sectors is necessary to expand housing opportunities to all economic segments of the community. A primary State goal is the provision of decent housing and suitable living environment for Californians of all economic levels. Historically, the private sector has responded to the majority of the community's housing needs through the production of market-rate

housing. However, the percentage of the population on a statewide basis who can afford market rate housing is declining. Special needs groups are consequently experiencing additional housing challenges associated with their unique characteristics.

The following subsections analyze the households in Murrieta, which experience some type of problem in their housing situation: overcrowding; overpayment; and special needs groups including the elderly, large-families, female headed households, the disabled, the homeless and farm workers.

5.1.1 - Overpayment

A primary State goal is the provision of decent housing and a suitable living environment for Californians of all economic levels. State housing policy recognizes that cooperative participation of the private and public sectors are necessary to expand housing opportunities to all economic segments of the community.

Consistent with HUD's "threshold of overpayment" definition, California's Health and Safety Code, Section 50052.9 states that, "Affordable housing costs with respect to extremely low-, very low-, and low-income households shall not exceed 30% of gross household income and 35% of gross household income for moderate-income households." That is, when households must exceed 30% of their incomes for rent or mortgage payments, they are left with insufficient funds for other necessities, such as food, health care, clothing, and utilities.

Exceeding 30% of income for rent or mortgage may cause a series of related financial problems, and can result in a deterioration of housing stock, because costs associated with maintenance must be sacrificed for more immediate expenses (e.g. food, clothing, medical care, and utilities). Overpayment also promotes overcrowding, which leads to a variety of problems, from accelerating the rate of deterioration to code enforcement issues. The State recognizes, however, that upper-income households are generally more able to secure housing within their budgets, and are more capable of paying a larger proportion of their income for housing. Therefore, housing overpayment estimates usually focus on lower income groups.

Table 5-2: Overpaying Households by Tenure

Tenure	Households Overpaying
Renter	4,970
Owner	9,812
Total	***14,782***

Source: 2009-2011 American Community Survey

The 2009-2011 American Community Survey identifies housing overpayment for lower income households. Table 5-2 displays total housing units overpaying for housing based on tenure. The majority of households overpaying (66 percent) were owner-occupied units. According to Comprehensive Housing Affordability Strategy data, 3,110 lower income households were overpaying for rental or owner housing. Out of this total, 627 extremely low-income households overpaid for housing. Table 5-3 displays that 59% of owner-occupied households experienced more overpayment than renter households; the highest total occurring in low-income households.

Table 5-3: Overpayment by Income Level

Tenure by Household	Extremely Low-Income	Very Low-Income	Low-Income	Total Overpaying
Renter	283	444	539	1,266
Owner	344	463	1,037	1,844
Total	***627***	***907***	***1,576***	***3,110***

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, 2009

5.1.2 - Overcrowding

In response to higher housing prices, lower-income households must often be satisfied with smaller, less adequate housing for their available income. This may result in overcrowding which places a strain on physical facilities and does not provide a healthy living environment. Overcrowding is defined by the Census as a unit occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.50 persons per room are considered severely overcrowded. Overcrowding is often reflective of one of three conditions:

1. Either a family or household is living in too small a dwelling;
2. Familial households includes extended family members (i.e. grandparents or grown children and their families living with parents, termed doubling); or
3. A family is renting living space to non-family members.

According to the 2009-2011 American Community Survey, overcrowding affected 643 units, or 2.1 percent of all households in Murrieta. Additionally, 111 housing units (0.4 percent) were classified as severely overcrowded. In comparison to Riverside County, Murrieta was significantly below the County percentages of 5.6 percent and 2.0 percent respectively. Typically, very low-income rental households experience the most overcrowding. This is because very low-income residents are often unable to afford the month rent required to secure a unit with an adequate number of bedrooms to meet the needs of their household.

5.2 - Special Needs Groups

State Housing Law requires that the special needs of certain disadvantaged groups be addressed within the Housing Element. These households typically experience difficulty in securing decent, affordable housing, and are not maintained under market conditions. The needs of the elderly, handicapped, large families, female heads of household, the homeless and farm workers are addressed below.

5.2.1 - Elderly

The special housing needs of the elderly are an important concern in Murrieta. Many of the elderly resident in the City are retired and living on a fixed low-income, which puts them at greater risk of impaction, or housing overpayment. In addition, the elderly maintain special needs related to housing construction and location. The elderly often require ramps, handrails, lower cupboards and counters to allow greater access and mobility. In terms of location, because of limited mobility, the elderly typically need

access to public facilities (i.e., medical and shopping) and public transit facilities. Finding a reliable means of transportation to medical appointments, senior activity and meal sites remains a serious problem for seniors. Many seniors lack private transportation due to physical or financial limitations. Because of this, the Riverside Transit Agency provides a dial-a-ride shuttle service that can be used by the elderly for transportation.

As reported in the 2009-2011 American Community Survey, 9,711 City residents, or 9.4 percent of the total population, were 65 years old or older. In terms of tenure, 4,277 owner-occupied and 1,316 renter-occupied units were headed by occupants 65 years old or older.

Many elderly persons have limited income potential, as they are most often retired and have fixed income. Table 5-1 revealed that 66% of lower income senior households (62 years old or older) paid more than 30% of their income on housing, experiencing a housing cost burden. While the vast majority of seniors are homeowners, the percentage of lower income senior renters who overpaid (95 percent) was higher than senior homeowners (61 percent) who overpaid. Lower income renter senior households experienced a greater percentage of housing problems (71 percent) than lower income senior homeowners (40 percent) as shown in Table 5-1.

In 2010, 35 percent of the elderly population was disabled. Despite the large number of seniors who have disabilities, 9 percent live alone, according to the Census. However, the vast majority of elderly own their home, estimated at 89 percent in 2010.

5.2.2 - Disabled Household Needs

Access and affordability are the two major housing needs of disabled persons. Access is particularly important for the physically disabled. Physically disabled persons often require specially designed dwellings to permit access within the unit, as well as to and from the site. The California Administrative Code Title 24 sets forth access and adaptability requirements for the disabled. These regulations apply to public buildings such as motels, employee housing, factory built housing, and privately funded newly constructed apartment houses containing five or more dwelling units. The regulations also require that ramp-ways, larger door widths, and restroom modifications, be designed which enable access to the disabled. Such standards, however, are not mandatory of new single-family residential construction.

The disabled, like the elderly, have special needs with regard to location. There is typically a desire to be located near public facilities, and especially near transportation facilities that provide service to those who rely on them. The needs for residents with mobility limitations are currently being met by the Riverside Transit Agency through a dial-a-ride service with specialized transportation vehicles for those who are not able to provide their own transportation or reach established boarding areas for the City bus routes.

Table 5-4 reflects that 6,242 persons 18 years and older in the City of Murrieta had a disability in 2010. A disability with a self-care limitation does not necessarily translate into a need for specially constructed housing units; therefore it makes it difficult to estimate the number of disabled persons in need of housing. Out of the total disabled

persons, 3,181 persons had an ambulatory disability that hindered their mobility. An additional 2,116 residents had an independent care disability that may require special housing facilities. For this reason, the need for programs to assist disabled households on a fixed income is important.

Table 5-4: Disabled Residents

Persons with Disabilities 18 to 64	*2,818*
Hearing Disability	694
Vision Disability	327
Cognitive Disability	1,172
Ambulatory Disability	1,108
Self-Care Disability	396
Independent Living Disability	705
Persons with Disabilities 65 Years and Over	*3,424*
Hearing Disability	1,254
Vision Disability	496
Cognitive Disability	840
Ambulatory Disability	2,073
Self-Care Disability	851
Independent Living Disability	1,411

Source: 2009-2011 American Community Survey 3-Year Estimates

Currently there is no direct source that provides information on the number of housing units in the City equipped to handle the needs of disabled citizens. The City, therefore, needs to have programs to ensure that all affected households have the means to be able to provide the necessary improvements on an as-needed basis. Through Riverside County and the Office on Aging, the County is able to offer assistance to qualifying low-income households to provide the necessary improvements that will make their homes accessible as needed.

5.2.3 - Developmentally Disabled

Section 4512 of the California Welfare and Institutions Code defines a "Developmental disability" as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in

supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.
The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Inland Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Table 5-5 provides information from the Inland Regional Center of on the number of developmentally disabled individuals in the City of Murrieta. In 2012, there were approximately 527 individuals (0.5 percent of the total population) actively utilizing services at the Inland Regional Center for a developmental disability.

Table 5-5: Developmentally Disabled Residents

Zip Code Area	Age					Total
	0-14	15-22	23-54	55-65	65+	
92562	111	85	68	9	1	274
92563	123	65	62	3	0	253
92564	0	0	0	0	0	0
Total	234	150	130	12	1	527

Source: Inland Regional Center, 2012.

To assist in the provision of housing to needs of persons living with a developmental disability, the City will implement programs to coordinate housing activities and outreach with the Inland Regional Center. Murrieta will also encourage housing developers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

5.2.4 - Large Family Household Needs

The 2010 Census reported 5,778 households in the City of Murrieta with five or more persons. Large family households require special consideration because they require larger dwellings with sufficient bedrooms to meet their housing needs, without overcrowding. Of the 5,788 large households in the City, approximately 5,708 (99 percent) were family households.

Difficulties in securing housing large enough to accommodate all members of a household are heightened for renters, because multifamily rental units are typically smaller than single-family units. Apartment complexes in the City offering three- and four-bedroom models are few. Large families in Murrieta, therefore, may satisfy their housing needs mostly through the rental and ownership of single-family units, for which there appears to be sufficient stock. However, as shown previously in the Housing Costs

Section, the larger single-family rental stock is generally not affordable to the majority of lower income households.

Table 5-6 reveals tenure of housing units by number of persons in the unit. The table shows that there are more owner-occupied units than renter-occupied units housing large families. Owner-occupied units account for 62 percent of the large households in the City, representing about 17 percent of all owner-occupied housing; while 38 percent of large households occupy rental units in the City.

Table 5-6: Large Households by Tenure

Number of Persons in Unit	Owner-Occupied	Renter-Occupied	Total
Five	2,404	1,305	3,709
Six	610	433	1,043
Seven or more	563	463	1,026
Total	***3,577***	***2,201***	***5,778***

Source: 2009-2011 American Community Survey 3-Year Estimates

5.2.5 - Female-Head of Household

The primary concern in this segment of the population is households with only one parent. This creates conflicts between the economic needs of the home and the daycare needs of the family. Historically, females in this situation have earned less income than the rest of the population, restricting their ability to provide for both housing and daycare. According to the 2009-2011 ACS, there were 3,397 female-headed households in the City; 2,230 (66 percent) of which had children under 18 years old. Of the female headed households, with children under 18 years old, 29 percent were below the federally established poverty level; compared to Riverside County at 35 percent.

With existing housing programs, female-headed households can be eligible to qualify for housing assistance, such as Section 8 vouchers, based on income level. One program available to single parent households is the CalWORKs Greater Avenues for Independence (GAIN) program, which is a program of the Riverside County Department of Public Social Services. This program assists applicants and recipients of temporary assistance to become self-sufficient. This program provides child care and transportation assistance.

5.2.6 - Farm Worker Housing

In the 2009-2011 American Community Survey, approximately 63 people were classified as working in the agriculture industry sector a decrease from the estimate of 303 in 2007. Although Murrieta and Riverside County contain a number of major employers in southern California, this growth is not tied to an agricultural base. Although some land in the City remains for agricultural use, most land previously used for agricultural uses is currently developed or designated for commercial or residential development. Majority of the lower density land in the City is not used for agriculture, but rather for equestrian purposes with some land remaining for personal farming in comparison with commercial farm operations. Consequently, the estimated 63 individuals identified as working in the agricultural sector are likely to be employed in nurseries, stables, and not in traditional agricultural production. The demand for housing generated by farm workers in the City is thus estimated to be extremely low. The City does allow for second dwelling units to

be constructed in the rural and estate residential zones which can provide units for employees working in these areas. The City also has a number of affordable multifamily units that also provide housing for employees in the sector.

5.2.7 - Homeless Persons

The RHNA produced by SCAG defines homelessness as:

1. Persons who are living or staying in emergency shelters;
2. Persons who sleep outside, in a makeshift shelter, in cars, or transportation areas such as bus or train terminals;
3. Persons who are considered "at risk" (i.e., doubled up, in marginal circumstances, motel population with limited stay or general relief recipients whose payments have been canceled due to "no forwarding address").

Enumerating the homeless population is difficult because of the transient nature of this population, as well as, the existence of hidden homeless or persons that move around in temporary housing situations (e.g. doubling up with another household). However, according to the 2012 County of Riverside Homeless Assessment, there were an estimated 6,203 homeless persons on any given day in Riverside County. Specific information within the 2011 County of Riverside Homeless County and Survey Comprehensive Report indicates that there were 2 unsheltered homeless individuals in Murrieta that were identified by service providers.

The trends largely responsible for homelessness include: a shortage of affordable housing, combined with a simultaneous growth in the population of low-income renters, which has correlated with high demand and limited supply of affordable units. Each of these factors could potentially exacerbate any of the traditional conditions, but may increasingly become stand-alone causes of homelessness. The numbers of homeless people, the cost of housing, and the number of people living in poverty combine to create a potential for homelessness.

To better provide for the needs of homeless and those families at-risk of homeless, the Murrieta Zoning Code was recently amended to address transitional and emergency housing. Approved by City Council on October 15, 2013, the City amended the development standards for the Business Park (BP) zone to allow emergency shelters by right, without a Conditional Use Permit or other discretionary action. Per the Zoning Code a proposed emergency shelter is subject to development standards that are no more restricting than those permitted by State law. The BP zone is appropriate to accommodate emergency shelters as it is typically located along major arterial roadways with access to employment centers and in close proximity to commercial and retail stores as well as social services. There are currently 376 acres of vacant land zoned BP, including approximately 46 sites between 2 and 5 acres in size that are appropriate and able to accommodate a shelter of approximately 20 beds if one is proposed. To better accommodate emergency shelters in the City, specific siting standards and conditions for approval have been developed in Section 16.44.200 of the Murrieta Zoning Code.

Section 16.44.200 of the Murrieta Zoning Code includes specific operating and locational standards detailing the conditions and requirements for operations of such housing and shelters. Although no homeless shelters exist in Murrieta due to the limited number of

homeless persons, the City does provide support to shelters located near Murrieta located in Wildomar and Lake Elsinore. On October 15, 2013, the City also amended the Zoning Code to permit transitional and supportive housing as a residential use in all zones that allow residential uses subject only to the same regulations that apply to other permitted residential uses in the same zone.

Another means of assisting the homeless is through community outreach programs sponsored by non-profit organizations. King's Hall is a shelter for the homeless located at March Air Reserve Base approximately 20 miles from Murrieta. The shelter is run by the Path of Life Ministries and uses volunteers from the Calvary Chapel in Murrieta to maintain the shelter. King's Hall is a transitional housing program for homeless women with children, single men with children, complete families, and chronic homeless women. Also, the Community Food Pantry and Second Hand Treasures of Murrieta distribute food to needy families while providing families the opportunity to purchase clothing, furniture, and household items at discounted prices. This community outreach program is sponsored by St. Martha's Catholic Church in Murrieta. Finally, individuals can also access vouchers for temporary housing through the Inclement Weather Voucher Program through the Temecula/Murrieta Rescue Mission

5.3 - Assisted Housing At-Risk of Conversion to Market Rate Housing

State housing law requires an inventory and analysis of government-assisted dwellings units eligible for conversion from low-income housing to market rate housing during the next ten years, or until 2018 for this at-risk planning period. Reasons for potential conversion may include expiration of subsidies, mortgage pre-payments or pay-offs, and concurrent expiration of affordability restrictions. A review of the assisted housing inventory maintained by HUD indicates that no assisted units are subject to the expiration of affordability restrictions in the next planning period or within the next ten years.[3] To ensure continued affordability, five complexes were constructed between 2000 and 2013 that have deed restricted units maintained through an affordability covenant. The following table lists five apartment complexes that were built between 2000 and 2013, and the amount of units in each complex that were allocated for each income level. Units that are deed restricted are identified with "DR".

[3] California Housing Partnership Corporation (List of at-risk properties filing notices with HCD); Department of Housing and Urban Development; City of Murrieta

Table 5-7: At-Risk Multifamily Affordable Units

Project	Total Units	Total Affordable Units	Date Constructed	Affordability Period	Covenant Expiration Date
Monte Vista Apartments	64	64	2005	55 Years	2060
Grand Isle Senior Apartments	453	88	2007	55 Years	2061
Amber Walk at Ivy	111	6	2006	45 Years	2051
Reserves at Madison Park	248	47	2005	45 Years	2051
Monte Vista II	40	40	2013	55 Years	2068

Source: City of Murrieta, 2013.

As Table 5-7 displays, five residential projects were constructed between 2000 and 2013 that have deed restrictions. The deed restrictions range from 45 to 55 years ensuring these deed restrictions will not expire during the upcoming planning period. Since these deed restrictions are not set to expire in the upcoming planning period and there are no at-risk units in the City, further analysis of costs and programs for preserving such units is not necessary.

5.3.1 - Public Agencies and Non-Profit Corporations

The analysis of existing assisted living developments must "identify public and private non-profit corporations known to the local government which have legal and managerial capacity to acquire and manage these housing developments." The State HCD has compiled a list of entities interested in a "right of first refusal" in connection with the possible acquisition of assisted housing projects. The entities that have expressed an interest in Riverside County properties are listed below:

- Valley Housing Coalition
- Southern California Presbyterian Jamboree Housing Corporation
- Long Beach Affordable Housing Coalition, Inc
- Los Angeles Community Design Center
- Neighborhood Housing Services of the Inland Empire, Inc
- St. Vincent de Paul Village, San Diego
- San Diego Interfaith Housing Foundation
- Southern California Housing Development Corp

These local public agencies, public or private non-profit corporations, and for-profit organizations identified have the legal and managerial capacity to acquire and manage at-risk projects.

5.4 - Regional Housing Needs Assessment

California's State Housing Element law requires that each city and county develop local housing programs designed to meet its "fair share" of existing and future housing needs for all income groups. This effort is coordinated by the jurisdiction's Council of Governments (The City of Murrieta is in the Western Riverside Council of Governments) when preparing the State-mandated Housing Element of its General Plan. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but for all households who might reasonably be expected to reside within the jurisdiction, particularly lower income households. This assumes the availability of a variety and choice of housing accommodations appropriate to their needs, as well as certain mobility among households within the regional market.

5.4.1 - Overview of the SCAG Fair Share Allocation Process

The fair share allocation process begins with the State Department of Finance's projection of statewide housing demand for an eight year period, which is then apportioned by HCD among each of the State's official regions. The regions are represented by an agency typically termed a Council of Government (COG). In the six county southern California region, which includes Murrieta and all other incorporated cities and unincorporated areas of Riverside County, the agency responsible for assigning these fair share goals to each jurisdiction is the Southern California Association of Governments (SCAG).

A local jurisdiction's "fair share" of regional housing need is the number of additional dwelling units that will need to be constructed during a given eight-year planning period. SCAG estimates each jurisdiction's future housing need in terms of four factors:

1. The number of units needed to accommodate forecasted household growth;
2. The number of units needed to replace demolitions due to attrition in the housing stock (i.e., fire damage, obsolescence, redevelopment and conversions to non-housing uses);
3. Maintaining an ideal vacancy rate for a well-functioning housing market; and
4. An adjustment to avoid an over-concentration of lower-income households in any one jurisdiction.

The new construction need must be allocated to four household income categories used in Federal and State programs: very low-, low-, moderate-, and above moderate-income, defined operationally as households earning up to 50% , 80% , 120%, and more than 120% of the Riverside County median income, respectively. The allocations are further adjusted to avoid an over-concentration of lower income households in any one jurisdiction. The fair share allocation must also consider the existing "deficit" of housing resulting from lower income households that pay more than 30% of their incomes for housing costs. As discussed earlier, this is the threshold used by HUD to determine housing affordability. The 2014-2021 Regional Housing Needs Assessment for the City of Murrieta is shown in Table 5-8.

Table 5-8: Fair Share Housing Needs 2014-2021

Very Low	Low	Moderate	Above Moderate	Total Adjusted Need
395	262	289	627	1,573

Source: Regional Housing Needs Assessment, SCAG October 2012.

Note: The 8 year planning period extends from January 1, 2014 to September 30, 2021.

Thus, Murrieta's "fair share" allocation for the planning period is 1,573 units. This is a substantial decrease from the 2008-2014 allocation of 6,303 units. According to Housing Element Law Section 65583, local agencies shall calculate the subset of very low-income households that qualify as extremely low-income households (30% or less of the Riverside County median income) by using available Census data to calculate the percentage of very low-income households that qualify as extremely low-income households.

The 2009-2011 ACS reported that there were 2,639 households (8.5 percent) earning less than 30% of the 2008 Riverside County Area Median Income of $62,000 (or $19,080 annually). The 2014 SCAG RHNA projected 395 very low-income households in the upcoming planning period. To determine the RHNA allocation of extremely low-income households, HCD recommends assuming that 50 percent of very low-income households are actually extremely low-income. This means that with a RHNA allocation of 395, the City should allocate 198 units for extremely low-income and the remaining 197 units for very low-income. The Housing Plan in Section 2 describes policies and programs that the City can utilize towards implementing this housing needs allocation.

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Housing Constraints Analysis

Section 6

Pursuant to State law, a Housing Element shall provide an analysis of existing and potential governmental and non-governmental constraints on the improvement, maintenance, and development of the housing stock. This analysis must include housing for all segments of the population including all income levels and persons with special needs (such as the homeless, disabled, and elderly). Governmental and non-governmental constraints are discussed in this section.

6.1 - Governmental Constraints

Local policies and regulations can affect the availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can affect the maintenance, development, and improvement of housing.

State, Federal and Regional regulations, which the City has no control over, also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, building codes, and other topics have significant, often adverse impacts on housing cost and availability. While constraints exist at other levels of government, this section emphasizes policies and regulations that are under the control of the City.

Key Policies and Regulations Affecting Housing Costs	
City of Murrieta Controlled	**Non-City Controlled**
Zoning /Development Standards	MSHCP Requirements and Fees
Density / Open Space	TUMF Fees
Site Improvements	Environmental Impact Analysis
Impact Fees and Exactions	Building Codes
Permit Processing Time	Availability of Capital for New Construction
Parking	School Impact Fees

It is important to note that the City of Murrieta's intent is to find a balance between implementing community standards and quality for new residential development, and maintaining a development review process and appropriate regulations that do not unreasonably constrain new residential construction. The City of Murrieta has been successful in achieving that balance as evidenced by: (1) the construction of approximately 17,029 new residential units since 2000, including 4,864 multiple-family units; and (2) the affordability of many newer market-rate multiple-family units (rental and ownership) for moderate-income households. Consequently, the number and cost of many newer residences is a clear indicator that the constraints outlined in this chapter are not hindering the construction of affordable and market-rate housing in the City of Murrieta.

6.1.1 - Land Use Designations, Standards and Procedures

Land use controls take a number of forms which affect the development of housing. One example of a land use control is the City's General Plan, which establishes the overall character and development of the community. On July 19, 2011, the Murrieta City Council voted to adopt General Plan 2035. The updated General Plan aims to simplify the land use designations, reducing the number designations that allow residential uses from 8 to 4 categories. Additionally, Title 16 of the Murrieta Municipal Code (Development Code) identifies eight residential zoning districts. Table 6-1 below shows how new General Plan land use designations correspond to the existing zones in the City of Murrieta Municipal Code.

Table 6-1: General Plan and Zoning Code Consistency

Land Use Designation	Consistent Zoning Classifications	Allowable Density Range
Large Lot Residential	RR, ER-1	0.1 – 1.0 du/ac
Single-Family	ER-2, ER-3, SF-1, SF-2	1.1 – 10.0 du/ac
Multiple-Family Residential	MF-1, MF-2, MF-3	10.1 – 30.0 du/ac
Mixed Use	MU-1, MU-2, MU-3	30 du/ac

Source: City Source: City of Murrieta Title 16 Development Code and 2025 General Plan Land Use Element, 2012.

Density is a critical factor in the development of affordable housing. Maintaining low density detached dwellings typically increases the cost of construction per unit, while higher density attached development lowers the per-unit land cost and facilitates improved construction efficiency. The Murrieta General Plan and Development Code currently allow for the development of housing up to a density of 30 dwelling units per acre. Of the housing developments constructed in the previous decade, the City has encouraged and approved housing for a variety of income levels that meet their established density requirements. In addition to the multifamily residential designations, the City has also established a density bonus that allows developers to go above the established densities; however developers offered the bonus have not chosen to take advantage of the opportunity. Within the City's existing land use designations, the Multiple-Family Residential and Mixed Use designations are most appropriate to accommodate housing at densities affordable to lower income households, consistent with HCD's interpretation of State law.

6.1.1.A - Minimum Lot Size Requirements

Large-lot zoning (minimum 5 acres per lot) is currently required for multifamily zones including the MF-1 and MF-2 zones. This requirement does not pertain to any existing and recorded lots and therefore does not pertain to the majority of the City. The SF-1 zone requires a minimum of 7,200 square feet per lot. This requirement is typical in suburban communities and is not excessive or burdensome in that it does not exclude most lots from developing residential uses at an achievable maximum density assumed under these zones. In contrast the minimum lot size requirement for an SF-2 zoned parcel is 5,000 square feet, which is appropriate to achieve a denser type of housing development.

Several of the housing opportunity sites in Murrieta, as shown *Chapter 7, Housing Resources*, are larger than 5 acres. To address large lot development the City implemented a large lot subdivision program to the Housing Plan. While many recorded parcels in the City are large, Staff has historically worked with affordable housing developers to construct affordable units on sites that are smaller than 5 acres. During the 2008-2014 planning period, the City of Murrieta worked with an affordable housing developer to construct a 40 unit, deed-restricted, development on 2 acres of land with all units affordable for extremely low, very low and low income families. The City will continue to offer flexible development standards in instances where affordable units will be created. It is rare that a developer would not meet the minimum lot size requirements; however in the event that it is a constraint to affordable housing, Action 3.5 will assure that the City addresses the standard and will work with the developer to alter the standard to produce affordable units.

6.1.2 - Development Code

The City of Murrieta Development Code establishes specific development standards, allowable uses and other limitations, and must be consistent with the community's standards as set forth in the General Plan. Zoning regulations control development by establishing requirements related to height, density, lot area, yard setbacks, and minimum parking spaces. Site development standards ensure a quality living environment for all households groups in the City, including special needs groups, and low- and moderate-income households. Differences in development standards are just one factor of many that can affect the relative affordability of housing.

Approximately 76% of residential units in Murrieta are single-family detached homes. Some of these units are located in the RR, ER and SF zones, with the majority of residential areas in the City zoned SF-1. Single-family subdivisions are the primary type of development in this designation. Developments in the single-family residential zones range in density from 2 to 10 dwelling units per acre and have uniform lot patterns, with a minimum lot size of 7,200 square feet. Cluster developments with smaller lot sizes of 5,000 to 6,000 square feet are possible within the Master Plan Overlay district, so long as the size is justified through the provision of significant open space, recreational facilities, and/or other public amenities.

In comparison to single-family units, multifamily attached units make up approximately 15% of the total housing stock in Murrieta in 2010. These units are often constructed in the multifamily zones which allow for between 10 and 18 dwelling units per acre. The City has identified that developments should occur on parcels between 5 to 15 acres in size; however, City Staff has historically worked with developers to design affordable housing complexes on smaller sites when feasible and will continue to do so. The City may encourage lot consolidation or will discuss density bonus opportunities in order to increase the number of units on-site.

Table 6-2 provides a summary of development standards permitted residential uses for each zoning district, along with development standards for each, including setbacks, lot coverage, and maximum building height.

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Table 6-2: Summary of Residential Zoning Districts

Development Standard	RR	ER-1	ER-2	ER-3	SF-1	SF-2	MF-1	MF-2	MF-3	MU-3
Density Permitted	0.1-0.4 du/ac	0.4-1.0 du/ac	1-2 du/ac	2-3 du/ac	2-5 du/ac	5-10 du/ac	10-15 du/ac	15-18 du/ac	40 du/ac	15-30
Lot coverage	25%	25%	25%	35%	35%; 45% for single story	50%	35%	35%	None	None
Minimum Width Dimensions	100 ft.	100 ft.	100 ft.	70 ft.	70 ft.	55 ft.	100 ft.	100 ft.	None	None
Minimum Setback: Front Yard	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10-20 ft.	25 ft.
Minimum Setback: Side Yard (interior)	20 ft.	20 ft.	20 ft.	10 ft.	10 ft.	7.5 ft.	10 ft.	10 ft.	10 ft.	None*
Minimum Setback: Side Yard (street side)	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.	25 ft.
Minimum Setback: Rear Yard	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	None*
Maximum Building Height	40 ft.	40 ft.	40 ft.	35 ft.	35 ft.	35 ft.	50 ft.	50 ft.	70 ft	50 ft.

*Twenty (20) feet if adjacent to residential zoning district and twenty-five (25) feet if adjacent to a freeway
Source: City of Murrieta Title 16 Development Code

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In general, the development standards found in the City of Murrieta Development Code are comparable to those of jurisdictions in the surrounding area including the County of Riverside Zoning Code. The setbacks, minimum lot sizes and minimum lot dimensions are similar if not the same. The building heights allowed by the City of Murrieta are lower than those of the County, however the City's standard still allows for the development of a multi-story structure without requiring a variance.

Within the City's Development Code there are two standards that are not addressed in Table 6-2 that may create constraints to the development of affordable housing in the City. These standards include: parking requirements and open space requirements. To minimize constraints and maintain incentive for affordable housing developers, the City relies primarily on the application of Density Bonuses and Specific Plans or a reduction in the required standards. The City may consider additional concessions to offset developer costs by providing waivers or modifying development fees to make low-income and senior housing units more economically feasible.

6.1.2.A - Parking Requirements

The City's parking standards for residential developments are tailored to the vehicle ownership patterns associated with different residential uses. All single-family residential homes must have two spaces within an enclosed garage. However, parking requirements for multiple-family units vary depending on the number of bedrooms in each unit. Guest parking is based on a percentage of the total number of units. To facilitate the development of affordable units, the City will consider an incentive, reduction or elimination of the garage requirement, which will reduce the constraint on the development of affordable housing. Parking standards for residential developments in Murrieta are shown in Table 6-3.

Table 6-3: Residential Parking Requirements

Residential Type	Required Parking
Single-Family	Two spaces in a fully enclosed garage.
Duplex	Two spaces for each unit, with at least one space in a fully enclosed garage.
Multifamily Rental	Studio and one bedroom units: 1.5 spaces for each unit, with one space for each unit in a fully enclosed garage, plus guest parking. Two bedrooms or more: 2 spaces for each unit, plus 0.5 additional spaces for each bedroom over 2, with one space for each unit in a fully enclosed garage, plus guest parking equal to 25% of the total number of units.
Multifamily Ownership	Studio, one bedroom and two bedroom units: Two covered spaces for each unit, with one space for each unit in a fully enclosed garage, plus guest parking. Three bedrooms or more: Two spaces for each unit with one space for each unit in a fully enclosed garage; plus 0.5 additional spaces for each bedroom over 2; plus guest parking equal to 33% of the total number of units evenly spread throughout the entire project.

Source: City of Murrieta Title 16 Development Code

While the City's parking requirements could be viewed as a constraint to the construction of multifamily affordable housing, the City offers developers the option to utilize a density bonus, which also permits the construction of carports in lieu of enclosed garages. Recently, the City worked with Affirmed Housing, the developer of Monte Vista Apartments and Monte Vista II, to approve affordable housing that did not require the construction of garages. These examples illustrate that the City is committed to working with developers to promote the development of affordable units through the modification of development standards. The City of Murrieta is determined and historically has been successful in addressing specific development constraints and has created Action 3.5 to ensure that any residential development standards that may constrain the future development of affordable housing are removed.

6.1.2.B - Open Space Requirements

To improve the living environment of residential neighborhoods, communities typically require housing to have a required amount of common and private open space, such as yards, patios and landscaping areas. For single-family homes, open space is achieved through setbacks and lot coverage limits. For multifamily projects open space is more important due to the fact that residents do not have their own yard. Therefore, private and common open space requirements ensure that multifamily units have adequate open space for landscaping and recreation.

Both multifamily zoning districts require 60 square feet of private open space if on upper floor(s) and 100 square feet of private open space if on the ground floor. Additionally, 200 square feet of common open space is required for each unit. Open space requirements could constrain the development of housing in terms of having land available that provides sufficient open space to satisfy the City's requirements. However, the City's open space requirements are considered standard for most cities in southern California and do not act as a considerable constraint to housing development.

6.1.3 - Mixed Use Zones

The City of Murrieta recognizes the importance of locating affordable housing near services. The City currently has three mixed use zones, one of which allows for a mix of residential and commercial development. As part of the General Plan update the City has established a General Plan policy with performance standards to ensure that the sites zoned for mixed use are developed to be truly mixed use projects with a required residential component. The General Plan indicates that the mixed use designation provides for a horizontal or vertical mix of residential and non-residential uses, and utilizes both residential density and non-residential intensity standards. Floor area ratios up to 1.0 are permitted and the base residential density is 30 units per acre.

Within the Development Code there are currently no other requirements limiting the placement or design of a project that includes both residential and commercial uses.

6.1.4 - Transit Oriented Development

As part of the General Plan 2035 the City established policies to encourage future development that are consistent and cohesive with future public transportation plans in the City. Regionally, there are proposed plans for alternative transportation modes,

including light rail and/or high speed rail, to have systems and potential stations in Murrieta.

Potential transit-oriented development (TOD) in Murrieta will occur in a district with frequent public transit, and encourage taller buildings, a mix of commercial and residential uses, and facilitate easy pedestrian movement. For transit-oriented development, decisions about density, building heights, street design, sidewalk widths, crosswalks, flow of traffic and parking would be made with the intent of encouraging people to walk and use public transit rather than giving priority to cars. A transit village is not a one-size-fits-all model for development, but rather a way of coordinating local land use and transportation planning to reinforce each other.

To better plan for and facilitate higher density development near future transit sites, the City has established a Transit Oriented Development Overlay. The TOD Overlay is intended to allow a mixture of residential and non-residential development in close proximity to transit. The Overlay has been applied to approximately 78 acres and encompasses land on either side of Interstate 15 (I-15). The area is bound by Los Alamos Road to the north, Jefferson Avenue to the west, Vista Murrieta and Hancock to the east, and just north of Guava and Murrieta Hot Springs Road to the south. This area is also uniquely situated adjacent to the convergence of two freeways (I-15 and I-215) and along the route of the proposed High Speed Rail. The City is currently working with the cities of Temecula, Lake Elsinore, and Wildomar to establish Jefferson Avenue as a multi-modal transit corridor, connecting all the cities and to provide smart growth opportunities, including a mixture of residential and non-residential uses. The TOD Overlay permits, by right, 30 dwelling units per acre, and can potentially accommodate approximately 2,340 units.

6.1.5 - Density Bonus

Chapter 16.20 of the City's Development Code addresses affordable housing incentives and density bonus provisions. State law mandates that all cities and counties shall adopt an ordinance that specifies how the city/county intends to comply with Government Code Sections 65915-65918 regarding density bonus opportunities. In order to be eligible for a density bonus and other incentives, a proposed residential project shall consist of five or more dwellings and must provide at least one of the following:

- Ten (10) percent of the total number of proposed dwellings for lower-income households.
- Five (5) percent of the total number of proposed dwellings for very low-income households. Fifty (50) percent of the total number of proposed dwellings is for residents with incomes between 80% and 120% of the Riverside County AMI for a family of four.

The density bonus provided to developers who incorporate affordable housing will allow them to construct 25% more residential dwelling units than normally allowed by the zoning district and General Plan designation applicable to the parcel.

On October 15, 2013, the City amended its density bonus ordinance as required by Action 3.1 of the 2008-2014 Housing Plan to reduce the number of affordable units required to qualify for a density bonus and to allow up three incentives and concessions to be awarded to qualified projects. A developer can receive incentives or concessions based

on the proportion of affordable units for target groups. Developers may also seek a waiver or modification of development standards that have the effect of precluding the construction of a housing development meeting the density bonus criteria. The developer must show that the waiver of modification is necessary to make the housing units economically feasible.

Incentives or concessions may include, but are not limited to, the modification of development standards such as a reduction in setback and square footage requirements, height limits, and/or parking requirements.

6.1.6 - Secondary Dwelling Unit Requirements

In response to State mandated requirements and local needs, the City of Murrieta allows for the development of attached secondary dwelling units in specified Single-Family residential zoning districts. Prior to July 1, 2003, secondary units required the approval of a Conditional Use Permit. For applications received after July 1, 2003, State law requires that secondary units must be considered a ministerial action without discretionary review or public hearing. Secondary units shall have a minimum area of the underlying zoning district and the parcel shall be developed with only one existing owner occupied single-family detached main dwelling unit. Only one secondary unit is allowed on a single-family parcel. Previously, the City's second unit ordinance required a proposed second unit to share a common wall with the main structure and to have separate kitchen, bathroom and parking facilities. On October 15, 2013, the City amended its second unit ordinance as required by Action 3.4 of the 2008-2014 Housing Plan to ensure that the ordinance is consistent with State law, and specifically to remove the requirement that second units may only be constructed attached to the main dwelling unit on-site.

6.1.7 - Environmental Review (CEQA)

The environmental review requirements of the California Environmental Quality Act (CEQA) are perhaps the most potentially significant government regulation that constrains new housing development. The key elements of CEQA review can affect the affordability of new housing development by extending the time frame for completing the project review, plus the direct costs to prepare the necessary technical studies of potential impacts. The time constraint to new housing development includes mandatory public review and comment periods, delays in preparing the needed technical studies, implementation of required mitigation measures and the potential for post-approval litigation. In addition, technical studies of potential impacts such as traffic, biological resources, air quality, surface runoff water quality, archaeological resources and noise can cost several thousands of dollars each, the cost of which is passed in the sale price or rental cost.

6.1.8 - Codes and Enforcement

Building and safety codes regulate new construction, alteration, and rehabilitation of buildings and are intended to protect occupants from unnecessary risk of fire, structural collapse, unsanitary conditions, and injury or loss of life. While building and safety codes are adopted for the purposes of preserving public health and safety, and ensuring the construction of safe and decent housing, they have the potential to increase the cost of housing construction and/or maintenance. The City of Murrieta's building codes are

based on regulations necessary to protect the public health, safety and welfare of its residents.

The City has adopted into its Codes and Ordinances the 2010 California Building, Plumbing, Mechanical, Fire and Electrical Codes. These Codes establish construction standards for all residential buildings. Enforcement of building code standards does not constrain the production or improvement of housing in Murrieta, but instead serves to maintain the safety and condition of the City's neighborhoods. No local amendments to the Building Code have been adopted.

6.1.9 - On- and Off-Site Improvements

Development in Murrieta requires site improvements that vary by size and location. These improvements may include, but are not limited to, reservation of sites for public parks and trails, landscaping, irrigation, exterior lighting, storm water drainage, streets and roads and vehicle and pedestrian access including curb cuts. Site improvements are required to ensure that there is adequate structure and access to a site. Site improvements also help in making the project more compatible with surrounding neighborhoods.

On- and off-site improvements are generally provided directly by developers when building a new subdivision and are regulated by the Subdivision Ordinance (Title 16) of the Municipal Code. Specifically, Chapter 16.108 specifies the improvement requirements to be performed and fees to be collected prior to approval of the final map. Typical requirements include:

- City standard street widths (curb-to-curb):
    - Private Residential Road – 36-40 feet;
    - Local Street – 40 feet;
    - Collector Street – 44 feet;
    - Secondary Street – 64 feet;
    - Major Arterial– 86 feet.
- Streetlights and street trees
- Drainage and water system facilities
- Traffic Signals

Private residential roads and local street classification are the typical requirement for housing development in the City. Most of the City's on- and off-site improvements are provided through the payment of fees, which have been accounted for under development fees. Outside of subdivision development, new development under established zones pays its prorated share for on/off-site improvements, if found to be required, as a part of the standard fee schedule.

The City recognizes that improvements can create barriers to the development of affordable housing. When possible, the City has indicated that they will use grant money or other available funding, when available, to offset the cost of on- and off-site improvements in order to assist affordable housing developers in the production of units. In 2007, with the development of the Monte Vista Apartments, the City was able to complete the street, curb, gutter and sidewalk upgrades required to complete the complex. In completing the required improvements for Monte Vista, the City

contributed $250,000 toward the development of the project. Additionally, through its density bonus ordinance (Action 3.1 of the Housing Plan) the City will continue to provide incentives, such as assistance with on- and off-site improvements whenever possible.

6.1.10 - Fees and Exactions

The City and other agencies charge various fees to cover the cost of processing development permits and providing local services. These fees help ensure quality development and the provision of adequate public services. In addition, developer fees and exactions imposed on new development can help to minimize impacts on existing infrastructure and enable required upgrades of infrastructure consistent with demands of the new development. State law requires that these fees be reasonably related to the mitigation of the identified impact, and that they be proportionate to the extent of impact associated with any given development project. These development fees are typically passed on to renters and homeowners in the cost of housing, and thus affect housing affordability.

The City's Planning Department fees Schedule are outlined in Table 6-4. City fees are comparable to other local jurisdictions such as the City of Temecula and the County of Riverside. In comparison to the fees reported in the 2008-2014 Housing Element, the City's updated fee schedule shows that a number of the planning related fees have been reduced. The City is aware that fees can pose as a potential constraint to the development of affordable housing, and closely monitors and reviews its fees, making reductions whenever feasible.

Table 6-4: Development Services / Planning Fee Schedule 2009-2010

Application Type	Set Fee	Actual Cost / Deposit
Annexations		$10,000.00
Addressing / Street Names		$477.00
Appeals	$1,000.00	
City Attorney		Reimburse City Costs
Conditional Use Permit (Major)		$6,054.00
Conditional Use Permit (Minor)		$3,805.00
Development Agreement, Master Development Plan		$15,000.00
Development Code Amendment		$10,000.00
Development Plan Permits (Administrative; Director's Hearing)		$5,104.00
Development Plan Permit (Planning Commission)		$14,781.00
Environmental Assessment; Exemption; Negative Declaration; MND; Mitigation Monitoring; HANS Determination.		$4,910.00
Environmental Impact Report Processing		$15,000.00
Extension of Time		$1,623.00
General Plan Amendment		$10,000.00
Development Review Committee		$1,671.00
Landscape Inspection	Cost of consultant	
Landscape Plan Check	Cost of consultant	
Large Family Day Care		$715.00
Parcel Merger of Revision		$7,797.00
Phasing Plan		$4,243.00
Pre Application Review		$1,000.00
Public Hearing Charge (4 hours)	$776.60	
Public Hearing Noticing; Publication; Mailing		$107-332.00
Sign Permit		$53.00
Sign Program		$938.00
Specific Plan		$20,000.00
Specific Plan Amendment / Substantial Conformance		$10,000.00
Substantial Conformance or Revised Permit		$3,065.00
Temporary Use		$427.00
Tentative Parcel Map or Tract Map		$7,126.00
Variance (Minor)		$1,477.00
Variance (Major)		$2,971.00
Vesting Tentative Parcel Map or Tract Map		$5,346.00
Zone Change		$10,000.00
Zoning Letter; Zoning Clearance; Special Research	$143.00	

Source: City of Murrieta Planning Department, 2012

6.1.10.A - Development Fees for Residential Projects

In addition to the fees identified in the fee schedule, the City is able to anticipate on average the typical fees that will be charged for a single-family home and a multifamily unit. Table 6-5 provides the average per unit fees that are charged by the City for new residential development. Of the fees a developer will incur these fees will vary depending on the jurisdiction.

Table 6-5: Typical Plan Check Fees for Residential Projects

Fees	Single-Family	Multi-Family (per unit)
Development Plan Permit	$5,104	$15
Development Fees	$1,800	$229
Building Inspection Fees	N/A	$219
Landscape Plan Check	$825	$28
Landscape Inspection	$375	$2
Initial Environmental Study	N/A	$10
TOTAL	**$8,104**	**$503**

Source: City of Murrieta Planning Department, 2012

On average for a single-family unit a developer will pay $8,104 in plan check fees to complete the necessary plan checks and inspections required by the City. In comparison a developer will pay on average $503 per unit for a multifamily unit. The cost for each multifamily unit was calculated for a 50 unit project. For the entire multifamily residential project, a developer would pay approximately $25,105 in fees. In comparison to other jurisdictions in the surrounding area, such as Temecula, the City's fees are comparable, as the City has worked hard to reduce the fees associated with residential development charged. In addition to offering lower base fees, the City also attempts to provide other financial incentives, such as land write downs. Historically, the City has purchased land for the purpose of collaborating with affordable housing developer to off-set the high cost of land, which is typically viewed as one of the most significant cost (and consequently a barrier) to the development of affordable units.

6.1.10.B - City-based Development Impact Fees

Once a project has completed the plan check phase, the City will assess development impact fees that are typically paid when the applicant applies for development permits. Development Impact Fees are charged to offset the cost of installing necessary facilities and infrastructure to serve the needs of new development. A discussion of the anticipated fees will, however, usually occur in the planning process. The City of Murrieta's Development Impact Fees are allocated to law enforcement, fire suppression, streets and bridges, traffic signals, freeway access, storm drainage, general government, public libraries and meeting spaces, aquatics facilities, park lands and park facilities, and the purchase of public open space. Impact fees are another source of expense to developers and can act as a constraint to the supply of affordable housing. Table 6-6, provides the average fee charged for public services for both a single-family and multifamily unit.

Table 6-6: Development Impact Fees

Fees	Single-Family	Multifamily
Police	$ 231.57/unit	$ 240.06/unit
Fire	$ 668.31/unit	$ 988.44/unit
Parks	$3,828.92/unit	$ 2,412.23/unit
Streets & Minor Bridges	$ 782.09/unit	$ 497.05/unit
Traffic Signals	$ 133.33/unit	$ 82.90/unit
Storm Drainage	$ 1,530.49/unit	$ 457.71/unit
General Facilities	$ 269.49/unit	$ 269.49/unit
Bridge/Freeway/Ramps	$ 1,902.47/unit	$ 1,208.93/unit
Open Space Acquisition	$ 529.33/unit	$ 103.89/unit
Community Center	$ 210.61/unit	$ 133.34/unit
Public Library	$ 210.60/unit	$ 133.33/unit
TOTAL	**$10,297.21/unit**	**$6,527.37/unit**

Source: City of Murrieta Planning Department, 2012

The development impact fees charged by the City have not increased from the fees reported in the 2008-2014 Housing Element. In comparison to other jurisdictions in the surrounding area, the City's fees are comparable for both single-family and multifamily units. While these fees should not constrain development, the City does attempt to assist affordable housing developments by completing infrastructure improvements when funds are available. The types of improvements, the City can or has assisted with historically include parks, open space acquisition, streets, signals and storm drainage.

6.1.10.C - Countywide Development Fees

In addition to the fees shown above, Table 6-7 provides additional development impact fees that are not controlled by the City, but may apply to development. These fees include:

- the Riverside County Multiple Species Habitat Conservation Program (MSHCP), which is a criteria-driven Habitat Conservation Plan intended to create a network of permanent open space;
- Transportation Uniform Mitigation Fee (TUMF) fees, intended to fund the mitigation of cumulative regional transportation impacts resulting from future development;
- Stevens Kangaroo Rat Mitigation Fees, to replace and preserve habitat for the species that may be affected by new development;
- School Impact Fees, which are determined by district to maintain healthy schools throughout the County; and

- Area Wide Drainage Fees, which were established to maintain and upgrade the City's drainage system as new development occurs.

Table 6-7: Countywide Development Fees

Fee Type	Fee Amount	
Western Riverside County Multiple Species Habitat Conservation Program (MSHCP) Fees	Less than 8.1 dwelling units per acre = $1,938.00 per dwelling unit Between 8.1 and 14.0 dwelling units per acre = $1,241.00 per dwelling unit Greater than 14.0 dwelling units per acre = $1,008.00 per dwelling unit	
Transportation Uniform Mitigation Fee (TUMF)	Single-Family Residential = $9,812.00 per single-family residential unit Multifamily Residential = $6,890.00 per multifamily residential unit	
Kangaroo Rat Mitigation Fee	< 0.5 ac. = $250 / lot > 0.5 ac. = $500 / acre	
School Impact Fees	$3.80 per square foot for each single-family and multiple-family dwelling	
Area Wide Drainage Fee	Lots < 1 acre Murrieta Valley = $4,139.00 per acre Temecula Valley = $2,291.00 per acre Santa Gertrudis Valley = $1,179.00 per acre Warm Springs Valley = $677.00 per acre	Lots > 1 acre Murrieta Valley = $4,139.00 per lot Temecula Valley = $2,291.00 per lot Santa Gertrudis Valley = $1,179.00 per lot Warm Springs Valley = $677.00 per lot

Source: City of Murrieta Mitigation Fee Schedule 2012

The fees identified in Table 6-7 were not established by the City of Murrieta, but rather, for example, by the Riverside County Board of Supervisors or the school district. The City does not have the authority to waive or modified these fees; however, these fees are often examined and/or waived for affordable housing developments. For example, TUMP fees are not applied to affordable housing complexes and kangaroo rat fees are reduced for multifamily developments. These fees should not be viewed as a constraint because they are required for all new development and are often not applied to affordable development. In addition, as mentioned previously, the City does attempt to help lower development cost by assisting with infrastructure improvements and by purchasing land. The development impact fees charged by the County, with the exception of the TUMF, have not increased from the fees reported in the 2008-2014 Housing Element

6.1.10.D - Processing and Permit Procedures

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development if the agency does not complete its review in a timely manner or otherwise delays the start of construction. In general the City's processing times are consistent with the time frames for processing applications in nearby Temecula and Riverside County. The City understands that a lengthy processing time frame can increase design, financing and other costs, which, in turn, impact the final price of housing. Consequently, the City has worked to improve their permitting process by providing public counter services Monday through Friday in addition to establishing a streamlined permit processing system. The reduction in processing time results in a shorter holding time for the developer, which translates to cost savings that should be reflected in the prices or rents for the residential units. The City will continue to assess policies,

procedures, and fees to remove unnecessary delays or expenses to projects that may help to lower housing costs.

6.1.10.E - Permit Processing for Single-Family Construction

The permitting approval process for a residential project depends on the number of units requested by the applicant. If a property owner applies for permits to construct a Single-Family home the permitting process on average takes two to eight weeks. Once the applicant submits their plans and plan check fees the planning department begins their review for completeness. The more information an applicant provides and the quicker they correct any revisions on their plans, the shorter the permit processing time.

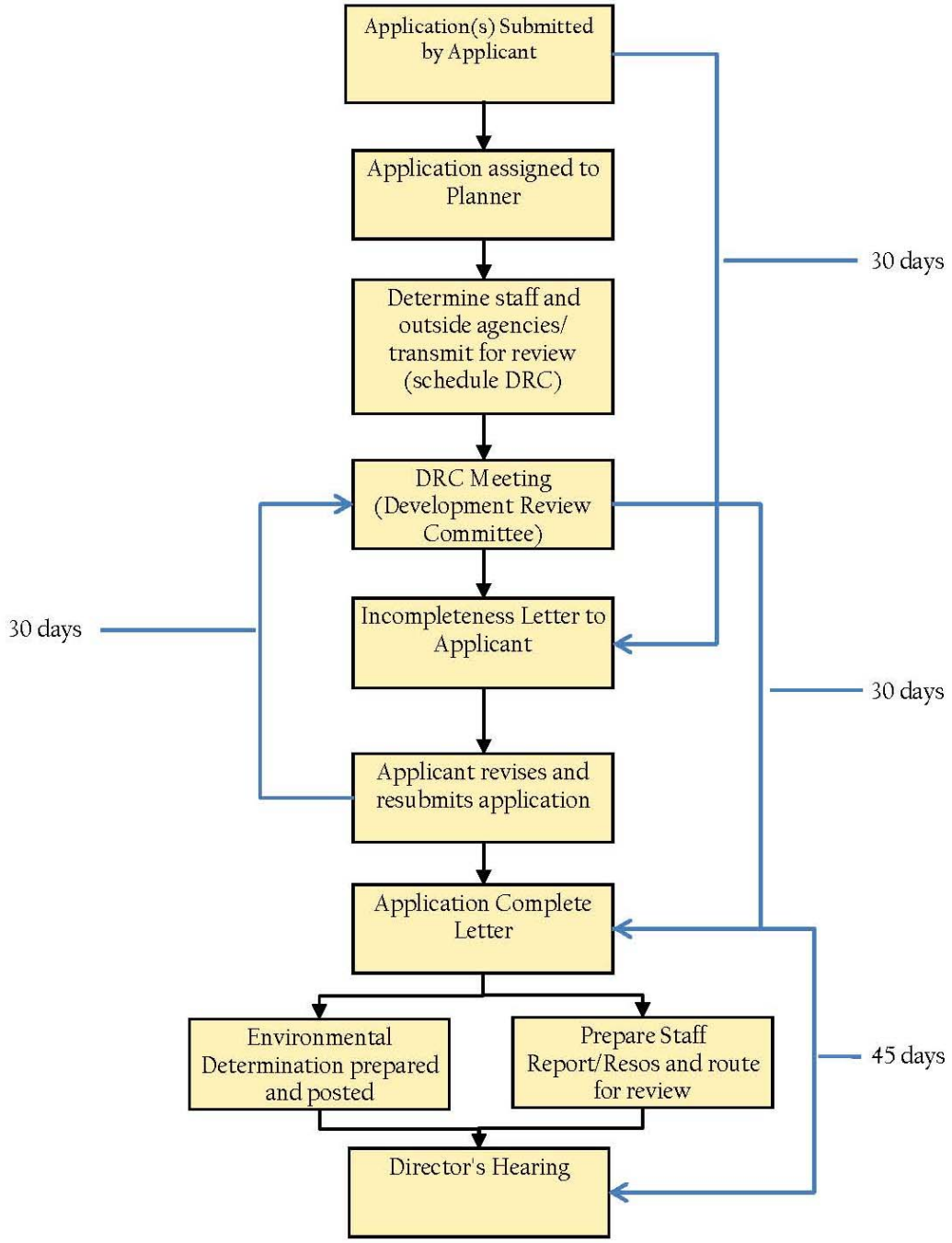
6.1.10.F - Permit Processing for Multifamily Construction

For a multifamily residential project the permitting procedure can be more complex and consequently can result in longer and more variable processing times. The City currently has two different processes for multifamily developments; one for projects with four or fewer units and another for projects with four or more. For projects with four or fewer units the plans are approved through a process known as Administrative Development Plan Review. Once the applicant submits their application and plans, an appointment it scheduled with the City's Development Review Committee (DRC) which is composed of City Staff. The DRC reviews the plans for completeness as well as assessing comments made by the various other City departments including, fire, public works and building. Once the plans have been approved by the DRC the City notifies the applicant that the project will be approved by the Planning Director. The Administrative Development Review Process typically takes between 8 to 12 weeks however the processing time is often dependent on how efficient the applicant is at revising and resubmitting plans if corrections are required.

For a multifamily development with four or more units the development review process requires approval by the Planning Commission. Upon submitting an application and development plans, the project is reviewed by the DRC initially for completeness and then to determine if any conditions of approval including required improvements are necessary to complete the project. Conditions of approval typically protect the health, safety and welfare of the public and ensure a project's consistency with established architectural design guidelines. Upon completing their review the DRC's conditions of approval are sent to the applicant. At the applicant's request a meeting can be scheduled to discuss the conditions of approval if necessary. If the applicant understands and accepts the DRC's findings and conditions the project is sent as a public hearing item before the Planning Commission. Findings and conditions do not exceed the limits and requirements of the State law. Any finding or conditions are provided primarily to ensure that the project is consistent with the City's General Plan, the Zoning Code and Health and Safety codes, Typical findings for a multifamily housing project includes analysis of street improvements, fire suppression, and water quality. In most cases a project would then be approved by the Planning Commission and permits would be issued soon after. The processing time for a multifamily development with four or more units typically takes between 14 to 18 weeks. Similar to the process for the projects with four or fewer units, the

processing time is often dependent on how efficient the applicant is at revising and resubmitting plans if corrections are required.

Development Review Process for Multi-family Project



6.1.11 - Variance

In some instances, a property owner or applicant may apply for a variance allowing for reduced setbacks, increased building height or a reduction in other development standards. The purpose of the variance is to provide a discretionary permit process that allows for deviations from applicable standards of the Zoning Code, provided very specific findings can be made pursuant to State law. The Planning Commission may approve or deny the variance based on the determination that there are compelling physical constraints which affect the ability of the property to meet the zoning requirements. The decision of the Planning Commission is final unless appealed to the City Council. The variance procedure does not burden housing development because the City's discretion in granting variances is tied to the limitations established by State law. A variance may take four to eight weeks for review, and an additional four weeks if appealed to City Council

6.2 - Housing for Disabled Persons

State law requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for people with disabilities. The City has no special zoning or land use restrictions including minimum distance requirements that regulate the location of housing for persons with disabilities. There are no requirements, standards or regulations that present constraints to the development of housing for disabled individuals. The City has adopted "Universal Design" standards for new residential construction, which provides for the features intended to assist disabled or frail persons in remaining in their own homes. These regulations require 15% of all units to have universal design features, such as first floor accessibility and cooking facilities, and wider door and hallways.

In accordance with State law, Murrieta permits State-licensed residential care facilities serving six or fewer persons in all of its residential zoning districts. Residential care facilities serving seven or more persons are a conditional use in all residential zoning districts. To accommodate disabled persons in public facilities, the City defers to Title 24 of the California Handicap Accessibility Code.

The City's housing rehabilitation programs are designed to meet the needs of persons with disabilities who may require wheelchair ramps, wider doors, grab bars, and lower counter tops. These types of improvements are eligible under the City's housing rehabilitation loan programs.

6.2.1 - Americans with Disabilities Act

Building codes require that new residential construction and rehabilitation construction comply with the Federal Americans with Disabilities Act (ADA). ADA provisions include requirements for a minimum percentage of units in new development to be fully accessible to the physically disabled. Unlike the Uniform Building Code, enforcement of ADA requirements is not at the discretion of the City, but is mandated under Federal law. Compliance with building codes and ADA increases the cost of housing production, and can potentially delay the rehabilitation of older properties required to be brought up to current standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing.

6.2.2 - Reasonable Accommodation

The Fair Housing Act requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal opportunity to housing. The City's Senior Residential Overlay Zoning District and Universal Design requirements help facilitate reasonable accommodation by creating a process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating site locations, funding, development and use of housing for the elderly with disabilities. On October 15, 2013, procedures for reasonable accommodation to assist persons with a disability were adopted by the Murrieta City Council. Throughout the planning period Staff will provide information for residents at City Hall and the City website.

6.3 - Non-Governmental Constraints

The production and availability of housing may be constrained both by government regulations and by non-governmental factors, such as natural hazards, construction costs, global climate change and interest rates on home mortgages.

6.3.1 - Natural Hazards

Natural hazards include geologic and seismic conditions that provide the greatest threat to the built environment. The City has identified areas where land development should be carefully controlled. The following hazards may impact future development of residential units in the City.

6.3.1.A - Seismic Hazards

Two active faults are located within the City of Murrieta. The Elsinore Fault passes through the City to the west of Interstate 15 and the Wildomar Fault runs northwest/southeast through the City west of Interstate 15. Portions of these areas, especially along the Wildomar Fault, are subject to liquefaction. Liquefaction occurs when a mass of soil collapses from a sudden loss of cohesion due to an earth tremor or to a sudden increase in groundwater from an external source. The greatest potential danger due to earthquakes and liquefaction is the collapse of older residential units constructed from un-reinforced building materials.

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 is used in California to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act prohibits new construction of houses within these zones unless a comprehensive geologic investigation shows that the fault does not pose a hazard to the proposed structure. Areas along the Wildomar Fault are within a "Special Studies Zone" as designated under the Act, which would affect housing production.

6.3.1.B - Flood Hazards

Many areas of the City are within the 100-year flood zones, and there has been a history of severe flooding associated with overflow from Murrieta Creek and its tributaries. The flood zones in the City are primarily located between Jefferson Avenue and Hayes Avenue along Murrieta Creek and portions of Warm Springs

Creek. Portions of the City are subject to potential dam inundation zones associated with Lake Skinner and Diamond Valley Lake.

6.3.1.C - Wild Fires

Undeveloped hillside areas in and adjacent to the City can present a serious hazard due to the potential for large-scale wild fires. The threat is particularly significant during dry summer months and when there are strong "Santa Ana" winds. To mitigate the threat of wild fires, the Murrieta Fire Department, along with the California Department of Forestry, has initiated special response protocols to prevent and combat wild fires.

6.3.1.D - Hazardous Waste

Murrieta has a number of businesses that use hazardous materials or generate hazardous waste. There are also a numbers of sites in the City which have contamination associated with underground tanks used to store petroleum products. These sites are located in commercial and industrial zones. The City does not consider hazardous waste an overwhelming concern or constraint to the development of housing.

6.3.2 - Infrastructure Constraints

Site improvements and property dedications are important components of new development and contribute to the creation of decent and affordable housing. Residential development in Perris requires site improvements that vary by size and location. These improvements may include, but are not limited to:

- Separate and adequate distribution lines for domestic water supply
- Sewage collecting system where main lines of an adequate disposal system are available
- Adequate grading and surfacing of streets, highways, and alleys
- Concrete curbs and gutters
- Concrete sidewalks
- Fire hydrants at locations designated by the City engineer and Fire Department
- Traffic control devices
- Necessary barricades and safety devices
- Utility facilities including, but not limited to, wires, cables and ducts for distributing electricity, communication, and cable television
- Fees for, or dedication of, parks and recreation facilities
- Roadway widening
- Street lighting
- Median islands

Site improvements are required to ensure that there is adequate infrastructure for and access to a site. Site improvements also help in making the project more compatible with surrounding neighborhoods; however, these site improvements can act as a constraint on the development of housing due to the significant commitment in cost for the developer, which in turn this cost is carried over into the purchase price of the home by the developer. To encourage the development of affordable housing many of these requirements and dedications can be waived by the City to help mitigate cost impacts. The City has also historically completed road, curb and

sewer improvements to allow an affordable housing developer to more easily development their project. In addition, Murrieta also attempts to offset the overall cost of development by purchasing land and donating it for an affordable housing project, which is typically a significant cost barrier when combined with infrastructure and construction costs. A brief summary of the principal infrastructure systems serving the City follows:

6.3.2.A - Water

Water is supplied to the City by the four water districts: Western Municipal Water District, Eastern Municipal Water District, Rancho California Water District, and Elsinore Valley Municipal Water District. Each district determines residential water backup charges, which are assessed on a sliding scale, according to zone. A water deposit and water meter fees are charged upon application for a residential building permit. It is difficult to anticipate the fees associated with water infrastructure as the cost varies greatly depending on the size of the project and the location of the site in the City. Table 6-8 illustrates the fees for each of the four districts. The availability of water in Murrieta is largely reflective of the resources available in the region as a whole including western Riverside County. The City has evaluated its available water resources as part of the General Plan 2035 and has established mitigation measures to ensure that adequate water is available for existing and future development.

Table 6-8 shows fees charged by the water districts to construct new infrastructure in rural areas. The fees have not changed since the 2008-2014 Housing Element was adopted. Furthermore, the housing opportunity sites, identified by the City, to accommodate their 2014-2021 RHNA are situated in areas where existing infrastructure is available to serve new development.

Table 6-8: Water District Fees

Water Provider	Primary Fee	Additional Fees
Eastern Murrieta Water District	$300/unit+$234 (for 5/8"line)+sewer treatment plant capacity; sewer financial participation, water financial participation	If more than 1 bedroom cost is 1 EDU* per Bedroom ($330 * # of bedrooms) 1 bedroom is calculated at .85*1 EDU. *EDU = Equivalent Dwelling Unit
Rancho California Water District New service installation (meter installation deposit and capacity fee)	Plan check & inspection = $6,000 for 1st 1,000 linear feet; $4/linear feet thereafter (deposit). $125/page of plans for as built/archive. ¾ inch line $1,685 drop in installation; $5,287 full installation in Rancho Div. ¾ inch line $2,508 drop in installation; $6,110 full installation Santa Rosa Div.	Plan check & inspection = $6,000 for 1st 1,000 linear feet; $4/linear feet thereafter (deposit). Detector check, submittal, plan check, and inspection = $4,000 $125/page of plans for as built/archive. Drop in installation Rancho: 1" meter $2,774 1 ½" meter $5,479 Full installation in Rancho: 1" meter $6,291 1 ½" meter $9,035 Drop in installation Santa Rosa: 1" meter $4,146 1 ½" meter $8,220 Full installation Santa Rosa: 1" meter $ 7,663 1 ½" meter $11,776
Western Municipal Water District	Meter Service Installation = $2,100 Drop in fee/¾" meter $ 380 DIF/meter $1,932 DIF/gross acre $2,045 Conservation/meter $50 Annexation MWD/acre $3,671 Annexation processing fee $500 Backflow inspection/meter $ 35 Plan check deposit = 5% of project cost Inspection deposit = quote based on quantity of pipe installed & various other factors. Mapping & recorded docs. = quote	Meter Service Installation = $2,100 Drop in fee/1" meter $ 425 Drop in fee/1 ½" meter $ 640 Drop in fee/2" meter $ 790 DIF/gross acre $2,045 Conservation/meter $ 50 Annexation MWD/acre $3,671 Annexation processing fee $ 500 Backflow inspection/meter $ 35 Plan check deposit = 5% of project cost Inspection deposit = quote based on quantity of pipe installed & various other factors. Mapping & recorded docs. = quote
Rancho California-Santa Rosa Water Reclamation/Western Municipal Water District	Wastewater/Sewer Connection Fees = $5,583 per *EDU *EDU = Equivalent Dwelling Unit	$5,583 x .90 for projects with individual laundry $5,583 x .85 for projects with common laundry facilities.

Source: City of Murrieta, 2012.

6.3.2.B - Sewer

The City's sewer system is maintained by the above mentioned water districts. The City has identified that there is existing sewer capacity to accommodate the development of residential units as allocated by the 2014-2021 RHNA. Recently, the Western Municipal Water District has initiated the removal of septic tanks and installed a new sewer system in Historic Downtown Murrieta.

6.3.2.C - Flood Control

The City of Murrieta is divided into four drainage areas: Murrieta Valley; Temecula Valley; Santa Gertrudis Valley; and Warm Springs Valley. A drainage fee is determined by the size of the development based on acreage and which drainage area the development is located in. Fee amounts are shown in Table 6-8. The drainage fee is paid prior to final map approval, or if associated with a development plan, prior to the issuance of a building permit.

6.3.3 - Construction Costs

Construction costs are the total costs to developers exclusive of profit, but including fees, materials, labor and financing. Construction costs for housing can vary significantly, depending on the type of housing, such as single-family detached homes, townhomes, and multiple-family apartments. However, even within a particular building type, construction costs vary by unit size and amenities. Furthermore, neighborhood resistance to some developments lengthens development time, driving up the holding costs. The difficulty of developing awkward infill sites can also add to costs. The permitted residential uses within the RR, ER, and SF residential zoning districts are primarily low-density single-family detached units. Development Plan approval for higher density development may also add to costs.

The cost of labor is based on a number of factors, including housing demand, the number of contractors in an area and the unionization of workers, but it is generally two to three times the cost of materials. Thus, the cost of labor represents an estimated 17% to 20% of the cost of building a unit, which is a substantial portion of the overall cost of construction.[4]

In the State of California, all projects utilizing public funds must pay prevailing wages to all workers employed on the project. This includes any residential or commercial project that is funded federal funds or assisted residential projects controlled or carried out by an awarding body. The prevailing wage rate is the basic hourly rate paid on publicly funded projects to a majority of workers engaged in a particular craft, classification, or type of work within the locality and in the nearest labor market area.

Twice a year, prevailing wage rates are determined by the director of the California Department of Industrial Relations. A prevailing wage ensures that the ability to get a publicly funded contract is not based on paying lower wage rates than a competitor, and requires that all bidders use the same wage rates when bidding on a publicly funded

[4] International Code Council, 2012.

project. The California Department of Industrial Relations provides links to the current prevailing wages for a journeyman craft or classification for each county in California. Prevailing wages may constrain construction of affordable housing because they are often higher than normal wages.[5]

6.3.3.A - International Code Council

Residential construction cost estimates established by the International Code Council (ICC) in fall 2012 indicate average costs of labor and materials between $96.58 and $144.89 per square foot for multifamily residential depending on the type of construction.[6] Single-family residential costs range between $105.93 and $136.37 per square foot, depending on the type of construction. Construction costs may vary based on the type of material used, location of development, structural features present, and other factors.

The data indicates that construction costs in the Murrieta vicinity can constitute approximately 40% of the cost of a single-family detached housing unit. These figures are even more noteworthy considering that the cost of raw land constitutes only 4 to 14% of the cost of a housing unit. Typically, in the private sector market, the development of residential units is a business and investment venture. Therefore, developers seek the greatest return for their investment. As with most businesses, a constraining factor in the area of profitability continues to be the market place where developers sell their products. To a great extent, the market place sets the upper end of the profit margin with overhead costs for construction constituting the lower parameter of profit.

The construction cost of housing affects the affordability of new housing and can be a constraint to the creation of affordable housing in the City and greater Riverside County region. Particularly with the tightening of mortgage lending standards and increases in current rates, homebuilders may be slowing down on the construction of new homes, which could potentially affect the provision of affordable housing. A reduction in construction costs can be brought about in several ways. One such method involves a reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety and adequate performance), which may result in lower sales prices. State Housing Law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable State building codes.

6.3.4 - Land Costs

Residential land prices contribute significantly to the cost of new housing. Location factors such as proper zoning, proximity to freeway access, public facilities, and intangible factors such as image and quality of life contribute to the demand and price of land. As fewer parcels become available for new development, the price for land increases.

[5] California Department of Industrial Relations
[6] International Code Council, 2012.

Due to the current economic downtown there is variation in land prices throughout the region. In general, land prices in Riverside County are more affordable than the Los Angeles, Orange, and San Diego markets; in fact, the lack of inexpensive residential land in Los Angeles, Orange, and San Diego Counties was a major impetus for the development of the Inland Empire, including Murrieta. Land prices along with home prices in Murrieta have become more affordable; however property acquisition remains one of the largest barriers to affordable housing development. Land cost may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (e.g. steep slopes, soil stability, seismic hazards or flooding) can also be factored into the cost of land.

While the City cannot control or influence the cost of land, Staff has indentified in the Housing Plan that the City will purchase properties in order to facilitate the development of affordable housing. The City spent $4.8 million on two properties totaling 8 acres during the 2008-2014 planning period, that are intended for the development of affordable housing. A developer has already been identified for one of the parcels while the other may be developed during the current planning period. While the elimination of the Redevelopment Agency creates new barriers, the City will continue to identify and purchase properties when funding is available to further reduce land cost as a barrier to the development of affordable housing.

6.3.5 - Financing

The availability of financing affects a resident's ability to purchase or improve a home and the cost of borrowing money for residential development is incorporated directly into the sales price or rent. Interest rates are determined by national policies and economic conditions and there is very little a local government can do to affect these rates. In December 2012, the posted interest rate on resale single-family homes was 3.75% on a 30-year fixed-rate loan with a 20% down payment.[7]

First-time homebuyers tend to be the group most directly impacted by financing requirements. Mortgage interest rates for new home purchases ranged from 3% to 5% for a fixed rate 30-year loan in 2012. Lower initial rates may be available with Graduated Payment Mortgages (GPM), Adjustable Rate Mortgages (ARM), and Buy-Down Mortgages.[8] Although interest rates are currently low, they can change significantly and substantially impact the affordability of the housing stock. Given the economic downturn in 2008, interest rates have been lowered, but fewer first-time homebuyers are being approved for 30 year mortgages.

Interest rates in 2012 are at the lowest level recorded in year, and are not a direct constraint to affordable housing; however if a household only qualifies for a higher interest rate, it could pose a constraint to lower income families. A change by one percentage point can make a monthly payment out of reach for many lower income households. Financing for long term mortgages is generally available in Murrieta, subject to normal underwriting standards.

[7] U.S. Federal Reserve
[8] U.S. Federal Reserve

A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Typically, conventional home loans will require 80% loan-to-value and represents the largest constraint to homebuyers. Other programs, such as those for first-time homebuyers, can find down payment requirements between 5% and 20%. Also, the availability of financing for developers poses a constraint on development outside of the City's control.

The greatest impediment to home ownership, however, is credit worthiness. According to the Federal Housing Authority, lenders consider a person's debt-to-income ratio, cash available for down-payment, and credit history, when determining a maximum loan amount. Many financial institutions are willing to significantly decrease down-payment requirements and increase loan amounts to persons with good credit rating.

Persons with poor credit ratings may be forced to accept a higher interest rate or a loan amount insufficient to purchase a house. Poor credit rating can be especially damaging to lower-income residents, who have fewer financial resources with which to qualify for a loan. The FHA is generally more flexible than conventional lenders in its qualifying guidelines and allows many residents to re-establish a good credit history.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions must disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases and improvements, whether financed at market rate or through government assistance. HMDA data can be used to evaluate lender compliance with anti-discrimination laws and other consumer protection laws. The anti-discrimination laws include the Equal Credit Opportunity Act (ECOA) and the Fair Housing Act (FHA). These laws prohibit discrimination in home mortgage lending, among other things, on several bases such as race, national origin, sex, and age.

Table 6-9 presents the outcome of home purchase loan applications in 2007 by income of the applicants from HMDA data. The data is the most recent data for the Riverside-San Bernardino-Ontario Metropolitan Statistical Area (MSA) and for the purchase of single-family, duplexes, and manufactured homes. Due to changes in lending practices and stricter down payment requirements the overall number of applications dropped substantially in comparison to 2008. It is interesting to note that only 37% of the loan applications were received from above moderate-income households (earning greater than 120% of the AMI). Moderate-income households (80% to 120% of the AMI) and lower-income households (less than 80% of the Riverside AMI) accounted for approximately 38% and 25%, respectively. The average loan origination rate was 55%. Generally it may be assumed that the significant reduction in home prices may have allowed lower and moderate income households an opportunity to buy homes that were previously unaffordable prior to 2008.

Table 6-9: Disposition of Conventional Loan Applications

Applicant Income	Total Applications	Percent Originated[1]	Percent Denied	Percent Other[2]
Lower-Income (<80% AMI)	7,118	59%	18%	23%
Moderate-Income (80-120% AMI)	10,781	37%	9%	54%
Upper-Income(>120% AMI)	10,354	70%	18%	12%
Totals/Averages	**28,253**	**55%**	**15%**	**30%**

Source: Home Mortgage Disclosure Act (HMDA), Reported 2008.

Notes: (1) "Originated" refers to loans approved by the lender and accepted by the applicant.
(2) "Other" includes applications approved but not accepted, files closed for incompleteness, and applications withdrawn.
(3) The total applicants for each income category do not sum to equal the total due to unavailability of income data for some applicants.

6.3.6 - Home Purchase Costs

Another constraint that affects the ability of a person, family, or household to purchase a home is the cost of the house itself and the costs that are associated with the purchase. In 2012, the median sales price of a home was reported to be $244,000.[9] While this price is moderate to low for the southern California region, it often exceeds what is considered affordable to the homebuyer. Other factors in home purchasing can constrain a buyer's ability to qualify for a buyer's loan such as high escrow costs, mortgage processing, title acquisition, realtor fees, etc. Factors such as homeowner associations, increased tax bills due to special assessment districts, and Mello-Roos districts also affect a potential homebuyer's ability to qualify for a loan.

[9] Data Quick, December 2012.

Housing Resources

Section 7

This section summarizes the land, financial, and administrative resources available for the development and preservation of housing in Murrieta. The analysis provided includes an evaluation of the availability of land resources for future housing development; the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

7.1 - Regional Housing Needs Allocation (RHNA)

For the 2014-2021 planning period, the City of Murrieta has a RHNA allocation of 1,573 units. This is a substantial decrease from the 2008-2014 allocation of 6,303 units. The RHNA allocation for the 2014-2021 planning period has been divided between four income categories as follows: 395 units for very-low income, 262 units for low income, 289 units for moderate income, and 627 units have been allocated to accommodate the above moderate income category.

Table 7-1: Fair Share Housing Needs 2014-2021

Very Low	Low	Moderate	Above Moderate	Total Adjusted Need
395	262	289	627	1,573

Source: Regional Housing Needs Assessment, SCAG October 2012.

Note: The 8 year planning period extends from January 1, 2014 to September 30, 2021.

7.2 - Zoning Appropriate to Accommodate Lower Income Housing

Density is a critical factor in the development of affordable housing. In theory, maintaining low densities typically increases the cost of construction per unit, while higher density development lowers the per-unit land cost and facilitates construction in an economy of scale. In addition to potential for density bonus provisions, more intense residential development is achieved through a number of mechanisms, including clustering of residential development, and zero lot line development, subject to City development standards. Clustering of housing can produce higher densities on a portion of land while creating space for amenities, and retaining the overall density assignment of the entire property. This method is effective when portions of the property not utilized for residential development can be developed with compatible uses, such as open space/recreation, parks, schools, public facilities, and support commercial. The City's Multiple Family Residential and Mixed Use designations provide the best opportunity for the development of affordable housing.

The State Housing and Community Development Department (HCD) have deemed affordability as correlated with density. Consequently, HCD has established "default densities" that by

definition are considered sufficient to provide market-based incentives for the development of housing for lower-income households. For jurisdictions with a population greater than 25,000, and located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million, the default density is 30 dwelling units per acre (or higher). Murrieta has a population greater than 25,000 and is within the Riverside MSA. Thus, HCD has determined that Murrieta's default density is 30 dwelling units per acre. During the previous planning period the City updated the General Plan and amended the Zoning Code to permit densities up to 30 dwelling units per acre to facilitate the development of a variety of housing opportunities.

Since the year 2000, a number of lower income housing developments have been constructed in the City. Affordable units have been created in the following three zones: Multi-Family 2 (MF-2), Multiple Use-3 (MU-3), and specific plan areas. It is important to note that many of the projects with affordable units have also utilized the City's density bonus incentives. The majority of the affordable units constructed in the City are zoned MF-2, which allows for a density of up to 15-18 dwelling units per acre. A total of three (3) projects with 1,046 units affordable to moderate-income households have been created at this density. The MF-2 zone is valuable in that it allows developers to provide units that are affordable to moderate-income households without requiring them to establish deed restrictions which can be a barrier for some developers. The MU-3 zone which allows up to 18 dwelling units has also facilitated the creation of affordable housing. Five complexes with a total of 245 affordable units with deed restrictions and 770 non deed restricted units have been constructed in the MU-3 zone. In addition to the MU-3 and MF-2 zones, specific plan areas (SP) have also allowed for the development of affordable units. In the Historic Murrieta Specific Plan as well as the Murrieta Highlands Specific Plan, 13 deed restricted units and 183 unrestricted units have been constructed. Table 7-2 provides information about the affordable housing developments in the City that have been constructed since the year 2000.

Table 7-2: Existing Complexes with Affordable Units

Multifamily Complex	Zoning/ Max. Density	Year	Extremely Low	Very Low	Low	Moderate	Above Moderate
Camden Vineyards Total Units = 264 units	MF-2 15-18 du/ac	2001				*270*	
Madison Park Total Units = 284 units	MF-2 15-18 du/ac	2003				*284*	
Crescent Heights Total Units = 184 units	MF-2 15-18 du/ac	2003				*184*	
Eagle Glen Total Units = 320 units	MF-2 15-18 du/ac	2004				*308*	*12*
Reserves at Madison Park Total Units = 248 units	MU-3 18 du/ac	2004		13 (DR)		24 (DR) *211*	
Monte Vista Total Units = 64 units	MU-3 18 du/ac	2005	6 (DR)	46 (DR)	6 (DR)	5 (DR)	
Sonoma at Mapleton Total Units = 193 units	SP Varies	2005				*183*	*10*
Amberwalk Total Units = 111 units	SP Varies	2005		5 (DR)		9 (DR)	*97*
Hilltop at Winchester Total Units = 175 units	MU-3 18 du/ac	2006				*106*	*69*
Grande Isle Senior Apts Total Units = 453 units	MU-3 18 du/ac	2007				*453*	
3rd Street Homes Total Units = 4 Houses	SP Varies	2008			4 (DR)		
Monte Vista II Total Units = 40 units	MU-3 25 du/ac	2013	4 (DR)	24 (DR)	12 (DR)		
Total			**10 (DR)**	**88 (DR)**	**22 (DR)**	**38 (DR)** ***1,999***	***188***

Note: Italicized numbers indicate units not having a deed restriction.
Abbreviations: MF-2 = MutliFamily-2, MU-3 = Multiple Use-3 and SP refers to a Specific Plan
Source: City of Murrieta, 2012.

Table 7-2, shows that, historically, the City of Murrieta has been successful in the development of affordable housing, including very low- and low-income housing, within its existing zoning designations that allow densities below the required 30 du/ac minimum required by the State. The City recognizes that in rezoning land to allow for higher densities there is even greater potential for the development of affordable units.

The City of Murrieta, like many jurisdictions in western Riverside County, is in a unique situation to be able to provide affordable units in developments that are below the default densities established by the State. The cost of land, materials and development has always been lower than other counties such as Los Angeles, Orange, and San Diego. This, in turn, has resulted in a lower median home price that is typically affordable to low and moderate income families. The City has formed a strong partnership with Affirmed Housing Group (AHG). AHG was established in 1994, and develops and owns affordable apartment communities throughout California. Their current portfolio includes 23 apartment communities with over 2,200 units, and they currently have more than 600 new units in the development pipeline. In 2005, AHG completed the Monte Vista Apartments which includes 64 affordable units and is located on

Jefferson Avenue in Murrieta. In 2011 the City Council approved, Monte Vista II, a 40 unit development that is 100% affordable to lower income households. Monte Vista II held its official opening in February 2013.

In preparation for the development of Monte Vista II, AHG analyzed multiple sites in Downtown Murrieta, in the general vicinity of Jefferson and Juniper, ranging in size from 2 – 6 acres. The letter and pro forma provided in Appendix B illustrates a potential development recently analyzed by AHG. Based on current property values, AHG states that projects can be underwritten at Murrieta's current multifamily zoning (MF-2) density standard of 18 dwelling units per acre, and do not necessarily require the 1.35 density bonus allowable by SB 1818 to be financially viable.

To the extent property values do not increase significantly, AHG also states that the City's existing maximum density of 18 dwelling units per acre will continue to be sufficient to allow for development of affordable apartments, and the available 1.35 density bonus will extend the viability of this density restriction even with moderate increases in property acquisition costs. Significant increases in property costs will likely require an increase in per-unit contribution by the City. For developments on City owned property, affordable developments will remain viable at an 18 dwelling units per acre density.

In the last decade, City Staff has recognized that facilitating higher density developments can benefit both the housing developer and low income families if units are constructed. Consequently, Staff began to encourage developers by offering incentives, in an effort to assist in the development of higher density projects. Staff's efforts were resisted however; as developers expressed that the existing densities (up to 18 units per acre in the MF-2 and MU-3 zones) are conditions that are not only feasible, but economically favorable for them to develop housing. The resistance by developers to the build at densities above 18 dwelling units per acre may be explained by the development history of the City. Murrieta only recently experienced a surge in their total population and is still transitioning from a rural to a suburban community. Unlike many existing, older jurisdictions in more densely populated areas, Murrieta still has vacant land available that is relatively inexpensive by comparison. While the City has continued to plan for the future, by encouraging developers to utilize the existing density bonus ordinance and establishing new higher density zones, it is appropriate to allow the densities of the existing MF-2 and MU-3 zone to be considered in order to accommodate the remaining very low- and low-income RHNA allocation.

7.3 - Availability of Sites for Housing

State law requires that a community provide an adequate number of sites to allow for, and facilitate production of the City's fair share of regional housing. To determine whether the City has sufficient land to accommodate its fair share allocation for each income group, the City must identify "adequate sites." Under State law (California Government Code section 65583 c.l.), adequate sites are those with appropriate zoning and development standards, with services, and facilities, that allow and encourage the development of a variety of housing for all income levels. Land considered suitable for residential development includes:

- Vacant residentially zoned sites;
- Vacant non-residentially zoned sites that allow residential uses (such as mixed-use);

- Underutilized residentially zoned or non-residentially zoned sites that can be rezoned or are capable of being developed at a higher density or with greater intensity;

An important component of the Murrieta Housing Element is the identification of sites and future housing development opportunities in the 2014-2021 planning period. All of the sites identified in the Sites Inventory section are either vacant residentially zoned sites or vacant residentially zoned sites that were recently rezoned to accommodate higher density development. In calculating their total unit capacity an 80% development potential is assumed and applied to the acreage, meaning that for a 5 acre parcel, only 4 acres are considered developable with the remaining acre available for infrastructure, right-of-ways and open space. Additionally, for each parcel with a density provided as a range, the maximum development density was assumed. For example, the Multi-Family 1 designation allows for between 10 and 15 units per acre, meaning that 15 units per acre will be used to determine the total unit capacity. In accordance with the Housing Plan the rezoning of properties identified in the tables below will occur within one to two years of the adoption of the Housing Element.

7.3.1 - Vacant Residentially Zoned Land to Accommodate Moderate and Above Moderate Income Development

Within the sites inventory the City has determined that vacant residential land zoned Single-Family-1 and Single-Family-2 is appropriate to accommodate the remaining RHNA allocation of 627 above moderate units. SF-1 allows for a density between 2.1 to 5 dwelling units per acre and SF-2 allows for between 5.1 and 10 dwelling units an acre. These zones typically allow for lower density development including single-family homes, condominiums, and town homes that would require significant assistance from the City in order to make them affordable to very low and low-income families. The City has identified 76 acres of vacant land zoned SF-1 and 15 acres zoned SF-2. This land at 80 percent development capacity and the maximum allowable densities can accommodate over 425 units.

To address the City's remaining moderate and above moderate income RHNA allocation, the City has identified land zoned Multi-Family 2 and Multiple Use-3; both allow between 15 and 18 dwelling units per acre. The City has identified 30 acres of vacant land zoned MF-2 and 108 acres of vacant land zoned MU-3. If the land zoned MF-2 is developed at 80 percent capacity and the maximum allowable density, approximately 438 units can be accommodated. Vacant land zoned MU-3 was calculated at 40 percent capacity, as allowed by the City's Development Code and the maximum allowable density of 18 units per acre, resulting in a total of 780 units. When combined, the number of units that can be accommodated on vacant land zoned MF-2 and MU-3 total 1,218 units. As these sites were identified in the City's 2008-2014 Housing Resources section, but were not developed during the previous planning period, they will remain as viable sites for the 2014-2021 cycle.

In identifying areas available to accommodate their remaining units, the City wants to ensure that multifamily units are not concentrated in any one area of the City. Consequently, the sites selected are scattered throughout the jurisdiction near existing residential uses or services to support new development. A map showing all vacant residentially zoned sites and a table providing parcel numbers, the area of each site and other development information is provided in Appendix A.

7.3.2 - Vacant Residentially Zoned Land to Accommodate Lower Income Development

To accommodate their lower income remaining 2008-2014 lower income RHNA allocation, the City created a new high density multifamily zone known as the Multi-Family 3 zone (MF-3). A minimum density of 30 dwelling units per acre was established for this zone. The City also created and implemented a new "Transit Oriented Development (TOD) Overlay Program" to provide for and allow a mixture of residential and non-residential development, in close proximity to transit. The area identified permits, by right, densities of 30 dwelling units per acre and is adjacent to Interstate 15 and Interstate 215, two major transportation routes.

In the 2008-2014 Housing Element, the City identified three sites to be rezoned to MF-3 and 78 acres of Transit Oriented Development (TOD) Overlay Program area to accommodate their very low and low-income RHNA allocation. During the planning period, Site Two, located at Jefferson and Juniper, was rezoned to the new MF-3 zone and a multi-family residential development, Monte Vista II was proposed and approved. The project is 100% affordable to lower income households and was developed at approximately 25 units per acre. The development was completed and opened in February of 2013. For the 2014-2021 Housing Element the City has removed Site 2 from their inventory, and retained Sites 1 and 3 which have been renumbered. Following a review of the City's existing parcel inventory within the TOD Program area, it was determined that the parcels listed in the previous Element have not been developed and will also be included in the 2014-2021 Element as potential opportunity sites.

In identifying areas available to accommodate their remaining units, the City wants to ensure that multifamily units are not concentrated in any one area of the City. Consequently, the sites selected are scattered throughout the jurisdiction near existing residential uses or services to support new development. A map showing all vacant residentially zoned sites and a table providing parcel numbers, the area of each site and other development information is provided in Appendix A.

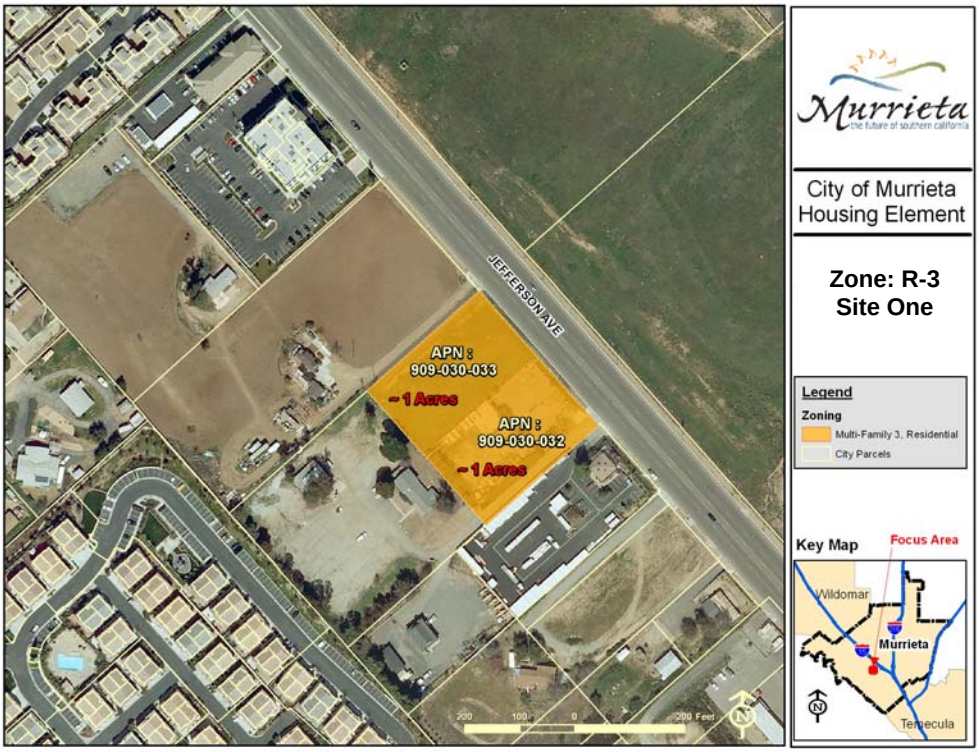
7.3.2.A - Site One – Jefferson South Property

Site One is located in the western half of the City, in close proximity to Interstate - 15. The site includes two contiguous vacant parcels totaling approximately 2.09 acres. Site One is bordered by Jefferson Avenue to the north with no official street boundaries to the south, west or east. The site is located within the Jefferson Avenue multi-modal, retail corridor and is zoned Multi-Family 3. The City purchased the site with the intention of developing housing where services and jobs are available.

During the 2008-2014 planning period, the Site One was rezoned from Multiple Use-3 to Multi-Family 3, which requires a minimum 30 dwelling units per acre. If developed at approximately 100% of its development potential, and at a density of 30 dwelling units per acre, Site One can accommodate 62 new units. This site is an appropriate to for the development of new higher density residential development, as the parcels are located in close proximity to existing multifamily homes developed in a Multi-Family 1 zone and retail services. The City anticipates that the remaining vacant parcels surrounding this site will also primarily include residential uses; consequently the development of these parcels would extend multifamily development in the area and create a more balanced mix of densities. There is also existing infrastructure that can be extended to provide services to the site. The City will offer a density bonus incentive, development concessions, site improvement assistance, HOME funding, when available, and fast track processing to encourage the development of affordable units. Funding opportunities and development incentive opportunities will be prioritized for projects that include units for extremely low- and very-low income households.

Exhibit 7-1 illustrates the boundaries and location of Site One, while Appendix A includes the specific parcels indentified as part of the site.

Exhibit 7-1: Site One



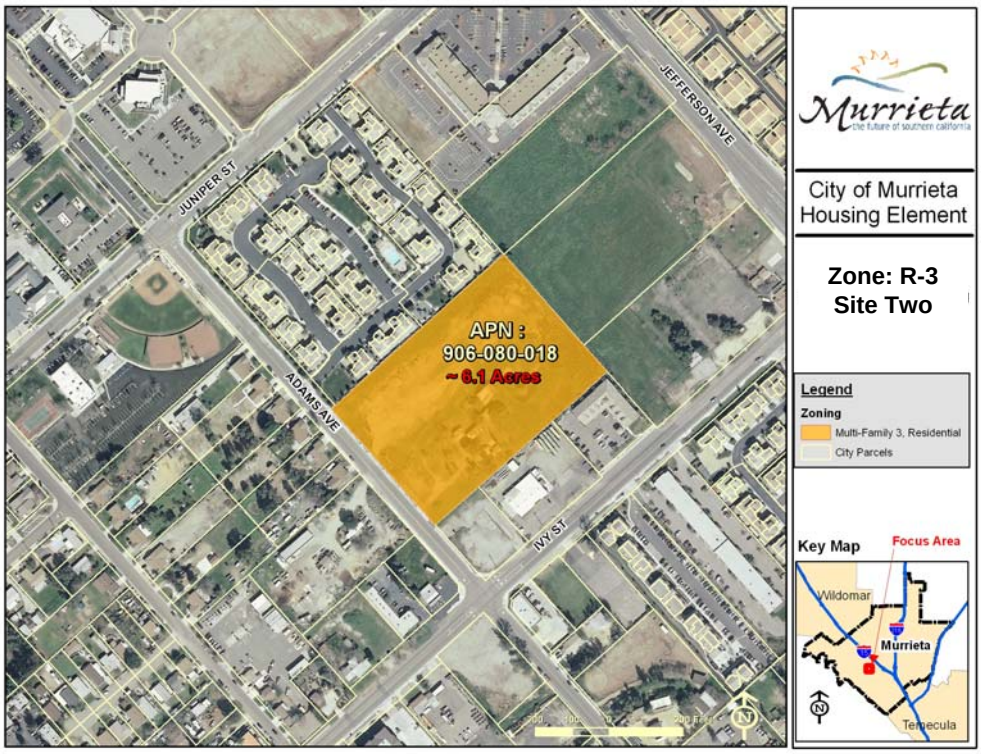
7.3.2.B - Site Two – Adams Avenue Property

Site Two is a 6 acre parcel located in the western half of the City in the Historic Murrieta Specific Plan area. The site is located northeast of the intersection of Adams Avenue and Ivy Street and is also in close proximity to Civic Center. Site Two is currently zoned Multi-Family 3, and is also owned by the City. The City purchased the site with the intention of developing an affordable housing development in the downtown where services and jobs are available. Site Two is in close proximity to Amberwalk, an existing affordable housing complex, suggesting that affordable housing is appropriate and supported by the neighborhood. The site is currently served by infrastructure that can support additional residential development.

During the 2008-2014 planning period, Site Two was rezoned from Village Residential to Multi-Family 3 which requires a minimum density of 30 dwelling units per acre. If developed at approximately 100% of its development potential and at a density of 30 dwelling units per acre, Site Two could accommodate 180 new units. In addition to the zone change, the City also amended the Historic Murrieta Specific Plan to allow for residential development up to 30 dwelling units per acre on this parcel. The City will offer a density bonus incentive, development concessions, site improvement assistance, RDA and/or HOME funding when available and fast track processing to encourage the development of affordable units. Funding opportunities and development incentive opportunities will be prioritized for projects that include units for extremely low- and very-low income households.

Exhibit 7-2 illustrates the boundaries and location of Site Two, while Appendix A includes the specific parcels indentified as part of the site.

Exhibit 7-2: Site Two



7.3.2.C - TOD Overlay Program

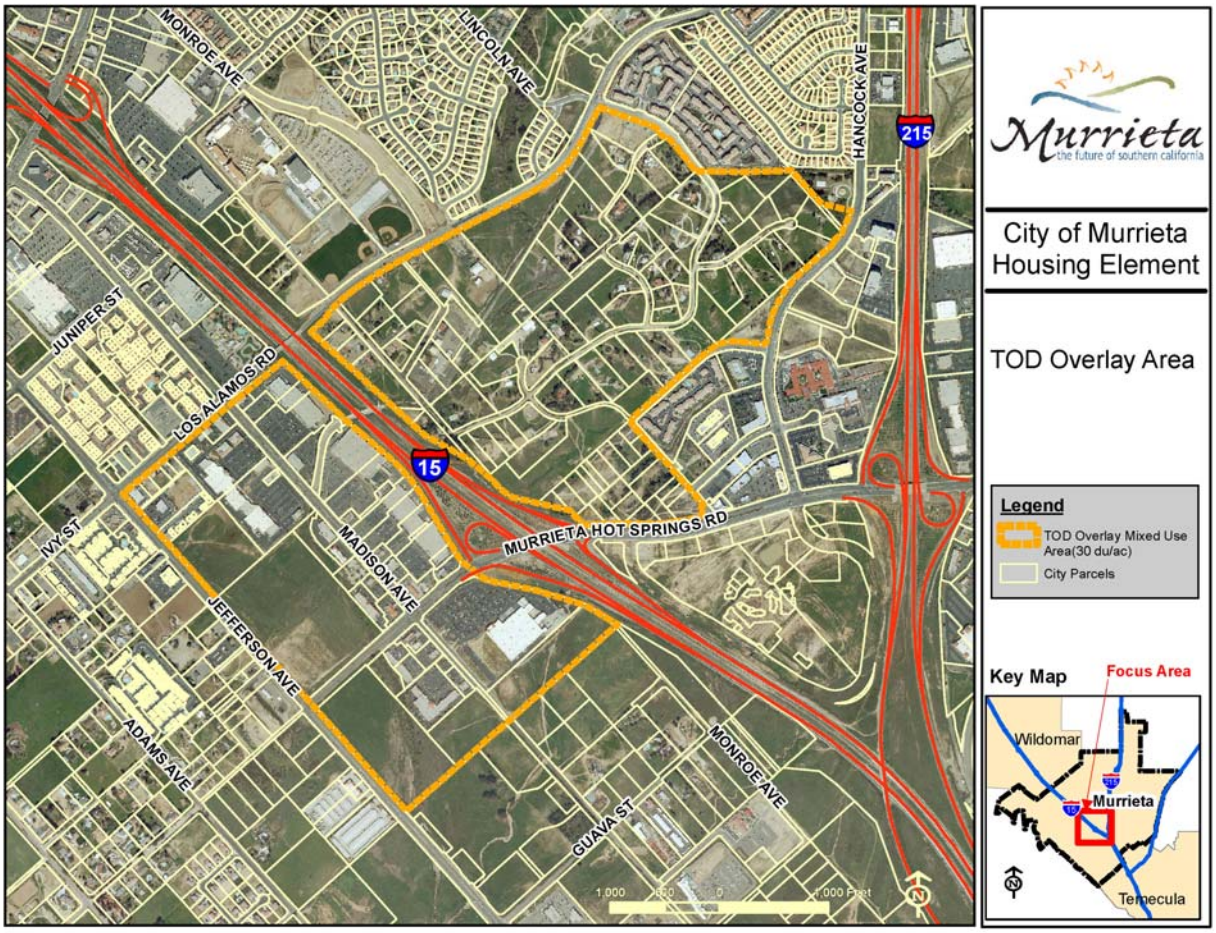
To accommodate a portion of the remaining low and very-low RHNA allocation, the City has established and implemented a new, "Transit Oriented Development (TOD) Overlay Program" to allow a mixture of residential and non-residential development in close proximity to transit. The TOD Overlay Program area has been established and consists of approximately 78 acres of land on either side of Interstate 15 (I-15). The area is bound by Los Alamos Road to the north, Jefferson Avenue to the west, Vista Murrieta and Hancock to the east, and is situated just north of Guava and Murrieta Hot Springs Road to the south. This area is also uniquely situated adjacent to the convergence of two freeways (I-15 and I-215) and along the route of the proposed High Speed Rail. The City is working with the cities of Temecula, Lake Elsinore, and Wildomar to establish Jefferson Avenue as a multi-modal transit corridor, to provide better connectivity and smart growth opportunities, including a mixture of residential and non-residential uses.

The parcels located to the west of I-15 include an older commercial district, which provides opportunities for redevelopment. The commercial buildings are showing their age and properties are not being utilized to their full potential. In addition, several vacant parcels, situated along Murrieta Hot Springs Road, a major east/west thoroughfare and a connection for I-15 and I-215, are ideal for TOD and high density housing. The area on the east side of I-15 is comprised of vacant and underutilized parcels that include a range of single-family home types, sizes, and ages. Development has been gradually encroaching around its perimeters, making this section no longer viable as a single-family rural area. The TOD Overlay Program will permit by right 30 dwelling units per acre, and if developed at 100% of its development potential could accommodate approximately 2,340 units.

The State has determined that most assisted housing developments utilizing State or federal financial resources include 50 to 150 units. As indicated in Action 1.6 of the Housing Plan, the City will provide incentives and technical assistance through the processing of subdivision or larger parcels located in the TOD Overlay Program area to facilitate development of a variety of housing types and affordability consistent with typical developments affordable to lower income households. The existing infrastructure from Jefferson Avenue and Los Alamos Road can support residential development. The City will offer a density bonus incentive, development concessions, site improvement assistance, HOME funding, when available, and fast track processing to encourage the development of affordable units. Funding opportunities and development incentive opportunities will be prioritized for projects that include units for extremely low- and very-low income households.

Exhibit 7-3 illustrates the boundaries and location of the TOD Overlay Program area.

Exhibit 7-3: TOD Overlay Program Area



7.4 - Summary of Available Sites

As shown in Table 7-3, the City is more than able to accommodate their 2014-2021 RHNA allocation of 1,573 units. Based on the permitted densities, vacant land zoned SF-1 and SF-2 and MU-3 can accommodate the City's above-moderate income RHNA allocation of 627 units. Similarly, vacant land zoned MF-2 can accommodate the City's moderate income RHNA allocation of 289 units. To accommodate their lower income RHNA, including the very low and low income allocations, totaling 657, the City has identified two opportunity sites that are zoned MF-3, permitting densities up to 30 dwelling units per acre. These two sites can accommodate approximately 242 units. Finally, the City has identified the TOD Overlay Program area, with permitted densities at 30 dwelling units per acre, to accommodate their remaining lower income RHNA allocation. The Program area can accommodate approximately 2,340 units.

Table 7-3: Accommodation of the RHNA

	Very Low/ Low	Moderate	Above Moderate	TOTAL
2014-2021 RHNA	**657**	**289**	**627**	**1,573**
Units Accommodated on vacant SF-1 and SF-2 zoned land	0	0	(425)	425
Units Accommodated on vacant MF-2 zoned land	0	(438)	0	438
Units Accommodated on vacant MU-3 zoned land	0	0	(780)	780
Units Accommodates on vacant MF-3 zoned	(242)	0	0	242
Units within the TOD Overlay Program area	(2,340)	0	0	2,340
Total remaining units	**0**[1]	**0**[1]	**0**[1]	**0**[1]

[1] While the number of units accommodated on MF-2 and MU-3 zoned land exceeds the City's RHNA allocation the City may not credit those units towards another income category unless the density is appropriate to accommodate those units. (i.e. although 1,205 units above moderate income are accommodated which is beyond the 627 RHNA allocation, the densities of the sites are not appropriate to accommodate the City's lower income RHNA.)

As shown in Table 7-3, the City is more than able to accommodate their remaining RHNA. Based on the sites identified, the City has shown a surplus of sites that can accommodate a total of 4,226 units; 2,653 units beyond their 2014-2021 RHNA allocation.

As discussed previously, the City of Murrieta has been successful in providing affordable housing within zoning designations that permit densities up to 18 units per acre. The City anticipates that creation of the MF-3 and TOD Overlay, which permit higher densities than ever previously allowed, will allow for the development of affordable housing to be more easily facilitated during the 2014-2021 planning period. The City recognizes that allowing for a variety of units in various areas at different densities is crucial to ensuring that affordable units are not concentrated in one specific area. It is also necessary to ensure that units of varying sizes, product types and styles can be developed. Based on the City's history of providing affordable units and the sites identified, the City has identified adequate opportunities for the production of affordable housing.

7.5 - Site Specific Constraints

7.5.1 - Environmental Constraints

Potential environmental constraints to future development of sites identified include the MSHCP and seismic and flooding hazards, which are addressed in the Non-Governmental Constraints Section of the Housing Element. Parcels identified in the Sites Inventory were compared with all hazards maps included in the City's Safety Element; none were found to be within areas that have development restrictions due to risk of damage from disasters (such as floods, wildfires, or seismic events). The sites inventoried have a land use designation which was determined based on surrounding land uses and has already examined potential environmental constraints. Aside from the constraints mentioned above, there are little additional constraints that would impede the development of new housing units in the future on the identified sites.

7.5.2 - Infrastructure

The City's five year Capital Improvement Plan has identified expenditures of City funds used for public improvement projects, including infrastructure. The City understands that improvements can be achieved with a comprehensive approach that includes reviewing infrastructure plans for each application for discretionary approval of General Plan amendments, tentative parcel or tentative tract maps, or development proposals that includes extension of an existing street or construction of a new street. The City requires that project applications for new development be reviewed for adequate infrastructure. Applications are evaluated on a case-by-case basis to ensure there is the capacity to service new developments. Infrastructure requirements and costs are also discussed in the Non-Governmental Constraints Section of the Housing Element.

7.6 - Resources

7.6.1 - Financial Resources

A variety of Federal, State, and local programs are available to create and/or maintain rental and purchase affordability for lower income households and for persons with special needs. These programs are also available to other jurisdictions for potential acquisition, subsidy, or replacement of units at-risk. In previous years, the primary source of funds for affordable housing activities in Cypress was from the Redevelopment Agency housing set-aside fund. The 2008-2014 Housing Plan identified the following programs as reliant on RDA set-aside funds:

- General Plan Review
- First Time Homebuyer Program
- Land/Property Acquisition Program
- Lot Consolidation Program
- Housing for ELI Households Program
- Monitor Affordable Units
- Purchase Land Covenants
- Riverside County Partnership Program
- Density Bonus Ordinance

- Fee Subsidies Program
- Incentives for Large Multi-Family Units
- Residential Development Standards

On Dec. 29, 2011, the California Supreme Court ruled to uphold ABx1 26, which dissolved all redevelopment agencies (RDAs) in the State. A companion bill, ABx1 27, which would have allowed the RDAs to continue to exist, was also declared invalid by the court. The court's decision required that all RDAs within California be eliminated no later than February 1, 2012. In January of 2012, City of Murrieta Redevelopment Agency was dissolved. The City created and selected the Murrieta Housing Authority to be the Successor Agency responsible for all enforceable obligations owed.

The City previously relied on estimated redevelopment housing set-aside revenues ranging from $1.8 to $2 million annually to support the development of affordable housing and the implementation of programs outlined in the Housing Plan. For the 2014-2021 planning cycle, the City is investigating new funding sources to utilize to continue administering its existing programs.

The following summarizes financial resources available to the City, private, and non-profit parties to preserve/create housing that is affordable. Programs that may be of use in Murrieta are listed below. Information related to these programs will be updated annually and made available by the City of Murrieta.

7.6.2 - Federal Programs

- **Community Development Block Grant Program (CDBG)** – This program is available and can be used to enhance and preserve the City's affordable housing stock. Funds are applied for through Riverside County. Eligible activities include acquisition, rehabilitation, economic development, and public services. CDBG grants benefit primarily households with incomes not exceeding 80 percent of the County area median income.

- **Home Investment Partnership (HOME)** - Murrieta does not receive HOME funds directly from the Federal government. However, Murrieta can apply for HOME funds through the State of California's annual NOFA. Affordable rental housing projects in Murrieta can apply for HOME funds through the County of Riverside annual NOFA. HOME funds are used to assist low income (80% AMI) households.

- **Section 8 Rental Assistance Program** – This program provides rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.

- **Section 811/202 Program** – Non-profit organizations and consumer cooperatives are eligible to receive no interest capital advances from HUD for the construction of very low-income rental housing for senior citizens and disabled persons. Project-based assistance is also provided in conjunction with this program. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

- **Emergency Shelter Grant (ESG) Program** Funds emergency shelters, services and transitional housing for homeless individuals and families.

- **Neighborhood Stabilization Program (NSP) Funds** - Provide funds to purchase abandoned and foreclosed homes and residential property.

- **Housing Opportunities for Persons with AIDS (HOPWA)** - HOPWA is an entitlement grant distributed to the largest jurisdiction in each county. HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs. These include, but are not limited to, the acquisition, rehabilitation, or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness. HOPWA funds also may be used for health care and mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living, and other supportive services.

- **Supportive Housing Program** - Provides funding to develop supportive housing and services that will allow homeless persons to live as independently as possible. Grants under the Supportive Housing Program are awarded through a national competition held annually.

- **Choice Neighborhoods Grants** - Funds to address distressed neighborhoods and public and assisted projects to transform them into viable and sustainable mixed-income neighborhoods by linking housing improvements with appropriate services, schools, public assets, transportation, and access to jobs. Planning grants and implementation grants are available.

7.6.3 - State Programs

- **California Housing Finance Agency (CalHFA)** – CalHFA sells tax exempt bonds for below market rate loans to first-time homebuyers. The program operates through participating lenders who originate loans for CalHFA purchase.

- **Low-Income Housing Tax Credits (LIHTC)** – Tax credits available to individuals and corporations that invest in low-income rental housing. Tax credits sold to people with high tax liability, and proceeds are used to create housing.

- **Building Equity and Growth in Neighborhoods (BEGIN)** - Grants to cities to provide down payment assistance (up to $30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions.

- **Cal Home** - Grants to cities and non-profit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects.

- **Multifamily Housing Program (MHP)** – Deferred payment loans for new construction, rehabilitation, and preservation of rental housing. Administered by HCD.

- **Transit-Oriented Development Housing Program** - Under the program, low-interest loans are available as gap financing for rental housing developments that include

affordable units, and as mortgage assistance for homeownership developments. In addition, grants are available to cities, counties, and transit agencies for infrastructure improvements necessary for the development of specified housing developments, or to facilitate connections between these developments and the transit station.

- **Infill Incentive Grant Program** - Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) to facilitate infill housing development. One funding round annually.

- **Infill Infrastructure Grant Program (IIG)** - Provides grants for infrastructure construction and rehabilitation to support higher-density affordable and mixed-income housing in infill locations.

- **Multifamily Housing Program** - Provides funding for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing. Projects are not eligible if construction has commenced as of the application date, or if they are receiving 9% federal low income housing tax credits. Eligible costs include the cost of child care, after-school care and social service facilities integrally linked to the assisted housing units; real property acquisition; refinancing to retain affordable rents; necessary onsite and offsite improvements; reasonable fees and consulting costs; and capitalized reserves.

- **Predevelopment Loan Program (PDLP)** - Provides predevelopment capital to finance the start of low income housing projects.

- **CalHFA Mental Health Services Act Funds** - Jointly administered by the California Department of Mental Health and the California Housing Finance Agency on behalf of counties, the Program offers permanent financing and capitalized operating subsidies for the development of permanent supportive housing, including both rental and shared housing, to serve persons with serious mental illness and their families who are homeless or at risk of homelessness. MHSA Housing Program funds will be allocated for the development, acquisition, construction, and/or rehabilitation of permanent supportive housing.

- **CalHFA New Issue Bond Program (NIBP)** - Provides affordable housing bond funding to CalHFA and other housing finance agencies. This funding allows developers to secure a source of affordable financing in the marketplace which otherwise could not be obtained.

- **Golden State Acquisition Fund (GSAF)** - Affordable Housing Innovation Program (AHIP): provides loans for developers through a nonprofit fund manager to provide quick acquisition financing for the development or preservation of affordable housing.

- **Emergency Housing and Assistance Program Operating Facility Grants (EHAP)** - Provides operating facility grants for emergency shelters, transitional housing projects, and supportive services for homeless individuals and families.

- **Emergency Housing and Assistance Program Capital Development (EHAPCD)** - Funds capital development activities for emergency shelters, transitional housing, and

safe havens that provide shelter and supportive services for homeless individuals and families.

- **Emergency Solutions Grant (ESG) Program** - Funds projects that serve homeless individuals and families with supportive services, emergency shelter/transitional housing, assisting persons at risk of becoming homeless with homelessness prevention assistance, and providing permanent housing to the homeless population. The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 places new emphasis on assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

7.6.4 - Local Programs

- **Riverside County Mortgage Credit Certificate Program (MCC)** – Income tax credits available to first-time homebuyers for the purchase of new or existing single-family housing. Local agencies make certificates available.

- **Riverside County Mortgage Revenue Bond** – Bonds used to finance the development of multifamily housing for lower- and moderate-income households.

- **Home Improvement Grant** – Run by Riverside County, funding is available for exterior and/or interior repairs and improvements costing up to $10,000 for homeowners that are over age 62, or households where the head of household or spouse are handicapped or disabled.

7.6.5 - Administrative Resources

- **City of Murrieta Planning Department** – The primary responsibility of the Planning Department is the long-range planning and physical development of the City to promote livability and appearance. The department ensures the City's viability through enforcement of land use, construction, health, safety, and environmental regulations. This involves land use and development standards, building codes, economic vitality, and adherence to the General Plan. It is also responsible for the administration of the General Plan and implementation of the Zoning Ordinance and Specific Plans.

- **City of Murrieta Housing Authority** – The Housing Authority is responsible for the City's redevelopment, and affordable housing activities. Staff manages the CDBG, and HOME funds, and is active in filing grant applications and administration of funds made available for City programs. The Authority is also responsible for projects involving affordable housing development through new construction and acquisition/rehabilitation, when funding is available.

Progress Report

Section 8

The Progress Report reviews the previous Housing Element's programs, objectives, and actions that were to be implemented during the previous planning period. The City of Murrieta 2008-2014 Housing Element identified five goals to be implemented during the previous planning period. Each goal has specific policies that were to be achieved in order to facilitate the construction of affordable housing and to maintain the existing affordable housing stock. Each policy has specific actions and quantified objectives that were to be implemented to accomplish the goal of the program. Each of the actions and objectives had a timeframe for completion along with a responsible agency to monitor the program.

The accomplishments are listed on the right column of the table and display the progress, effectiveness, and appropriateness of the program. Pursuant to Government Code Section 65588 local governments shall review their Housing Element and evaluate the following:

1) The progress of the City or County in implementation of the housing element.

2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.

3) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal.

The following table reviews the continued progress in implementation, the effectiveness of the Housing Element, and the appropriateness of the City's housing goals since 2006. Table 8-1 provides a summary of housing programs that have been achieved, partially achieved or not achieved.

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Goal 1: Provide adequate housing opportunities throughout the City of Murrieta.	
Program	**Accomplishments**
Action 1.1 – General Plan Review **Objective:** Complete a General Plan update and continue to review the Zoning Code for inconsistencies and standards that may prevent the development of affordable housing.	**Effectiveness:** On July 19, 2011, the Murrieta City Council voted to adopt General Plan 2035 and certify the Final Environmental Impact Report, as well as adopt the Climate Action Plan. The General Plan 2035, made significant changes to simplify the land use designations, reducing the number of designations that allow residential uses from eight to four. In late 2012, the City initiated an update of the Zoning Code to ensure consistency with the new General Plan. Due to staffing reductions in the Community Development Department, a comprehensive Zoning Code update is in process, but has not been completed. **Appropriateness:** The City anticipates that Staff will be able to effectively implement this program during the planning period. For the 2014-2021 planning period, the City will continue to review the General Plan and Zoning Code periodically to maintain consistency and ensure that development standards do not prevent or constrain the development of housing for all income levels. This program will be included in the 2014-2021 Housing Element
Action 1.2 – Land Use Database **Objective:** Provide information on development opportunities to interested developers online, at City Hall and in other public places.	**Effectiveness:** The City maintains and regularly updates an inventory of available and potential development opportunity areas. City Staff is prepared to assist interested developers with information on development opportunity sites and the City has a history of providing City-owned land for the development of new affordable units. In 2008, the City purchased a 2 acre site at the corner of Jefferson Avenue and Juniper Avenue known as "Monte Vista II" for approximately $1.3 million. This development is the extension of the existing Monte Vista project, an affordable housing complex with 64 deed restricted units. Construction was initiated in 2011 to develop 40 rental units, all affordable to moderate and low income households. Monte Vista II was officially opened in February 2013. **Appropriateness:** The City was able to effectively implement this program during the planning period. For the 2014-2021 planning period, the City will continue to provide information on development opportunities to interested developers at City Hall and in other public places. This program will be included in the 2014-2021 Housing Element

Goal 1: Provide adequate housing opportunities throughout the City of Murrieta.	
Program	**Accomplishments**
Action 1.3– First-Time Home Buyer Assistance Program **Objective:** The City will also establish the program and provide information at City Hall, on the City's website and in other public places to increase awareness. Assist 10 units during the planning period.	**Effectiveness:** The City was able to establish a first-time homebuyer assistance program in 2010 and administered $20,000 loans to 6 households in fiscal year 2010-2011. With the dissolution of the Murrieta Redevelopment Agency in January 2012, funding for this program was suspended. As the City has created and identified the Murrieta Housing Authority as the successor agency to the RDA, the Housing Authority will be responsible for the continuation of the program, should funding become available. It is possible that as the initial 6 loans are repaid to the City, that this funding may be available to assist additional households, however a number of the households assisted are in the process of foreclosure, meaning that the City's funds may not be recovered. The City continues to seek new funding sources for the program. **Appropriateness:** While this program will be included in the 2014-2021 Housing Element the program will be administered based on funds available. It is the City's hope that as the economy improves, having this program in place will allow Staff to easily begin accepting applications when funding is available. This program will be included in the 2014-2021 Housing Element
Action 1.4– Land and Property Acquisition Program **Objective:** Allocate $4.8 million in set aside funds to purchase three properties totaling 10.09 acres of land in order to construct 302 affordable units.	**Effectiveness:** In 2008, the City purchased a 2 acre site at the corner of Jefferson Avenue and Juniper Avenue known as "Monte Vista II" for approximately $1.3 million. This development is the extension of the existing Monte Vista project, an affordable housing complex with 64 deed restricted units. Construction was initiated in 2011 to develop 40 rental units, all affordable to moderate and low income households. Earlier in the planning period, the City also closed on a 6.2 acre property on Adams Avenue using $3.5 million in redevelopment set-aside funds. Development of this parcel has not occurred. The City was able to achieve its goal of acquiring 10.9 acres of land for the purposes of facilitating the development of new affordable units. **Appropriateness:** While this program will be included in the 2014-2021 Housing Element the program will be administered based on funds available. As the City has created and identified the Murrieta Housing Authority as the successor agency to the RDA, the Housing Authority will be responsible for the continuation of the program. It is the City's hope that as the economy improves having this program in place will allow Staff to purchase sites when funding is available. This program will be included in the 2014-2021 Housing Element

Goal 1: Provide adequate housing opportunities throughout the City of Murrieta.	
Program	**Accomplishments**
Action 1.5 - Lot Consolidation Program **Objective:** The City will promote the program at City Hall, on its website and will evaluate requests for funding on a case by case basis.	**Effectiveness:** The City has not to date had an application or a request from a developer to consolidate lots for the purposes of creating a larger development. The City has historically offered development incentives for projects that include affordable units and will continue to offer these incentives for projects requiring lot consolidation actions. On a case-by-case basis the City does review projects and provides project assistance to developments that include affordable units, when funding is available. **Appropriateness:** The City recognizes the importance of offering incentives to encourage lot consolidation and will continue to provide incentives when feasible. The City will continue to provide information on this program to developers with applicable projects. While funding is limited, the City recognizes the importance of maintaining this program, which will allow Staff to easily administer funds as they become available. This program will be included in the 2014-2021 Housing Element.
Action 1.6 – Large Sites Program **Objective:** The City will promote the program at City Hall, on its website and will evaluate requests for funding on a case by case basis. Monitor the program bi-annually.	**Effectiveness:** The City has not to date had an application or a request from a developer to subdivide larger parcels for the purposes of developing new residential units affordable to lower income households. The City has historically offered development incentives for projects that include affordable units and will continue to offer these incentives for projects requiring the subdivision of larger parcels. The City currently monitors the number of large sites available to be developed for a variety of income groups to determine the effectiveness of the program. **Appropriateness:** As there remain a number of larger parcels (>15 acres) located in the TOD Overlay Program area, which is identified as a housing opportunity area, the City will continue to provide incentives, when feasible, to assist with subdivision to facilitate and encourage the development of a variety of housing opportunities. While funding is limited, the City recognizes the importance of maintaining this program, which will allow them to easily administer funds as they become available. This program will be included in the 2014-2021 Housing Element.

Goal 1: Provide adequate housing opportunities throughout the City of Murrieta.	
Program	**Accomplishments**
Action 1.7 – Housing for Extremely Low Income Families **Objectives:** The City will promote the program at City Hall, on its website and will evaluate requests for funding on a case by case basis.	**Effectiveness:** Throughout the planning period, the City has continued to apply for State and Federal funds for direct support of low-income housing construction and rehabilitation. The former Redevelopment Agency, newly created Murrieta Housing Authority have continued to monitor and access potential funding sources, including CDBG and HOME funds. The City currently provides information on their website and at City Hall on applicable programs and assistance available through the City, County and State. **Appropriateness:** The City recognizes the importance of providing direct support of low-income housing construction and rehabilitation. The City will continue to provide information on available programs and funding opportunities to residents on City website and at City Hall. This program will be included in the 2014-2021 Housing Element.

Goal 2: Conserve and enhance the quality of existing housing and residential neighborhoods.	
Program	**Accomplishments**
Action 2.1 –Property Maintenance Enforcement **Objective:** Maintain the quality of the existing housing stock by addressing code violations as they are reported. Refer eligible property owners to Riverside County programs if property maintenance funding is needed.	**Effectiveness:** The Police Department operates the Code Enforcement Program. Code enforcement officers inspect residences to make sure they are in compliance with the California Building Code and the City's Municipal Code. If tenants complain about maintenance problems, Code Enforcement will investigate the complaint and send violation notices if necessary. As the majority of the residential units in the City were constructed after 1980, the code enforcement violations reported are often minor and do not result in major health and safety violations. The City's program has successfully brought cited residential units into compliance with City codes. **Appropriateness:** This program will increase in its effectiveness in the future as the age of the housing stock increases. The City will continue to use the Code Enforcement Program to regulate property maintenance and compliance with the California Building Code and the City's Municipal Code. This program will be included in the 2014-2021 Housing Element.

Goal 2: Conserve and enhance the quality of existing housing and residential neighborhoods.	
Program	**Accomplishments**
Action 2.2 – Monitor Affordable Units **Objective:** Maintain a list of affordable units throughout the City including affordability information to ensure property owners are compliant with deed restrictions and to preserve affordable units.	**Effectiveness:** The City currently has a number of deed restricted units throughout the City. As shown in the Housing Profile section, the existing complexes with covenants will remain affordable until after 2050. The City maintains compliance with AB 987 and publishes a table annually with information on affordable units that exist in the City. **Appropriateness:** The City maintains a number of affordable units through existing deed restrictions. No units are at-risk of conversion to market rate during the 2014-2021 planning period. An inventory of affordable units will be kept up-to-date by the Murrieta Housing Authority to monitor affordable units throughout the planning period and update the list with new deed restricted properties that are developed during the planning period. This program will be included in the 2014-2021 Housing Element.
Action 2.3– Purchase Housing Covenants **Objective:** The City will budget $200,000-300,000 during the planning period to allow for the creation of 10 affordable units within the planning period.	**Effectiveness:** With the dissolution of the City's Redevelopment Agency and the taking of RDA funds, the City had limited funding available to accomplish the objectives of this program. Therefore the City was unable to meet its planned objective to purchase convents to create 10 new affordable units during the 2008-2014 planning period. **Appropriateness:** The City recognizes that purchasing covenants is an ideal method for the creation of new affordable units, without requiring new construction. Currently, funding for this program is limited; however the City recognizes the importance of maintaining this program, which will allow them to easily administer funds as they become available. The City will continue to discuss the potential for conversion of units from market rate to affordable with property owners whenever possible to identify future opportunities. This program will be included in the 2014-2021 Housing Element.

Goal 2: Conserve and enhance the quality of existing housing and residential neighborhoods.	
Program	**Accomplishments**
Action 2.4 –Neighborhood Stabilization Program **Objective:** Support local organizations to ensure their continued ability to provide services to residents.	**Effectiveness:** When necessary the City provides letters of support for participating organizations such as: Habitat for Humanity and the Housing Authority of Riverside to ensure that these organizations have funding to assist the City with foreclosure property rehabilitation and the resale of units to moderate and low-income homebuyers. **Appropriateness:** While the number of foreclosed priorities in the City has lessened, the Neighborhood Stabilization Program continues to offer funds to purchase and redevelop foreclosed and abandoned homes and residential properties to stabilize existing neighborhoods. The City will continue to offer their support in any way possible to participating organizations to ensure funding is available to assist the City with foreclosure property rehabilitation and the resale of units to moderate and low-income homebuyers. This program will be included in the 2014-2021 Housing Element.
Action 2.5– Energy Efficient Design **Objective**: Apply for $881,500 in funding to focus on energy efficiency and sustainability in the General Plan update.	**Effectiveness:** On an ongoing basis the City reviews applicable ordinances and recommends changes to encourage energy efficient housing design and practices that are consistent with state regulations. In October 2009, the City applied for $881,500 in Energy Efficiency Community Development Block Grant (EECDBG) money and was awarded the full amount to assist with the General Plan update. As part of the 2035 General Plan update the City prepared a Healthy Community Element and addressed energy efficiency through the required Elements. **Appropriateness:** The City recognizes the importance of encouraging energy efficient design, particularly in the design of new residential units for lower income households. The City will continue to encourage maximum utilization of Federal, State, and local government programs, such as the County of Riverside Home Weatherization Program, that assist homeowners in providing energy conservation measures. Staff will provide information on available programs and funding opportunities to residents on City website and at City Hall. This program will be included in the 2014-2021 Housing Element.

Goal 2: Conserve and enhance the quality of existing housing and residential neighborhoods.	
Program	**Accomplishments**
Action 2.6 – Riverside County Partnership Program **Objective:** Increase resident awareness about housing programs offered by the County by providing information at City Hall and on the City's website.	**Effectiveness:** The City currently offers information on their website and on City Hall on housing programs offered by the City, the County of Riverside Housing Authority, and other local housing service providers. **Appropriateness:** The County offers a variety of housing assistance programs that can supplement the City's current housing programs. Consequently, the City will continue to provide information on programs offered by the County on the City website, at City Hall, and in other public places. This program will be included in the 2014-2021 Housing Element.

Goal 3: Minimize the impact of governmental constraints on housing production and affordability.	
Program	**Accomplishments**
Action 3.1 – Density Bonus Ordinance **Objective**: Provide information about such incentives at City Hall, on the City's website and in other public places to increase awareness. Encourage the construction of 10 units over the planning period.	**Effectiveness:** Section 16.20 of the Development Code provides for density bonuses pursuant to the provisions of State law. In late 2012, the City completed a review of the density bonus provisions and on October 15, 2013, the City Council adopted an updated ordinance. The updates completed ensure that the City is in compliance with State law. City staff has made the Code provisions readily available to those developers seeking a density bonus and actively supports these bonuses when they are in compliance with the State law and the Development Code. In 2010, the City Council approved a 10 percent density bonus, for the Monte Vista II project, allowing four more units to complete the planned 40 unit development. **Appropriateness:** The City recognizes the importance of offering incentives like the density bonus incentive and will continue to provide this incentive in the future. The City will continue to provide information on this program to developers with applicable projects. While funding is limited, the City recognizes the importance of maintaining this program, which will allow them to easily administer funds as they become available. This program will be included in the 2014-2021 Housing Element

Goal 3: Minimize the impact of governmental constraints on housing production and affordability.	
Program	**Accomplishments**
Action 3.2 – Permit Processing Time **Objective:** Provide information about permit streamlining at City Hall, on the City's website and in other public places to increase awareness.	**Effectiveness:** Throughout the planning period, the City offered and promoted streamlined development processing, prioritizing the review of projects that include affordable units. Staff continuously facilitates inter-departmental collaboration to ensure that the application process is as efficient as possible. **Appropriateness:** The City recognizes the importance of providing a streamlined review process and approving residential projects as quickly as possible to minimize funds lost due to schedule delays. This program will be included in the 2014-2021 Housing Element.
Action 3.3 – Fee Subsidies for Extremely Low-Income Households **Objective:** Provide information about fee subsidies for residential development that includes units for extremely low income units at City Hall, on the City's website and in other public places to increase awareness.	**Effectiveness:** In 2006, the City of Murrieta conditioned two developers proposing within the redevelopment area to provide 15 percent of the units constructed to be set-aside as affordable, 18 for very low- and 22 for moderate-income, for a total of 40 affordable units. These developments had portions of their development fees waived. Later in the planning period the City worked with Affirmed Housing to construct 40 affordable units in the new Monte Vista II project. To achieve 100 percent affordability the City provided the land worth more than $1.3 million for the development and subsidized fees to make development feasible. **Appropriateness:** The City recognizes the importance of offering incentives including fee subsidies to encourage the development of housing for extremely low income households and will continue to provide incentives when feasible. The City will continue to provide information on this program to developers with applicable projects. While funding is limited, the City recognizes the significance of maintaining this program, which will allow Staff to easily administer funds as they become available. This program will be included in the 2014-2021 Housing Element.

Goal 3: Minimize the impact of governmental constraints on housing production and affordability.	
Program	**Accomplishments**
Action 3.4 – Incentives for Large Multifamily Units **Objective:** Aim to construct 16 multifamily rental units with three or more bedrooms in the planning period.	**Effectiveness:** In 2008, the City purchased a 2 acre site at the corner of Jefferson Avenue and Juniper Avenue for approximately $1.3 million, to develop a new residential project called "Monte Vista II". This development is the extension of the existing Monte Vista project, an affordable housing complex with 64 deed restricted units. Construction was initiated in 2011 to develop 40 rental units, all affordable to moderate and low income households. The project includes 4 units with 3 bedrooms and 16 units with 4 bedrooms. The City achieved its objective to construct 16 units for large families during the planning period. **Appropriateness:** Large renter households continue to be a prominent special needs group in the City, as identified in Chapter 5, *Housing Needs*. The City will continue to provide incentives, when feasible, to encourage developers to provide units with three or more bedrooms. While funding is limited, the City recognizes the importance of maintaining this program, which will allow them to easily administer funds as they become available. This program will be included in the 2014-2021 Housing Element.

Goal 3: Minimize the impact of governmental constraints on housing production and affordability.	
Program	**Accomplishments**
Action 3.5 – Residential Development Standards **Objectives:** Review development standards to identify constraints and remove or offset constraints where possible.	**Effectiveness:** On July 19, 2011, the Murrieta City Council voted to adopt General Plan 2035. The General Plan 2035, made significant changes to simplify the land use designations, reducing the number of designations that allow residential uses from eight to four. In late 2012 the City initiated an update of the Zoning Code to ensure consistency with the new General Plan. Due to staffing reductions in the Community Development Department, a comprehensive Zoning Code update is in process, but has not been completed or adopted. As part of the Zoning Code update Staff committed to review the residential development standards to identify potential constraints to the development of affordable housing and housing for special groups such as disabled individuals. Specific standards focused on include: lot coverage, parking requirements and minimum parcel size. In general the City is flexible and committed to the provision of affordable units, even if development standard modifications are required. During the planning period, the City worked with Affirmed Housing Group to develop Monte Vista II, a multifamily development with 40 affordable units. To achieve additional affordable units the City allowed modifications for on-site circulation and access as well as reduced parking standards. **Appropriateness:** The City recognizes the importance of reviewing their development standards on a regular basis and seeking input from developers to identify potential constraints to the development affordable housing. The City will continue to review their standards and address any standards that may be identified in the 2014-2021 Housing Element. This program will be included in the 2014-2021 Housing Element.
Action 3.6 – Second Unit Ordinance **Objective:** Construct 5 units over the planning period.	**Effectiveness:** In March of 2013, a revised version of the City's second unit ordinance was presented to the City Council for adoption. The update to the City's existing ordinance ensures that the City is compliance with State law. During the 2008-2014 planning period, the City continued to provide for second units in R-1 zones with an appropriate lot area. Since 2006, 18 second unit developments were approved, an average of 3 per year, which surpasses the City's goal of 5 new units during the planning period. **Appropriateness:** The City recognizes second units as an affordable housing option and will continue to allow for second units to be constructed. This program will be included in the 2014-2021 Housing Element.

Goal 3: Minimize the impact of governmental constraints on housing production and affordability.	
Program	**Accomplishments**
Action 3.7 – Water and Sewer Service Providers **Objective:** Ensure that water and sewer providers are aware of the City's intentions for residential development throughout the City.	**Effectiveness:** Following the certification and adoption of the 2008-2014 Housing Element the City submitted the final draft to the appropriate water and sewer service providers. **Appropriateness:** As required by State law, the City will submit the final 2014-2021 Housing Element to local water and sewer providers for their review and input. This program will be included in the 2014-2021 Housing Element.
Action 3.8 - Flood Management **Objective:** Ensure that flood risks are considered when making land use decisions	**Effectiveness:** In accordance with Government Code Section 65302, as part of the recent General Plan update the City revised the Conservation and Safety Elements to take into account potential flood risks based on updates to the Land Use Element. Specifically, the City has updated the Conservation Element to identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and storm water management. Additionally, the Safety Element has been updated to include information regarding flood hazards and establishes a set of comprehensive goals, policies, and objectives for the protection of Murrieta residents from the unreasonable risks of flooding. **Appropriateness:** As the City recently completed a General Plan update in 2011, and the Safety and Conservation Elements were appropriately revised, this action is no longer necessary. This program will not be included in the 2014-2021 Housing Element.

Goal 4: Promote equal housing opportunity for all residents.	
Program	**Accomplishments**
Action 4.1 – Reasonable Accommodation **Objective:** Provide information about reasonable accommodation at City Hall, on the City's website and in other public places to increase awareness.	**Effectiveness:** On October 15, 2013, the City Council adopted an ordinance establishing a reasonable accommodation procedure to address existing constraints to the provision of accommodations for persons with disabilities. The City is committed to assisting residents in need of reasonable accommodation and will continue to direct eligible residents to apply for applicable funds through the Riverside County including the Home Repair Loan Program (HRLP) and Senior Home Repair Grant (SHRG). The HRLP provides one-time loans to qualified low-income homeowners to repair or improve the quality of their homes. The loan is designed to address health and safety issues, Housing Quality Standards (HQS) and improve substandard living conditions within the scope of eligible program repairs. The SHRG Program provides one-time grants to qualified very low-income senior homeowners (62 years or older) or very low-income persons with disabilities of any age to repair or improve their homes within the scope of eligible program repairs. The grant requires that repairs address health and safety issues and handicapped accessibility improvements exclusively. **Appropriateness:** The City has effectively implemented this program within the 2008-2014 planning period. Due to staffing restrictions, the timeframe was pushed back from the goal date; however, the program is in place and will be advertised by the end of the planning period. For the 2014-2021 planning period the City will continue to partner with the County of Riverside and will promote the adopted reasonable accommodation procedures on the City website and at City Hall.

Goal 4: Promote equal housing opportunity for all residents.	
Program	**Accomplishments**
Action 4.2 – Fair Housing **Objective:** Cooperate as needed with the Fair Housing Council of Riverside County, Inc., to mediate housing issues involving Murrieta residents. Provide information about tenant and landlord housing rights at City Hall, on the City's website and in other public places to increase awareness.	**Effectiveness:** The City maintains an active partnership with the Riverside County Fair Housing Council. The City provides information to residents on the process to file complaints with the Fair Housing Council to eliminate housing discrimination. Throughout the planning period the City has made pamphlets available at City Hall regarding information about fair housing as provided by the Fair Housing Council. With the elimination of the Redevelopment Agency, the Murrieta Housing Authority has been identified to maintain the City's relationship with the Fair Housing Council and will continue to provide information about tenant and landlord housing rights offered. The Housing Authority will work cooperatively with the Fair Housing Council to actively pursue any complaints of housing discrimination within the City. **Appropriateness:** The City will continue to be involved with the Fair Housing Council to eliminate housing discrimination and distribute information to the public about how they can report housing discrimination. This program will be included in the 2014-2021 Housing Element.
Action 4.3– Homeless Assistance Program **Objective:** Provide referrals to the appropriate organizations.	**Effectiveness:** During the 2008-2014 planning period, approximately 2 homeless individuals were identified in the City. Throughout the planning period, City continued to assist local nonprofit organizations that have expertise in assisting homeless persons and families to apply for funding from the Riverside County CDBG program. Currently, organizations apply to the City and the City is responsible for reviewing applications and recommending specific organizations receive funding. During the planning period the following organizations located in Murrieta were assisted: Boys and Girls Club - S.W. County, Domestic Violence Services, Community Food Pantry of Murrieta, Murrieta Rescue Mission, and the Women's Health Assistance Program. CDBG funds are critical for these organizations, allowing them to provide irreplaceable services to extremely low-income families in the community. **Appropriateness:** The newly formed Murrieta Housing Authority will be responsible for the CDBG application process and assisting organizations in successfully acquiring funding for the 2014-2021 planning period. The City will provide information on the City website and will continue to partner with local agencies to make sure that the proper services are available for extremely low income residents. This program will be included in the 2014-2021 Housing Element.

Goal 4: Promote equal housing opportunity for all residents.	
Program	**Accomplishments**
Action 4.4 – Foreclosure Prevention Program **Objective:** Provide information on the City's website, at City Hall and in other public places regarding organizations and programs that address how to prevent and address foreclosure if it does occur.	**Effectiveness:** Through the County of Riverside Housing Authority and the Fair Housing Council of Riverside County, the City provides residents with foreclosure counseling services. The Fair Housing Council holds workshops once a month at various locations throughout the region for homeowners that are struggling to afford their mortgage payments and are at risk of foreclosure. Homeowners are advised to bring specific financial materials (i.e. tax returns and pay stubs) so that a counselor can assist them personally. **Appropriateness:** While the number of foreclosed properties and households in need of foreclosure services has drastically declined since 2008, this program offers a valuable service and important information to households that are struggling to afford their home payments. The City will continue to promote available counseling services and will provide this information on the City's website and at City Hall. This program will be included in the 2014-2021 Housing Element.

Goal 5: Identify adequate sites to achieve housing variety.	
Program	**Accomplishments**
Action 5.1 – Ensure Adequate Sites to Accommodate Allocated Regional Housing Growth **Objective:** Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development. Make the vacant and underutilized residential sites inventory available on the City's website to non-profit and for-profit housing developers.	**Effectiveness:** Due to funding reductions and staff cutbacks the City was unable to complete the Zoning Code amendments in the time specified in the Housing Plan. In late 2012, the City initiated implementation of the proposed TOD overlay, including development standards to facilitate the development of a variety of housing types at densities appropriate to accommodate lower income housing construction. The City also established a new Multiple-Family 3 zone that allows residential development at 30 dwelling units per acre. Both the MF-3 zone and the TOD overlay were adopted by the City Council on October 15, 2013. **Appropriateness:** The City will continue to make available appropriate sites to accommodate their RHNA allocation. As adequate sites, with appropriate zoning to encourage and facilitate the development of a variety of housing opportunities, are available for the 2014-2021 planning period, and no rezoning is required, the City will modify the program to focus on maintaining their sites inventory and providing information to interested developers. This program will be included in the 2014-2021 Housing Element.
Action 5.2 – Provide Emergency and Transitional Housing **Objective:** Ensure that the housing need of all residents is met by providing opportunities for transitional housing, emergency shelters and SRO units to be accommodated within the City.	**Effectiveness:** Due to funding reductions and staff cutbacks the City was unable to complete the Zoning Code amendments in the time specified in the Housing Plan. In late 2012, the City drafted an ordinance amending the Zoning Code to allow emergency shelters in the Business Park (BP) Zone by right without any other discretionary permit required. The City also amended the Zoning Ordinance to allow transitional and supportive housing as a residential use, subject to the same requirements that apply to other residential uses in that same zone. This ordinance was adopted by the City Council on October 15, 2013. **Appropriateness:** As the City has completed the required rezoning to ensure that emergency and transitional housing opportunities are permitted, this program will be included in the 2014-2021 Housing Element as a program to monitor available sites.

Table 8-1: Summary of Housing Program Provisions and Achievement			
Program/Objective	Achieved	Partially Achieved	Not Achieved
Goal 1. Increased opportunities for affordable housing			
1.1. General Plan Review	X		
1.2. Land Use Database	X		
1.3. First Time Home Buyer Assistance		X	
1.4. Land and Property Acquisition	X		
1.5. Lot Consolidation	X		
1.6. Large Sites	X		
1.7. Housing for ELI Families	X		
Goal 2. Conservation of the City's existing housing stock			
2.1. Property Maintenance Enforcement	X		
2.2. Monitor Affordable Units	X		
2.3. Purchase Housing Covenants		X	
2.4. Neighborhood Stabilization Program	X		
2.5. Energy Efficient Design	X		
2.6. Riverside County Partnership	X		
Goal 3. Removal of constraints to the construction of affordable housing			
3.1. Density Bonus Ordinance	X		
3.2. Permit Processing Time	X		
3.3. Fee Subsidies	X		
3.4. Incentives for Large Multifamily Units	X		
3.5. Residential Development Standards	X		
3.6. Second Unit Ordinance	X		
3.7. Water and Sewer Providers	X		
3.8. Flood Management	X		
Goal 4. Equal housing opportunity			
4.1. Reasonable Accommodation	X		
4.2. Fair Housing	X		
4.3. Homeless Assistance	X		
4.4. Foreclosure Prevention	X		
Goal 5. Identification of adequate sites to achieve a variety and diversity of housing			
5.1. Adequate Sites to Accommodate the RHNA	X		
5.2. Emergency and Transitional Housing	X		

Appendix A: Parcel Specific Inventory

Appendix A provides supplemental data for the Housing Resources section. Included are tables providing detailed information about the vacant sites inventory for vacant residentially zoned sites and parcels included in the TOD Overlay Program area. In addition, Exhibit A-1 provides a map showing the vacant residentially zoned land appropriate to accommodate the City's moderate and above-moderate income RHNA and its location in the City. Exhibit A-2 provides a map showing the vacant residentially zoned land appropriate to accommodate the City's low and very-low income RHNA and its location in the City.

Table A-1: Inventory of Vacant Sites Zoned SF-1

Single Family-1 (SF-1)								
ID	APN	ACRES	ZONING	Z_ABBREV	DENSITY	UNIT CAPACITY	CURRENT USE	WATER/SEWER
1	384260020	4.4	Single-Family 1, Residential	SF-1	2.1-5 du/ac	18	Vacant	EMWD
2	384260030	4.2	Single-Family 1, Residential	SF-1	2.1-5 du/ac	17	Vacant	EMWD
4	906140049	4.7	Single-Family 1, Residential	SF-1	2.1-5 du/ac	19	Vacant	WMWD
5	906140070	9.2	Single-Family 1, Residential	SF-1	2.1-5 du/ac	37	Vacant	WMWD
6	910080001	4.9	Single-Family 1, Residential	SF-1	2.1-5 du/ac	20	Vacant	EMWD
7	910080002	1.0	Single-Family 1, Residential	SF-1	2.1-5 du/ac	4	Vacant	EMWD
8	910080003	1.3	Single-Family 1, Residential	SF-1	2.1-5 du/ac	5	Vacant	EMWD
9	910080004	0.6	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
10	910080005	1.0	Single-Family 1, Residential	SF-1	2.1-5 du/ac	4	Vacant	EMWD
11	910080006	1.0	Single-Family 1, Residential	SF-1	2.1-5 du/ac	4	Vacant	EMWD
12	910080007	1.0	Single-Family 1, Residential	SF-1	2.1-5 du/ac	4	Vacant	EMWD
13	910080008	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
14	910080009	0.3	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
15	910080010	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
16	910080011	0.2	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
17	910080012	0.2	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
18	910080013	0.3	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
19	910080014	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
20	910080015	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
21	910080016	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
22	910080017	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
23	910080018	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
24	910080019	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
25	910080020	0.3	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
26	910080021	1.8	Single-Family 1, Residential	SF-1	2.1-5 du/ac	7	Vacant	EMWD
27	910080022	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
28	910080023	0.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	2	Vacant	EMWD
29	910080024	0.9	Single-Family 1, Residential	SF-1	2.1-5 du/ac	4	Vacant	EMWD
31	916241015	5.2	Single-Family 1, Residential	SF-1	2.1-5 du/ac	21	Vacant	EMWD
32	916241016	1.0	Single-Family 1, Residential	SF-1	2.1-5 du/ac	4	Vacant	EMWD
33	948210005	2.4	Single-Family 1, Residential	SF-1	2.1-5 du/ac	10	Vacant	EMWD
34	948210007	2.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	10	Vacant	EMWD
35	949130016	2.5	Single-Family 1, Residential	SF-1	2.1-5 du/ac	10	Vacant	EMWD
36	949130017	5.0	Single-Family 1, Residential	SF-1	2.1-5 du/ac	20	Vacant	EMWD
37	949130018	2.1	Single-Family 1, Residential	SF-1	2.1-5 du/ac	8	Vacant	EMWD
38	949130019	3.0	Single-Family 1, Residential	SF-1	2.1-5 du/ac	12	Vacant	EMWD
39	949130020	2.7	Single-Family 1, Residential	SF-1	2.1-5 du/ac	11	Vacant	EMWD
40	949130021	2.9	Single-Family 1, Residential	SF-1	2.1-5 du/ac	11	Vacant	EMWD
41	949130055	0.2	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
42	949130056	0.2	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
43	949130057	0.3	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
44	949130058	1.3	Single-Family 1, Residential	SF-1	2.1-5 du/ac	5	Vacant	EMWD
45	949130062	0.3	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
46	949130064	0.3	Single-Family 1, Residential	SF-1	2.1-5 du/ac	1	Vacant	EMWD
47	949130066	1.7	Single-Family 1, Residential	SF-1	2.1-5 du/ac	7	Vacant	EMWD
TOTAL		76.0				304		

Table A-2: Inventory of Vacant Sites Zoned SF-2

Single Family-2 (SF-2)							
ID	APN	ACRES	ZONING	DENSITY	UNIT CAPACITY	CURRENT USE	WATER/SEWER
48	916070019	1.3	Single-Family 2, Residential	5.1-10 du/ac	11	Vacant	EMWD
49	910100001	13.7	Single-Family 2, Residential	5.1-10 du/ac	110	Vacant	EMWD
TOTAL		15.1			121		

Table A-3: Inventory of Vacant Sites Zoned MF-1

Multifamily Residential-1 (MF-1)							
ID	APN	ACRES	ZONING	DENSITY	UNIT CAPACITY	CURRENT USE	WATER/SEWER
50	908360004	6.1	Multi-Family 1, Residential	10-15 du/ac	73	Vacant	EMWD
51	906020013	4.9	Multi-Family 1, Residential	10-15 du/ac	59	Vacant	WMWD
52	906020086	4.5	Multi-Family 1, Residential	10-15 du/ac	54	Vacant	WMWD
53	906020012	4.9	Multi-Family 1, Residential	10-15 du/ac	59	Vacant	WMWD
TOTAL		20.4			244		

Table A-4: Inventory of Vacant Sites Zoned MF-2

Multifamily Residential-2 (MF-2)							
ID	APN	ACRES	ZONING	DENSITY	UNIT CAPACITY	CURRENT USE	WATER/SEWER
54	910430006	5.5	Multi-Family 2, Residential	15-18 du/ac	80	Vacant	EMWD
55	913160040	10.1	Multi-Family 2, Residential	15-18 du/ac	146	Vacant	EMWD
56	949090026	7.6	Multi-Family 2, Residential	15-18 du/ac	109	Vacant	WMWD
57	949090035	7.1	Multi-Family 2, Residential	15-18 du/ac	103	Vacant	WMWD
TOTAL		30.4			438		

Table A-5: Inventory of Vacant Sites Zoned MU-3

Mixed Use-3 (MU-3)							
ID	APN	ACRES	ZONING	DENSITY	UNIT CAPACITY	CURRENT USE	WATER/SEWER
58	392290010	5.7	Multiple Use, Area 3	15-18 du/ac	41	Vacant	EMWD
59	392290011	1.9	Multiple Use, Area 3	15-18 du/ac	14	Vacant	EMWD
60	392290015	4.7	Multiple Use, Area 3	15-18 du/ac	34	Vacant	EMWD
61	392290022	5.6	Multiple Use, Area 3	15-18 du/ac	40	Vacant	EMWD
62	392380069	2.4	Multiple Use, Area 3	15-18 du/ac	18	Vacant	EMWD
63	906040015	3.3	Multiple Use, Area 3	15-18 du/ac	24	Vacant	WMWD
64	906040021	0.8	Multiple Use, Area 3	15-18 du/ac	6	Vacant	WMWD
65	906040026	4.9	Multiple Use, Area 3	15-18 du/ac	35	Vacant	WMWD
66	906040091	0.7	Multiple Use, Area 3	15-18 du/ac	5	Vacant	WMWD
67	906040092	2.5	Multiple Use, Area 3	15-18 du/ac	18	Vacant	WMWD
68	906040093	2.2	Multiple Use, Area 3	15-18 du/ac	16	Vacant	WMWD
69	906040094	1.4	Multiple Use, Area 3	15-18 du/ac	10	Vacant	WMWD
70	906040095	2.6	Multiple Use, Area 3	15-18 du/ac	19	Vacant	WMWD
71	906060049	0.2	Multiple Use, Area 3	15-18 du/ac	2	Vacant	WMWD
72	906070092	3.9	Multiple Use, Area 3	15-18 du/ac	28	Vacant	WMWD
73	906070093	0.6	Multiple Use, Area 3	15-18 du/ac	4	Vacant	WMWD
74	909020048	0.8	Multiple Use, Area 3	15-18 du/ac	6	Vacant	WMWD
75	909040001	0.8	Multiple Use, Area 3	15-18 du/ac	6	Vacant	WMWD
76	909040002	0.2	Multiple Use, Area 3	15-18 du/ac	2	Vacant	WMWD
77	909040020	0.5	Multiple Use, Area 3	15-18 du/ac	3	Vacant	WMWD
78	909170004	0.6	Multiple Use, Area 3	15-18 du/ac	4	Vacant	WMWD
79	909170005	0.8	Multiple Use, Area 3	15-18 du/ac	6	Vacant	WMWD
80	909170006	0.3	Multiple Use, Area 3	15-18 du/ac	2	Vacant	WMWD
81	909170007	26.8	Multiple Use, Area 3	15-18 du/ac	193	Vacant	WMWD
82	909170008	1.0	Multiple Use, Area 3	15-18 du/ac	7	Vacant	WMWD
83	909170009	0.2	Multiple Use, Area 3	15-18 du/ac	1	Vacant	WMWD
84	909170012	1.8	Multiple Use, Area 3	15-18 du/ac	13	Vacant	WMWD
85	909170013	2.1	Multiple Use, Area 3	15-18 du/ac	15	Vacant	WMWD
86	909170014	1.7	Multiple Use, Area 3	15-18 du/ac	12	Vacant	WMWD
87	909170015	2.7	Multiple Use, Area 3	15-18 du/ac	20	Vacant	WMWD
88	913210032	2.8	Multiple Use, Area 3	15-18 du/ac	20	Vacant	EMWD
89	949110008	1.7	Multiple Use, Area 3	15-18 du/ac	12	Vacant	WMWD
90	949110009	1.7	Multiple Use, Area 3	15-18 du/ac	12	Vacant	WMWD
91	949110010	1.7	Multiple Use, Area 3	15-18 du/ac	12	Vacant	WMWD
92	949110011	1.6	Multiple Use, Area 3	15-18 du/ac	12	Vacant	WMWD
93	949110035	5.7	Multiple Use, Area 3	15-18 du/ac	41	Vacant	WMWD
94	949110036	6.6	Multiple Use, Area 3	15-18 du/ac	48	Vacant	WMWD
95	949220057	0.4	Multiple Use, Area 3	15-18 du/ac	3	Vacant	EMWD
96	949670009	2.2	Multiple Use, Area 3	15-18 du/ac	16	Vacant	EMWD
TOTAL		108.3			780		

Table A-6: Inventory of Vacant Sites Zoned MF-3

ID	APN	ACRES	PROPOSED ZONING	DENSITY	UNIT CAPACITY	CURRENT USE	WATER/ SEWER	FLOOD/ FAULT
SITE ONE								
1	909-030-032	1.05	Multi-Family 3, Residential	30 du/ac	31	Vacant	WMWD	No/Yes
1	909-030-033	1.04	Multi-Family 3, Residential	30 du/ac	31	Vacant	WMWD	No/Yes
Subtotal		2.09			62			
SITE TWO								
2	906-080-018	6.00	Multi-Family 3, Residential	30 du/ac	180	Vacant	WMWD	No/Yes
Subtotal		6.00			180			
TOTAL		**8.09**			**242**			

Table A-7: Inventory of Sites in TOD Overlay Program Area

APN	ACRES	UNDERLYING ZONING	UNIT CAPACITY	EXISTING USE/STRUCTURE		WATER/ SEWER	FLOOD/ FAULT
949-230-021	1.26	Civic/Institutional	0	Vacant	Flood Channel	WMWD	NO/NO
949-210-071	2.06	Community Commercial	62	Business and Underutilized	Retail	WMWD	NO/NO
910-410-008	4.71	Community Commercial	141	Business and Underutilized	Retail	WMWD	NO/NO
910-140-074	19.02	Community Commercial	571	Business and Underutilized	Retail	WMWD	NO/NO
949-670-002	1.35	Community Commercial	41	Business and Underutilized	Retail	WMWD	NO/NO
910-410-002	0.98	Community Commercial	29	Business and Underutilized	Retail	WMWD	NO/NO
910-410-006	0.37	Community Commercial	11	Business and Underutilized	Retail	WMWD	NO/NO
910-410-004	0.77	Community Commercial	23	Business and Underutilized	Retail	WMWD	NO/NO
949-670-003	0.96	Community Commercial	29	Business and Underutilized	Retail	WMWD	NO/NO
949-210-058	2.13	Community Commercial	64	Business and Underutilized	Retail	WMWD	NO/NO
949-670-004	1.42	Community Commercial	43	Business and Underutilized	Retail	WMWD	NO/NO
949-670-006	1.08	Community Commercial	32	Business and Underutilized	Retail	WMWD	NO/NO
949-210-070	2.21	Community Commercial	66	Business and Underutilized	Retail	WMWD	NO/NO
910-410-003	1.09	Community Commercial	33	Business and Underutilized	Retail	WMWD	NO/NO
949-670-005	0.69	Community Commercial	21	Business and Underutilized	Retail	WMWD	NO/NO
949-670-007	0.84	Community Commercial	25	Business and Underutilized	Retail	WMWD	NO/NO
910-410-001	1.02	Community Commercial	31	Business and Underutilized	Retail	WMWD	NO/NO
949-210-059	5.30	Community Commercial	159	Business and Underutilized	Retail	WMWD	NO/NO
910-410-007	0.78	Community Commercial	23	Business and Underutilized	Retail	WMWD	NO/NO
949-210-072	0.52	Community Commercial	16	Business and Underutilized	Retail	WMWD	NO/NO
949-180-034	2.30	Community Commercial	69	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-670-008	1.63	Community Commercial	49	Vacant	Vacant	WMWD	NO/NO
910-140-044	10.21	Community Commercial	306	Vacant	Vacant	WMWD	NO/NO
910-410-011	17.99	Community Commercial	540	Vacant	Vacant	WMWD	NO/NO

APN	ACRES	UNDERLYING ZONING	UNIT CAPACITY	EXISTING USE/STRUCTURE		WATER/ SEWER	FLOOD/ FAULT
949-180-007	1.96	Community Commercial	59	Vacant	Vacant	EMWD	NO/NO
910-410-009	6.07	Community Commercial	182	Vacant	Vacant	WMWD	NO/NO
949-180-036	2.23	Community Commercial	67	Vacant	Vacant	EMWD	NO/NO
910-410-005	1.46	Community Commercial	44	Vacant	Vacant	WMWD	NO/NO
949-220-048	9.03	Multi-Family 2	271	Vacant	Vacant	WMWD	NO/NO
949-200-025	2.51	Multiple Use 1	75	Underutilized	Mobile Home	EMWD	NO/NO
949-200-013	1.77	Multiple Use 1	53	Underutilized	Storage Yard	EMWD	NO/NO
949-200-011	0.93	Multiple Use 1	28	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-180-021	0.99	Multiple Use 1	30	Residential Underutilized	SF Home	EMWD	NO/NO
949-180-018	0.92	Multiple Use 1	28	Residential Underutilized	SF Home	EMWD	NO/NO
949-190-021	2.42	Multiple Use 1	73	Residential Underutilized	SF Home	EMWD	NO/NO
949-180-011	2.38	Multiple Use 1	71	Residential Underutilized	SF Home	EMWD	NO/NO
949-180-024	1.90	Multiple Use 1	57	Residential Underutilized	SF Home	EMWD	NO/NO
949-180-012	2.39	Multiple Use 1	72	Residential Underutilized	SF Home	EMWD	NO/NO
949-180-015	1.49	Multiple Use 1	45	Residential Underutilized	SF Home	EMWD	NO/NO
949-170-030	1.31	Multiple Use 1	39	Residential Underutilized	SF Home	EMWD	NO/NO
949-170-016	2.03	Multiple Use 1	61	Residential Underutilized	SF Home	EMWD	NO/NO
949-200-017	2.58	Multiple Use 1	77	Residential Underutilized	SF Home	EMWD	NO/NO
949-180-016	0.81	Multiple Use 1	24	Residential Underutilized	SF Home	EMWD	NO/NO
949-180-025	2.37	Multiple Use 1	71	Residential Underutilized	SF Home	EMWD	NO/NO
949-180-014	2.18	Multiple Use 1	65	Residential Underutilized	SF Home	EMWD	NO/NO
949-170-015	1.56	Multiple Use 1	47	Residential Underutilized	SF Home	EMWD	NO/NO
949-190-020	2.35	Multiple Use 1	71	Residential Underutilized	SF Home	EMWD	NO/NO
949-170-017	2.00	Multiple Use 1	60	Residential Underutilized	SF Home	EMWD	NO/NO
949-200-018	9.25	Multiple Use 1	278	Residential Underutilized	Metal Building	EMWD	NO/NO

APN	ACRES	UNDERLYING ZONING	UNIT CAPACITY	EXISTING USE/STRUCTURE		WATER/ SEWER	FLOOD/ FAULT
949-180-020	1.04	Multiple Use 1	31	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-180-023	2.35	Multiple Use 1	71	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-190-010	3.66	Multiple Use 1	110	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-200-010	1.20	Multiple Use 1	36	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-210-022	1.40	Multiple Use 1	42	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-170-036	3.17	Multiple Use 1	95	Residential Underutilized	Vacant	EMWD	NO/NO
949-190-002	2.28	Multiple Use 1	68	Residential Underutilized	Metal Building	EMWD	NO/NO
949-200-023	2.13	Multiple Use 1	64	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-190-023	2.27	Multiple Use 1	68	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-180-022	1.18	Multiple Use 1	35	Residential Underutilized	SF Home	EMWD	NO/NO
949-190-008	2.45	Multiple Use 1	74	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-200-027	0.87	Multiple Use 1	26	Vacant	Vacant	EMWD	NO/NO
949-170-035	1.91	Multiple Use 1	57	Underutilized	Mobile Home	EMWD	NO/NO
949-200-029	2.87	Multiple Use 1	86	Underutilized	Vacant	EMWD	NO/NO
949-200-012	1.11	Multiple Use 1	33	Underutilized	Mobile Home	EMWD	NO/NO
949-180-019	0.90	Multiple Use 1	27	Underutilized	SF Home	EMWD	NO/NO
949-190-018	2.18	Multiple Use 1	65	Underutilized	SF Home	EMWD	NO/NO
949-200-020	4.83	Multiple Use 1	145	Underutilized	Metal Building	EMWD	NO/NO
949-180-010	2.27	Multiple Use 1	68	Underutilized	Mobile Home	EMWD	NO/NO
949-200-019	0.45	Multiple Use 1	14	Underutilized	Metal Building	EMWD	NO/NO
949-200-028	1.39	Multiple Use 1	42	Underutilized	Mobile Home	EMWD	NO/NO
949-190-007	2.40	Multiple Use 1	72	Underutilized	SF Home	EMWD	NO/NO
949-200-022	2.07	Multiple Use 1	62	Underutilized	Mobile Home	EMWD	NO/NO
949-210-019	1.16	Multiple Use 1	35	Underutilized	Mobile Home	EMWD	NO/NO
949-210-018	1.00	Multiple Use 1	30	Underutilized	Mobile Home	EMWD	NO/NO
949-190-009	2.16	Multiple Use 1	65	Underutilized	Mobile Home	EMWD	NO/NO

APN	ACRES	UNDERLYING ZONING	UNIT CAPACITY	EXISTING USE/STRUCTURE		WATER/ SEWER	FLOOD/ FAULT
949-180-029	0.93	Multiple Use 1	28	Underutilized	Mobile Home	EMWD	NO/NO
949-190-004	2.35	Multiple Use 1	71	Underutilized	Mobile Home	EMWD	NO/NO
949-190-006	1.96	Multiple Use 1	59	Underutilized	Mobile Home	EMWD	NO/NO
949-190-001	2.25	Multiple Use 1	68	Underutilized	SF Home	EMWD	NO/NO
949-200-014	2.05	Multiple Use 1	62	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-210-020	3.35	Multiple Use 1	101	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-190-019	2.22	Multiple Use 1	67	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-200-009	1.38	Multiple Use 1	41	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-180-026	2.17	Multiple Use 1	65	Residential Underutilized	SF Home	EMWD	NO/NO
949-190-005	2.43	Multiple Use 1	73	Residential Underutilized	SF Home	EMWD	NO/NO
949-180-017	0.84	Multiple Use 1	25	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-190-022	2.28	Multiple Use 1	68	Residential Underutilized	Mobile Home	EMWD	NO/NO
949-210-017	1.01	Multiple Use 1	30	Vacant	Vacant	EMWD	NO/NO
949-190-012	1.37	Multiple Use 1	41	Vacant	Vacant	EMWD	NO/NO
949-180-013	2.44	Multiple Use 1	73	Vacant	Vacant	EMWD	NO/NO
949-190-017	9.18	Multiple Use 1	275	Vacant	Vacant	EMWD	NO/NO
949-190-015	1.82	Multiple Use 1	55	Vacant	Vacant	EMWD	NO/NO
949-180-006	2.02	Multiple Use 1	61	Vacant	Vacant	EMWD	NO/NO
949-170-014	2.44	Multiple Use 1	73	Vacant	Vacant	EMWD	NO/NO
949-190-003	2.48	Multiple Use 1	74	Vacant	Vacant	EMWD	NO/NO
949-190-016	2.68	Multiple Use 1	80	Vacant	Vacant	EMWD	NO/NO
949-200-024	2.88	Multiple Use 1	86	Vacant	Vacant	EMWD	NO/NO
949-170-025	2.26	Multiple Use 1	68	Vacant	Vacant	EMWD	NO/NO
949-190-013	0.90	Multiple Use 1	27	Vacant	Vacant	EMWD	NO/NO
949-190-024	2.19	Multiple Use 1	66	Vacant	Vacant	EMWD	NO/NO

APN	ACRES	UNDERLYING ZONING	UNIT CAPACITY	EXISTING USE/STRUCTURE		WATER/ SEWER	FLOOD/ FAULT
949-210-021	0.44	Multiple Use 1	13	Vacant	Shed	EMWD	NO/NO
949-200-026	2.33	Multiple Use 1	70	Vacant	Vacant	EMWD	NO/NO
949-180-030	0.96	Multiple Use 1	29	Vacant	Vacant	EMWD	NO/NO
949-200-021	9.59	Multiple Use 1	288	Vacant	Vacant	EMWD	NO/NO
949-190-014	0.91	Multiple Use 1	27	Vacant	Vacant	EMWD	NO/NO
949-170-013	2.52	Multiple Use 1	76	Vacant	Vacant	EMWD	NO/NO
949-180-031	1.13	Multiple Use 1	34	Vacant	Vacant	EMWD	NO/NO
949-180-028	2.09	Multiple Use 1	63	Vacant	Vacant	EMWD	NO/NO
949-190-011	0.91	Multiple Use 1	27	Vacant	Vacant	EMWD	NO/NO
949-200-006	1.67	Multiple Use 1	50	Vacant	Vacant	EMWD	NO/NO
949-220-055	3.21	Multiple Use 3	96	Business and Underutilized	Retail	WMWD	NO/NO
949-220-054	7.43	Multiple Use 3	223	Business	Retail	WMWD	NO/NO
949-220-053	0.21	Multiple Use 3	6	Business	Retail	WMWD	NO/NO
949-220-047	0.73	Multiple Use 3	22	Business and Underutilized	Retail	WMWD	NO/NO
949-220-050	9.16	Multiple Use 3	275	Business	Retail	WMWD	NO/NO
949-220-026	1.39	Multiple Use 3	42	Business	Retail	WMWD	NO/NO
949-224-015	0.01	Multiple Use 3	0	Business	Office	WMWD	NO/NO
949-224-018	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-002	0.02	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-009	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-008	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-006	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-016	0.02	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-019	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-004	0.02	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-001	0.02	Multiple Use 3	1	Business	Office	WMWD	NO/NO

APN	ACRES	UNDERLYING ZONING	UNIT CAPACITY	EXISTING USE/STRUCTURE		WATER/ SEWER	FLOOD/ FAULT
949-224-011	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-013	0.02	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-007	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-003	0.02	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-010	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-017	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-012	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-021	1.95	Multiple Use 3	59	Business	Office	WMWD	NO/NO
949-220-051	0.24	Multiple Use 3	7	Business	Bank	WMWD	NO/NO
949-224-005	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-224-014	0.02	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-220-031	0.34	Multiple Use 3	10	Residential and Underutilized	Office	WMWD	NO/NO
949-224-020	0.03	Multiple Use 3	1	Business	Office	WMWD	NO/NO
949-220-014	0.62	Multiple Use 3	19	Residential and Underutilized	Office	WMWD	NO/NO
949-220-032	0.37	Multiple Use 3	11	Residential and Underutilized	Barn	WMWD	NO/NO
949-220-056	0.16	Multiple Use 3	5	Vacant	Vacant	WMWD	NO/NO
949-670-009	26.82	Multiple Use 3	805	Vacant	Vacant	WMWD	NO/NO
949-220-013	0.48	Multiple Use 3	14	Vacant	Barn	WMWD	NO/NO
949-180-035	0.16	Open Space	5	Vacant	Vacant	EMWD	NO/NO
949-180-037	0.16	Open Space	5	Vacant	Vacant	EMWD	NO/NO
910-250-008	2.65	Professional Commercial	80	Vacant	Vacant	EMWD	NO/NO
949-230-026	2.28	Regional Commercial	68	Business and Underutilized	Retail	WMWD	NO/NO
949-240-034	1.86	Regional Commercial	56	Business and Underutilized	Retail	WMWD	NO/NO
949-240-031	0.58	Regional Commercial	17	Business and Underutilized	Retail	WMWD	NO/NO
949-240-028	0.80	Regional Commercial	24	Business and Underutilized	Retail	WMWD	NO/NO

APN	ACRES	UNDERLYING ZONING	UNIT CAPACITY	EXISTING USE/STRUCTURE		WATER/ SEWER	FLOOD/ FAULT
949-240-027	0.72	Regional Commercial	22	Business and Underutilized	Retail	WMWD	NO/NO
949-230-020	4.56	Regional Commercial	137	Business and Underutilized	Retail	WMWD	NO/NO
949-240-033	0.48	Regional Commercial	14	Business and Underutilized	Retail	WMWD	NO/NO
949-240-036	1.40	Regional Commercial	42	Business and Underutilized	Retail	WMWD	NO/NO
949-230-027	2.60	Regional Commercial	78	Business and Underutilized	Retail	WMWD	NO/NO
949-230-001	4.81	Regional Commercial	144	Business and Underutilized	Retail	WMWD	NO/NO
949-240-035	0.17	Regional Commercial	5	Business and Underutilized	Retail	WMWD	NO/NO
949-230-031	0.47	Regional Commercial	14	Business and Underutilized	Retail	WMWD	NO/NO
949-240-032	3.10	Regional Commercial	93	Business and Underutilized	Retail	WMWD	NO/NO
949-230-029	0.54	Regional Commercial	16	Business and Underutilized	Retail	WMWD	NO/NO
910-031-022	0.49	Regional Commercial	15	Vacant	Vacant	EMWD	NO/NO
910-031-024	1.03	Regional Commercial	31	Vacant	Vacant	EMWD	NO/NO
910-031-023	1.04	Regional Commercial	31	Vacant	Vacant	EMWD	NO/NO
910-031-002	0.51	Regional Commercial	15	Vacant	Vacant	EMWD	NO/NO
910-031-011	0.50	Regional Commercial	15	Vacant	Vacant	EMWD	NO/NO
910-031-003	0.99	Regional Commercial	30	Vacant	Vacant	EMWD	NO/NO
910-031-018	1.00	Regional Commercial	30	Vacant	Vacant	EMWD	NO/NO
910-031-006	0.50	Regional Commercial	15	Vacant	Vacant	EMWD	NO/NO
910-031-020	1.42	Regional Commercial	43	Vacant	Vacant	EMWD	NO/NO
910-031-004	1.01	Regional Commercial	30	Vacant	Vacant	EMWD	NO/NO
910-031-008	1.01	Regional Commercial	30	Vacant	Vacant	EMWD	NO/NO
910-031-001	0.50	Regional Commercial	15	Vacant	Vacant	EMWD	NO/NO
910-031-021	0.81	Regional Commercial	24	Vacant	Vacant	EMWD	NO/NO
910-031-017	1.00	Regional Commercial	30	Vacant	Vacant	EMWD	NO/NO
910-031-010	0.50	Regional Commercial	15	Vacant	Vacant	EMWD	NO/NO

APN	ACRES	UNDERLYING ZONING	UNIT CAPACITY	EXISTING USE/STRUCTURE		WATER/ SEWER	FLOOD/ FAULT
910-031-025	0.76	Regional Commercial	23	Vacant	Vacant	EMWD	NO/NO
910-031-015	0.94	Regional Commercial	28	Vacant	Vacant	EMWD	NO/NO
910-031-026	0.86	Regional Commercial	26	Vacant	Vacant	EMWD	NO/NO
910-031-009	2.03	Regional Commercial	61	Vacant	Vacant	EMWD	NO/NO
910-031-007	0.51	Regional Commercial	15	Vacant	Vacant	EMWD	NO/NO
910-031-005	0.99	Regional Commercial	30	Vacant	Vacant	EMWD	NO/NO
TOTAL	**78.0**		**2,340**				

* At least 50 percent of the remaining very low and low income need will be accommodated on sites designated exclusively for residential uses.

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Exhibit A-1: Sites to Accommodate the Moderate and Above Moderate RHNA Allocation

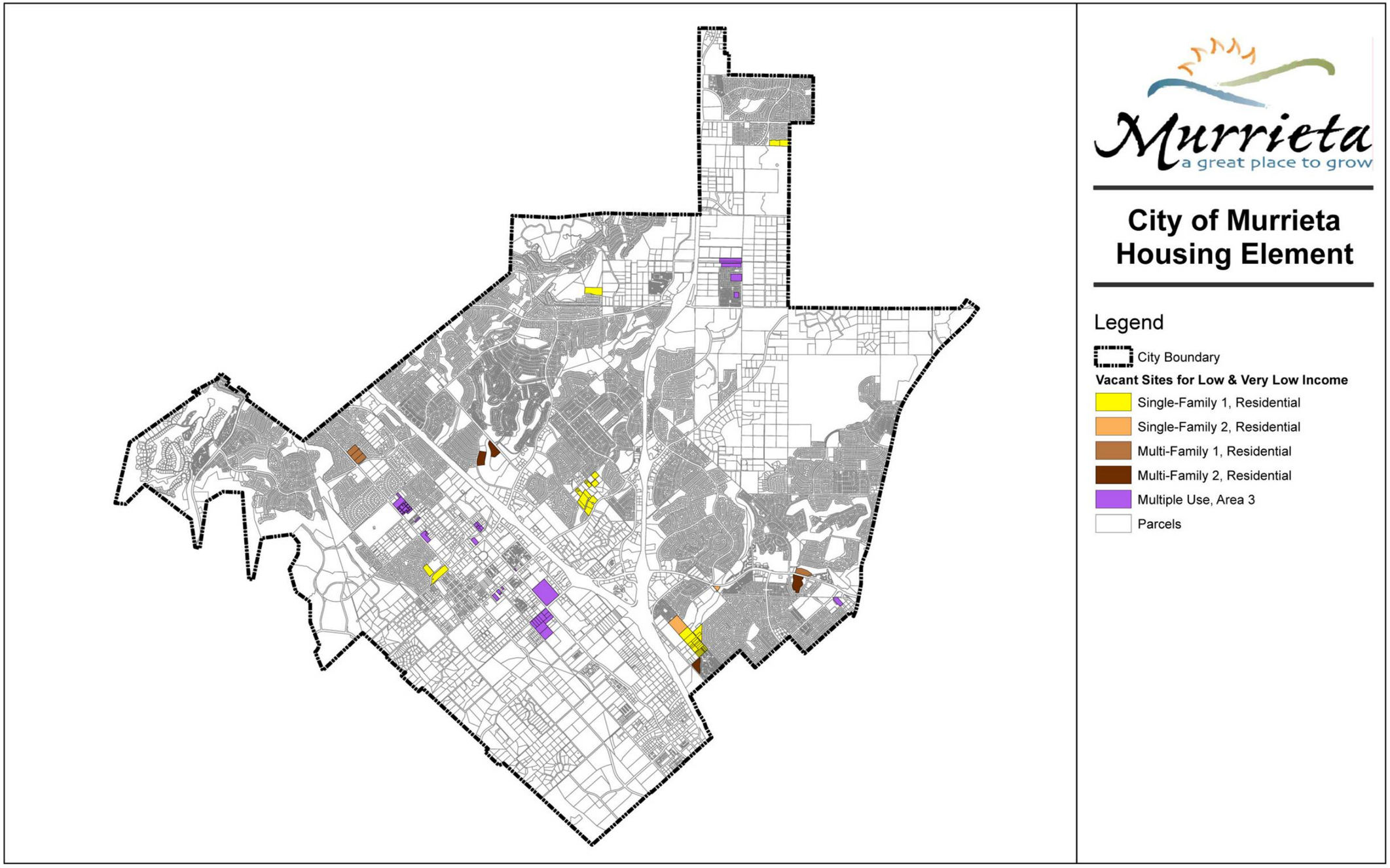

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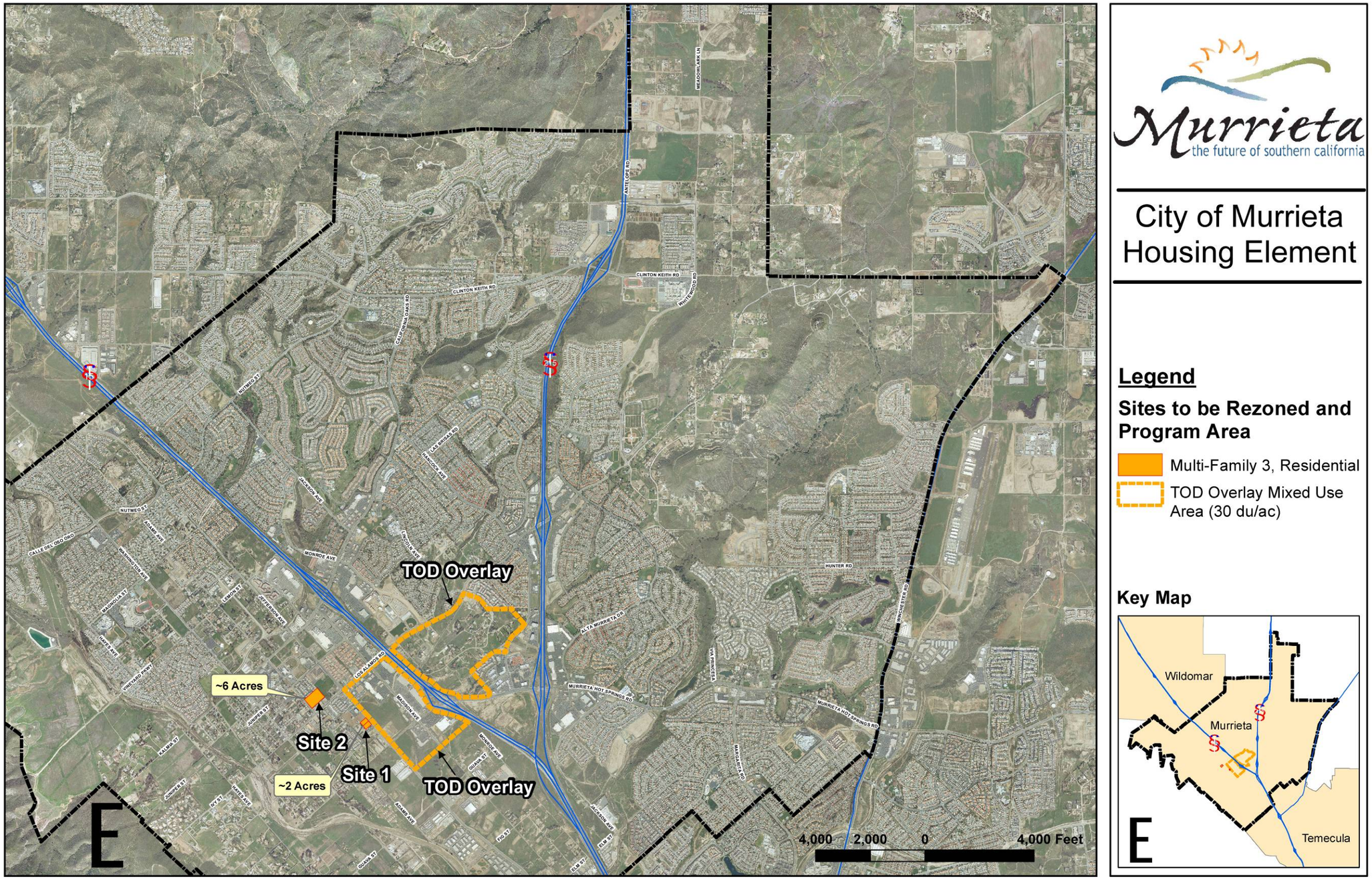
Exhibit A-2: Sites to Accommodate the Lower Income RHNA Allocation



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Appendix B: Housing Affordability

Appendix B includes a letter from Affirmed Housing Group (AHG) addressing densities appropriate to develop affordable housing in the City of Murrieta. AHG states that the current maximum density of 18 dwelling units allowed in the MF-2 and MU-3 zones is sufficient to build not only very low- and low-income units but also units for extremely low-income households. The Appendix also includes a sample pro forma that was completed for 36 multi-bedroom units on 2 acres of land in Downtown indicating that the organization will still make a profit by constructing at 18 dwelling units per acre.

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AFFIRMED HOUSING GROUP

tel 858.679.2828 • fax 858.679.9075 • web affirmedhous.rg.com

April 1, 2010

Dorothy Farmer
Senior Management Analyst
Community Development Department
City of Murrieta
24601 Jefferson Avenue
Murrieta, CA 92562

Re: Affordable Development Feasibility at 18DU/acre

Dear Dorothy:

Affirmed Housing Group (AHG), established in 1994, develops and owns affordable apartment communities throughout California. Our current portfolio includes 23 apartment communities and over 2,200 units, and we currently have more than 600 new units in the development pipeline. In 2005, we completed our 64 unit Monte Vista Apartments on Jefferson in Murrieta, and over the past two years we have been actively pursuing development of our second affordable project in Murrieta.

AHG has analyzed multiple sites in the general vicinity of Jefferson and Juniper, ranging in size from 2 – 6 acres. The attached proforma illustrates a potential development recently analyzed by AHG. Based on current property values, projects can be underwritten at the current multi-family zoning density standard of 18 dwelling units per acre, and do not necessarily require the 1.35 density bonus allowable by SB1818 to be financially viable.

To the extent property values do not increase significantly, the 18 DU/acre density will continue to be sufficient to allow for development of affordable apartments, and the available 1.35 density bonus will extend the viability of this density even with moderate increases in property acquisition costs. Significant increases in property costs will likely require an increase in per-unit contribution by the City. For developments on City owned property, affordable developments will remain viable at an 18DU/acre density.

Please do not hesitate to contact me if further clarification of this issue is needed.

Cordially,

Lindsay Quackenbush
Vice President of Development

13520 Evening Creek Drive North • Suite 360 • San Diego, California 92128

Proposed Family Apartments - 36 Units

9% + RDA +County + Land + Def Dev Fee

SOURCES

		Per Unit	Percent Total
Conventional Permanent Loan	$ 1,020,001	$ 28,333	9.6%
Murrieta RDA	$ 2,000,000	$ 55,556	18.9%
County of Riverside	$ 968,000	$ 26,889	9.2%
Low Income Housing Tax Credits	$ 5,268,882	$ 146,358	49.8%
City Land Contribution	$ 1,320,000	$ 36,667	12.5%
Deferred Developer Fee	$ -	$ -	0.0%
TOTAL SOURCES	**$ 10,576,883**	**$ 293,802**	100.0%

USES

Land Acquisition	$ 1,320,000	$ 36,667	12.5%
Demolition	$ -	$ -	0.0%
On & Off Site Work	$ 756,000	$ 21,000	7.1%
Direct Construction	$ 4,545,280	$ 126,258	43.0%
Construction & Soft Cost Contingency	$ 367,970	$ 10,221	3.5%
Architecture	$ 505,000	$ 14,028	4.8%
Civil Engineer	$ 350,000	$ 9,722	3.3%
Construction/predev. Loan Interest & Fees	$ 282,000	$ 7,833	2.7%
Site Security	$ 72,000	$ 2,000	0.7%
Capitalized Reserves	$ 89,633	$ 2,490	0.8%
Taxes & Insurance	$ 85,000	$ 2,361	0.8%
Escrow & Title	$ 20,000	$ 556	0.2%
Legal Fees	$ 40,000	$ 1,111	0.4%
Development Impact Fees & Permits	$ 828,000	$ 23,000	7.8%
Tax Credit Fees	$ 48,000	$ 1,333	0.5%
Environmental Consultants	$ -	$ -	0.0%
Misc. Soft Costs (Accounting, Appraisal, Furnishir	$ 93,000	$ 2,583	0.9%
Developer Fee	$ 1,175,000	$ 32,639	11.1%
TOTAL USES	**$ 10,576,883**	**$ 293,802**	100.0%

RDA contribution per affordable unit: $ 57,143

Tiebreaker 65.68%

INCOME

Type	Qty.	Subtotal	% AMI	Rental Income Gross	Net	Total
1BR	2		30%	$ 374	$ 328	$ 656
1BR	2		40%	$ 499	$ 453	$ 906
1BR	6		50%	$ 624	$ 578	$ 3,468
1BR	2	12	60%	$ 749	$ 703	$ 1,406
2BR	1		30%	$ 435	$ 376	$ 376
2BR	1		40%	$ 599	$ 540	$ 540
2BR	8		50%	$ 726	$ 667	$ 5,336
2BR	2		60%	$ 871	$ 812	$ 1,624
2BR Mgr	0	12	n/a	$ -	$ -	$ -
3BR	1		30%	$ 484	$ 412	$ 412
3 BR	1		40%	$ 692	$ 620	$ 620
3BR	4		50%	$ 806	$ 734	$ 2,936
3BR	6	12	60%	$ 968	$ 896	$ 5,376
TOTAL	**36**	36		**TOTAL**		**$ 23,656**

Annual Residential Income	$ 283,872
Other Income	$ 5,706
Vacancy	$ (14,479)
ANNUAL INCOME	**$ 275,099**

EXPENSES

	per unit	
General Admin. (security, office equip., accounting)	$ 472	$ 17,000
Management Fee	$ 473	$ 17,032
Utilities (water, sewer, gas, electric)	$ 556	$ 20,000
On-Site Manager & Maintenance Payroll	$ 944	$ 34,000
Property Taxes & Prop./Liab./Earthquake Ins.	$ 250	$ 9,000
Maintenance & Grounds	$ 528	$ 19,000
Partnership Management	$ 417	15,000
Resident Services	$ 278	$ 10,000
Replacement Reserves	$ 250	$ 9,000
Property Taxes	$ 694	$ 25,000
ANNUAL EXPENSES	$ 4,862	**$ 175,032**

Monte Vista 2 - 36 units 09-1014 $2M from City, 65.68% TB.lq.xls

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Appendix C: Community Participation

This appendix contains the following materials to illustrate the City's effort to conduct quality community outreach efforts with regard to the Housing Element update process:

1. Meeting flyer
2. Sample Stakeholder letter
3. List of Stakeholders contacted

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City of Murrieta Housing Element

The City of Murrieta is in the process of updating the State-required Housing Element.

Please join us at the upcoming community workshop events:

Murrieta
the future of southern california

Planning Commission
Wednesday, February 13, 2013
6:00 pm

City Council
Tuesday, March 5, 2013
5:00 pm

Both events will be held at:

Council Chamber of Murrieta City Hall
1 Town Square
Murrieta, CA 92562

Included in this workshop will be:

- Purpose and intent of the Housing Element
- Why and how often the Housing Element is updated
- The contents of the Housing Element
- The process for adoption
- Benefits of Housing Element certification

If you have any questions or would like additional information, please contact Nancy Driggers at (951) 461-6008 or Cynthia Kinser at (951) 461-6069 or visit the Community Development Department located in Murrieta City Hall.

January 17, 2013

CITY OF MURRIETA

Women's Health Assistance Program
41785 Elm St., #305,
Murrieta, CA 92562

Subject: Community Workshops for the City of Murrieta 2014-2021 Housing Element Update

To Whom It May Concern:

The City of Murrieta cordially invites you to two upcoming community workshops to discuss and present the 2014-2021 Housing Element update. These community events are intended to provide information to the City Council, Planning Commission and general public about the General Plan Housing Element update, and to answer any questions regarding the Housing Element and the update process. In addition, we would like to gather input from residents, City leaders, and interested stakeholders on housing issues and concerns that should be addressed in the Housing Element update. The workshops will be held during regularly scheduled Planning Commission and City Council meetings:

Planning Commission	**City Council**
Wednesday, February 13, 2013 6:00 p.m. Council Chamber of City Hall 1 Town Square Murrieta, CA 92562	Tuesday, March 5, 2013 5:00 p.m. Council Chamber of City Hall 1 Town Square Murrieta, CA 92562

The Housing Element is one component of the City's General Plan, the City's long-range plan for land use in the community. The Housing Element identifies housing specific needs in Murrieta and describes the approaches the City will take to facilitate meeting those needs.

If you have questions or would like additional information, please contact Cynthia Kinser by telephone at (951) 304-2489 or visit the Planning Division of the Community Development Department at www.murrieta.org/cityhall/cd/planning/default.asp

If you cannot attend the meeting and would like to comment, please forward written comments to Nancy Driggers at the City Manager's Office, located at Murrieta City Hall, 1 Town Square, Murrieta, CA 92562.

Enclosed with this letter are flyers that provide information about the community workshop. Please distribute and post these flyers at your earliest convenience. Thank you.

Sincerely,

Nancy Driggers
Assistant to the City Manage

1 Town Square • Murrieta, California 92562
phone: 951.304.CITY (2489) • fax: 951.698.4509 • web: murrieta.org

Table C-1: Stakeholder List

Organization Name	Address	City	State	Zip
Abode Communities	701 East 3rd Street, Suite 400	Los Angeles	CA	90013
Abode Communities	702 East 3rd Street, Suite 400	Los Angeles	CA	90014
Affirmed Housing Group	13520 Evening Creek Drive North #160	San Diego	CA	92128
California Housing Partnership Corporation	28545 Old Town Front Street, Suite 205	Temecula	CA	92591
Coachella Valley Housing Coalition	45-701 Monroe Street, Suite G	Indio	CA	92201
Community Food Pantry of Murrieta	39793 Avenida Acacias	Murrieta	CA	92563
Fair Housing Council	3933 Mission Inn Avenue	Riverside	CA	92501
Family Support Program	4601 Jefferson Street	Murrieta	CA	92562
Housing and Homeless Coalition for Riverside County	4060 County Circle Drive	Riverside	CA	92503
Jamboree Housing Corporation	17701 Cowan Avenue	Irvine	CA	92614
Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803
National Community Renaissance (CORE)	9065 Haven Avenue, Suite#100	Rancho Cucamonga	CA	91730
Neighborhood Housing Services of the Inland Empire, Inc	1390 North D Street	San Bernardino	CA	92405
Riverside County Economic Development Agency	3403 10th Street, Suite 500	Riverside	CA	92501
Riverside County Housing Authority	5555 Arlington Ave	Riverside	CA	92504
Riverside County Office on Aging	6296 River Crest Drive, Suite K	Riverside	CA	92507
Safe Alternatives for Everyone	28816 Pujol Street	Temecula	CA	92590
San Diego Interfaith Housing Foundation	7956 Lester Ave	Lemon Grove	CA	91945
Senior Citizens Service Center Inc.	41538 Eastman Drive # C	Murrieta	CA	92562
Southern California Association of Non-Profit Housing	3345 Wilshire Boulevard, Suite 1005	Los Angeles	CA	90010
Southern California Presbyterian	1875 North "D" Street	San Bernardino	CA	92405
St Martha Catholic Church	37200 Whitewood Road	Murrieta	CA	92563
St. Vincent de Paul Village, San Diego	1501 Imperial Avenue	San Diego	CA	92101
The Boys and Girls Club - S.W. County	40550 California Oaks Road	Murrieta	CA	92562
Women's Health Assistance Program	41785 Elm St., #305,	Murrieta	CA	92562

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City of Murrieta
2014-2021 Housing Element

City of Murrieta
1 Town Square
24601 Jefferson Avenue
Murrieta, CA 92562
www.murrieta.org

ESA
626 Wilshire Boulevard
Suite 1100
Los Angeles, CA 90017
www.esassoc.com