



# Murrieta Housing Element - 6th Cycle

*HCD REVIEW DRAFT – OCTOBER 2021 FEBRUARY 2022*



# Murrieta

## 6<sup>th</sup> Cycle Housing

## Element Update

2021-2029

~~HCD REVIEW DRAFT - OCTOBER 2021~~ FEBRUARY 2022

# Table of Contents

## Section 1: Introduction

- A. Role of the Housing Element ..... 1-1
- B. State Policy and Authorization ..... 1-1
  - 1. Background..... 1-1
  - 2. State Requirements ..... 1-1
  - 3. Regional Housing Needs Assessment ..... 1-3
  - 4. Relationship to Other Communities ..... 1-3
  - 5. Public Participation ..... 1-4
  - 6. Data Sources..... 1-5
  - 7. Housing Element Organization ..... 1-5

## Section 2: Community Profile

- A. Population Characteristics ..... 2-1
  - 1. Population Growth..... 2-1
  - 2. Age Characteristics ..... 2-2
  - 3. Race/Ethnicity Characteristics ..... 2-3
- B. Economic Characteristics ..... 2-5
  - 1. Employment and Wage Scale..... 2-5
- C. Household Characteristics..... 2-9
  - 1. Household Type and Size ..... 2-9
  - 2. Household Income..... 2-11
- D. Housing Problems..... 2-14
  - 1. Overcrowding ..... 2-15
  - 2. Overpayment (Cost Burden) In Relationship to Income ..... 2-16
- E. Special Needs Groups ..... 2-18
  - 1. Seniors..... 2-19
  - 2. Persons with Physical and Developmental Disabilities ..... 2-20
  - 3. Large Households..... 2-22
  - 4. Single-Parent Households ..... 2-23
  - 5. Farmworkers..... 2-24
  - 6. Extremely Low-income Households and Poverty Status..... 2-24
  - 7. Persons Experiencing Homelessness ..... 2-28
  - 8. Students ..... 2-29
- F. Housing Stock Characteristics ..... 2-29
  - 1. Housing Growth..... 2-29
  - 2. Housing Type ..... 2-30
  - 3. Housing Availability and Tenure ..... 2-30
  - 4. Housing Age and Condition ..... 2-32
  - 5. Housing Costs and Affordability ..... 2-35

**Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing**

A.	Nongovernmental Constraints .....	3-1
1.	Land Costs and Construction Costs.....	3-1
2.	Availability Financing .....	3-2
3.	Economic Constraints .....	3-4
B.	Governmental Constraints .....	3-4
1.	Land Use Controls .....	3-5
	State Density Bonus Law .....	3-5
2.	Residential Development Standards.....	3-7
	Yard Requirements .....	3-10
	Site Coverage and FAR .....	3-10
	Maximum Building Heights .....	3-10
	Parking Standards.....	3-11
3.	Planned Residential Developments .....	3-12
4.	Growth Management Measures .....	3-13
5.	Specific Plans .....	3-13
	Copper Canyon Specific Plan (SPM 9) .....	3-13
	Crescent Village Specific Plan (SPM 15).....	3-13
	Golden City Specific Plan (SPM 5).....	3-13
	Greer Ranch Specific Plan (SPM 2).....	3-13
	Downtown Murrieta Specific Plan (SPM 8) .....	3-13
	Murrieta Highlands Specific Plan (SPM 1).....	3-14
	Murrieta Oaks Specific Plan (SPM 10).....	3-14
	Murrieta Springs Specific Plan (SP 309) .....	3-14
	Santa Rosa Highlands Specific Plan (SPM 20).....	3-15
	The Vineyard Specific Plan (SP 215).....	3-15
6.	Variety of Housing Types Permitted .....	3-15
	Single-Family Housing .....	3-17
	Multi-Family Housing.....	3-17
	Accessory Dwelling Unit (ADU).....	3-17
	Manufactured Home.....	3-18
	Mobile Home.....	3-18
	Caretaker and Employee Housing.....	3-19
	Assisted Living/ Skilled Nursing .....	3-19
	Bed and Breakfast Inn .....	3-19
	Supportive Housing.....	3-19
	Transitional Housing .....	3-19
	Emergency Shelter .....	3-19
	Low Barrier Navigation Centers.....	3-26
	Farmworker Housing.....	3-26
	Residential Care Facilities.....	3-26
7.	Housing for Persons with Disabilities.....	3-27
	Reasonable Accommodation.....	3-28

	Definition of Family.....	3-29
8.	Development Fees .....	3-29
9.	On-/Off-Site Improvements .....	3-33
	Building Codes and Enforcement.....	3-36
	Local Processing and Permit Procedures .....	3-37
	Permit Processing .....	3-39
	Development Plan Permits.....	3-39
	Senate Bill 35 .....	3-40
10.	Infrastructure Constraints .....	3-41
	Dry Utilities.....	3-42
	Water Supply and Wastewater Capacity .....	3-42
	Fire and Emergency Services.....	3-45
	Police Services .....	3-46
11.	Environmental Constraints .....	3-47
	Geologic and Seismic Hazards .....	3-47
	Flooding.....	3-48
	Fire Hazards.....	3-50
C.	Affirmatively Furthering Fair Housing (AFFH) .....	3-52
1.	Needs Assessment .....	3-52
	AI Outreach FY 2019-2024.....	3-52
	Housing Element Outreach .....	3-53
	Fair Housing Issues.....	3-54
	Lending Patterns.....	3-55
	Hate Crimes .....	3-56
	Fair Housing Enforcement and Outreach Capacity.....	3-57
2.	Analysis of Federal, State and Local Data and Local Knowledge.....	3-58
	Local Data and Knowledge .....	3-58
	Integration and Segregation Patterns and trends .....	3-59
	Racially or Ethnically Concentrated Areas of Poverty (R/ECAP).....	3-60
	Racially Concentrated Areas of Affluence .....	3-63
	Disparities in Access to Opportunity.....	3-67
	Access to Transit.....	3-81
	Environmental Justice .....	3-82
3.	Discussion of Disproportionate Housing Needs .....	3-84
	Existing Needs.....	3-84
	Housing Needs in Murrieta .....	3-84
	Housing Stock in Murrieta.....	3-97
	Future Growth Need.....	3-98
	Displacement Risk.....	3-98
	SB 330.....	3-107
4.	Assessment of Contributing Factors to Fair Housing in Murrieta .....	3-107
	Previously Identified Contributing Factors to Fair Housing .....	3-107
	Current Local Contributing Factors.....	3-108

- 5. Analysis of Sites Pursuant to AB 686..... 3-109
  - Access to Opportunity..... 3-124
  - Disproportionate Housing Needs ..... 3-124
- 6. Analysis of Fair Housing Priorities and Goals ..... 3-125
- D. Housing Resources..... 3-126
  - 1. Regional Housing Needs Allocation ..... 3-126
    - Residential Sites Inventory ..... 3-126
    - Above Moderate- and Moderate-Income Sites..... 3-126
    - Sites Suitable for Lower Income Housing..... 3-128
    - Accessory Dwelling Unit Production..... 3-133
    - Regional Housing Needs Allocation ..... 3-134
    - Summary of Sites Inventory and RHNA Obligations ..... 3-136
- E. Financial Resources..... 3-137
  - 1. Section 8 Housing Choice Voucher ..... 3-137
    - Community Development Block Grants (CDBG)..... 3-137
    - HOME Investment Partnership Program (HOME) ..... 3-137
    - Local Early Action Planning (LEAP) Grants ..... 3-138
  - 2. Energy Conservation ..... 3-139
    - Title 24..... 3-139
    - Energy Use and Providers..... 3-139

**Section 4: Housing Plan**

- A. Regional Housing Needs Assessment..... 4-1
- B. City of Murrieta Housing Goals..... 4-1
- C. Housing Policies and Programs..... 4-2
- D. Summary of Quantified Objectives..... 4-18

- Appendix A: Review of Past Performance..... A-1**

- Appendix B: Analysis of Sites..... B-1**

- Appendix C: Community Outreach..... C-1**

- Appendix D: Glossary of Housing Terms..... D-1**



# Section 1:

## *Introduction*

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# Section 1: Introduction

## A. Role of the Housing Element

The Housing Element is a state mandated chapter of the Murrieta General Plan; it identifies and analyzes the City's housing needs and includes a detailed outline and work program of the City's goals, policies, and quantified objectives to develop housing. The Housing Element also addresses the maintenance and expansion of the housing supply to accommodate households currently living and expected to live in Murrieta in the housing cycle. Through research and analysis, the Housing Element identifies available candidate housing sites and establishes the City's official housing policies and programs to accommodate the Regional Housing Needs Assessment (RHNA) goals as determined by the Southern California Association of Governments (SCAG). The programs and policies established within the Housing Element guide future decision-making to achieve the City's housing goals for the 2021-2029 planning period.

## B. State Policy and Authorization

### 1. Background

As a mandated chapter of the Murrieta General Plan, the Housing Element must meet all applicable requirements of existing state law when updated. Goals, programs and policies, and quantified objectives within the Housing Element consistent with state law are implemented within the housing cycle timeline to ensure the City accomplishes the identified actions.

### 2. State Requirements

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for updating a Housing Element. State Law requires that local governments review and revise the Housing Element of their comprehensive General Plans once every eight years.

The California Legislature has adopted an overall housing goal for the State to ensure every resident has a decent home and suitable living environment. Section 65580 of the California Government Code states:

- a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
- b) The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians in all economic levels.
- c) The provisions of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.
- d) Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic,



environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

**Table 1-1** summarizes the State Housing Element requirements and identifies where these requirements are addressed in this document.

<b>Table 1-1: Housing Element Requirements</b>		
<b>Housing Element Requirement(s)</b>	<b>Gov. Code Section</b>	<b>Reference in Housing Element</b>
Analysis of employment trends.	Section 65583.a	Section 2.B.1
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Section 3.E
Analysis and documentation of the City’s housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Section 2.C, D, F
An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential.	Section 65583.a	Section 3.E.2, 3
Analysis of existing and potential governmental constraints upon the maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 3.B
Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 3.A
Analysis concerning the needs of the homeless.	Section 65583.a	Section 2.E.8
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Section 2.E
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Section 3.H
Identification of Publicly Assisted Housing Developments.	Section 65583.a	Section 3.J
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Section 3.J.5
Identification of the City’s goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Section 4
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b	Section 4
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Appendix B
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Section 65583.c(2)	Section 3.E.1, 2, 3
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Appendix C

**Table 1-1: Housing Element Requirements**

Housing Element Requirement(s)	Gov. Code Section	Reference in Housing Element
Description of the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments.	Section 65583.e	Section 3.E.1
Analysis of Fair Housing, including Affirmatively Furthering Fair Housing.	Section 8899.50	Section 3.J
Review of the effectiveness of the past Element, including the City’s accomplishments during the previous planning period.	Section 65583.f	Appendix A
<i>Source: State of California, Department of Housing and Community Development.</i>		

Murrieta’s Housing Element was last adopted in October 2013 for the 5<sup>th</sup> cycle, the 2014-2021 planning period. This Housing Element, for the 2021-2029 planning period, is part of the 6<sup>th</sup> update cycle for jurisdictions within the SCAG region and allows for synchronization with the Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS). The Element sets forth an 8-year strategy to address the City’s identified housing needs, including specific implementing programs and activities.

### 3. Regional Housing Needs Assessment

Section 65583 of the California Government Code sets forth the specific content requirements of a jurisdiction’s housing element. Included in these requirements are obligations on the part of local jurisdictions to provide their “fair share” of regional housing needs. Local governments and Councils of Governments (COGs) are required to determine existing and future housing need and the allocation of this need must be approved by the California Department of Housing and Community Development (HCD). Murrieta is a member agency of SCAG, who is responsible for preparing the Regional Housing Needs Assessment (RHNA) for all jurisdictions within the SCAG region and therefore acts as the COG for Riverside County in this case.

HCD established that the planning period for the current RHNA is to be from October 15, 2021 to October 15, 2029. For the 2021-2029 planning period the City is allocated a total of 3,043 housing units, apportioned by income category below:

- 1,009 units affordable to very low-income households
- 583 units affordable to low-income
- 545 units affordable to moderate-income
- 906 units affordable to above-moderate (market-rate) income households.

### 4. Relationship to Other Communities

The goals, policies, actions, and programs described in the Housing Element relate to, and are consistent with, the other Elements of the Murrieta General Plan, which was last updated in July 2020. The Housing Element supports and reinforces residential development policies contained in the Land Use Element. The Land Use Element establishes the location, type, intensity, and distribution of land uses throughout the City, and defines these land uses build-out potential. By designating residential development, the Land Use Element identifies limits for densities and types of housing units constructed in the City. It also identifies lands designated for a range of other land uses, including employment-generating uses, open

space, and public uses. The presence and potential for jobs can affect the current and future local demand for housing at the various income levels in the City.

The Circulation Element of the General Plan also relates to the Housing Element. The Circulation Element establishes a transportation plan to accommodate the movement of people and goods within and through the City. Consequently, the Housing Element must include policies and incentives that consider the types of infrastructure essential for residential housing units in addition to mitigating the effects of growth in the City.

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

## 5. Public Participation

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A discussion of citizen participation is provided below.

As part of the 6<sup>th</sup> Cycle Housing Element Update process, the City of Murrieta has conducted extensive public outreach activities beginning in 2020. These recent outreach efforts included presentations, City Council and Planning Commission Study Sessions, Community Workshops, digital media, numerous mailers, meetings with stakeholders and housing developers, various ads and noticed Public Hearings. The Update materials, including summaries from community workshops and public meetings, notices, and draft public review documents are available on the City's website:

Outreach for the 6th Cycle Housing Element to the community, includes the following actions:

- Housing Element Update webpage with all housing materials available in English and Spanish, located at <https://www.murrietaca.gov/1056/Housing-Element-Update>.
- Virtual Workshop #1, on September 30, 2020 and the recorded presentation posted to the City's website.
- Online Community Survey available from September 29, 2020 to November 13, 2020.
- Planning Commission Workshop, available to the public, on Wednesday April 14, 2021.
- City Council Workshop, available to the public, on Tuesday May 4, 2021.
- Virtual Workshop #2, on June 14, 2021 and the recorded presentation posted to the City's website.
- A Public review Draft of the Housing Element, posted on the City's webpage on May 20, 2021 and an online form to gather public comment on the draft.

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

**Appendix C** contains a summary of all public comments regarding the Housing Element received by the City during the update process.

## 6. Data Sources

The data used for the completion of this Housing Element comes from a variety of sources. These include, but are not limited to:

- United States Census, 2010
- American Community Survey (U.S. Census Bureau Survey Program)
- Regional Analysis of Impediments to Fair Housing (AI)
- Point-in-Time Homeless Census by the Regional Task Force on the Homeless, 2019
- Home Mortgage Disclosure Act (HMDA) lending data
- California Department of Economic Development
- California Employment Development Division Occupational Wage data, 2020
- Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS), 2013-2017
- SCAG Regional Growth Forecast, RTP/SCS

The data sources represent the best data available at the time this Housing Element Update was prepared. The original source documents contain the assumptions and methods used to compile the data.

## 7. Housing Element Organization

This Housing Element represents the City of Murrieta's policy program for the 2021-2029, 6<sup>th</sup> Housing Cycle Planning Period. The Housing Element is comprised of the following Chapters:

**Chapter 1: Introduction** contains a summary of the content, organization, and statutory considerations of the Housing Element.

**Chapter 2: Community Profile** contains an analysis of the City's population, household and employment base, and the characteristics of the housing stock.

**Chapter 3: Housing Constraints and Resources** examining governmental and non-governmental constraints on production, maintenance, and affordability of housing and provides a summary of housing resources, including sites identification and funding and financial considerations.

**Chapter 4: Housing Plan** addresses the City's identified housing needs, including housing goals, policies, and programs.

**Appendices** provides various appendices with supplementary background resources including:

- **Appendix A** – Review of Past Performance of 5<sup>th</sup> Cycle Housing Element Programs
- **Appendix B** – Adequate Sites Analysis
- **Appendix C** – Community Engagement Summary
- **Appendix D** – Glossary of Housing Terms



## Section 2: *Community Profile*

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## Section 2: Community Profile

The Community Profile provides an overview of the City’s housing and population conditions which are the foundation for policies and programs within with the Housing Element. The City of Murrieta strives to achieve a balanced housing stock that meets the varied needs of all income segments of the community. To understand the City’s housing needs, the nature of the existing housing stock and the housing market are comprehensively evaluated. This section of the Housing Element discusses the major components of housing needs in Murrieta, including population, household, economic and housing stock characteristics. Each of these components is presented in a regional context, and, where relevant, in the context of other nearby communities. This assessment serves as the basis for identifying the appropriate goals, policies, and programs for the City to implement during the 2021-2029 Housing Element cycle.

### A. Population Characteristics

Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. Issues such as population growth, race, ethnicity, age, and employment trends are factors that combine to influence the type and extent of housing needed and the ability of the local population to afford housing. The following section analyzes the various population characteristics and trends that affect housing need.

#### 1. Population Growth

According to the U.S Census projections the population in the County of Riverside is forecasted to steadily increase through the year 2040. **Table 2-1** shows a 13.3 percent increase in population from 2010 to 2020 and an additional 28.4 percent forecasted population increase from the year 2020 to 2040. The City of Murrieta is forecasted to experience 5.5 percent in population growth from 2010 to 2020 and 19.9 percent growth from 2020 to 2040. Murrieta’s growth is forecasted to be less than nearby cities of similar population size. As shown in **Table 2-1**, the City of Menifee is forecasted to experience the most population growth from 2010 to 2020 (21 percent). The City of Perris shows the highest percent change into the future from 2020 to 2040 (49.4 percent). The City of Temecula, closest in population size to Murrieta, is projected to experienced higher changes of growth through 2040, an overall change of 37 percent, whereas Murrieta is projected to experience an overall change of 25 percent in the same timeframe.

**Table 2-1: Population Growth (2010-2040)**

Jurisdictions	Jurisdictions					Jurisdictions	
	2010 Actual	2012 Projected	2020 Projected	2035 Projected	2040 Projected	2010-2020	2020-2040
Perris	68,386	70,700	78,100	112,400	116,700	14.2%	49.4%
Hemet	78,657	80,800	91,900	115,400	126,500	16.8%	37.6%
Menifee	77,519	81,600	93,800	115,900	121,100	21.0%	29.1%

Table 2-1: Population Growth (2010-2040)

Jurisdictions	Jurisdictions					Jurisdictions	
	2010 Actual	2012 Projected	2020 Projected	2035 Projected	2040 Projected	2010-2020	2020-2040
<b>Murrieta</b>	<b>103,466</b>	<b>105,600</b>	<b>109,200</b>	<b>129,100</b>	<b>129,800</b>	<b>5.5%</b>	<b>18.9%</b>
Temecula	100,097	104,100	116,300	136,100	137,400	16.2%	18.1%
Riverside County	2,189,641	2,245,100	2,479,800	3,055,100	3,183,700	13.3%	28.4%

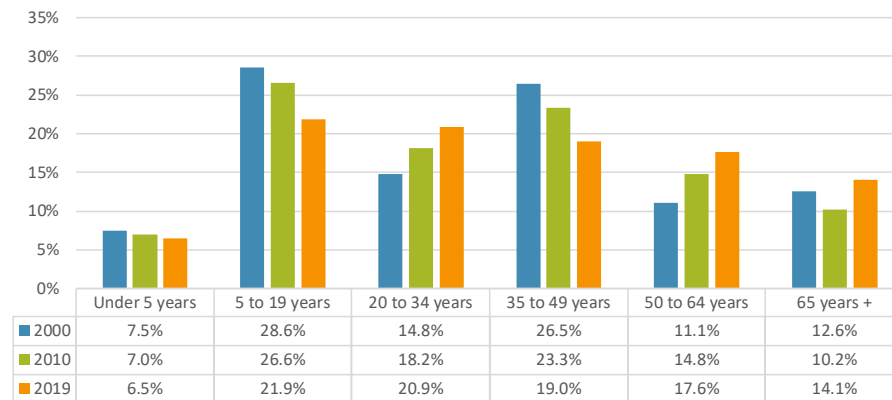
*Represents an estimate from the SCAG 2016-2040 Regional Growth Forecast.  
Sources: Bureau of the Census (2010) and SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.*

## 2. Age Characteristics

Age distribution within a population can assist in the evaluation of housing needs as housing choices may differ based on the age of the individual or the desire to be a prospective homeowner or tenant. Housing trends show that young adults favor apartments and similar housing types along with affordable single-family housing units. Elderly members of the population similarly trend toward apartments and communal residential units. In order to provide housing most effectively in a manner that would suit the population in Murrieta, age demographics were assessed and are summarized in the figures below.

The age group with the highest percentage of total population from 2000 to 2019 in the City falls within the ages of 5 to 19 years old as shown in **Figure 2-1**. However, the percentage of the population within that age group decreased by seven percent from the year 2000 to the year 2019. Individuals under five years old make up the smallest population age demographic in Murrieta from the years 2000 to 2019. This population decreased in size by 0.5 percent between the years 2000 and 2010 and additionally decreased by 0.5 percent from 2010 to 2019.

Figure 2-1: Age Distribution in Murrieta (2000 – 2019)



Source: United States Census Bureau, 2000 and 2010 and American community Survey, 5-Year Estimates, 2000, 2010, 2019.

**Table 2-2** shows that Murrieta’s most populous age group when looking at estimates in 2019 is within the age range of 25 to 44 at 26 percent of the total population. This trend is consistent within the surrounding cities and Riverside County as a whole in that timeframe. **Table 2-2** also shows that Murrieta’s lowest populated group is made up of individuals under the age of 5 with 7 percent of the total population. This age range is also consistently the lowest population across the neighboring cities and Riverside County.

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**Table 2-2: Age Characteristics / Age Distribution (2019)**

Jurisdiction	Under 5	5 to 14	18 to 24	25 to 44	45 to 64	65 years +
Perris	8.7%	17.8%	12.5%	28.5%	20.8%	6.2%
Hemet	6.7%	15.1%	8.6%	21.9%	21.2%	22.1%
Menifee	6.9%	13.7%	7.9%	25.5%	23.5%	18.1%
<b>Murrieta</b>	<b>7.0%</b>	<b>16.1%</b>	<b>9.4%</b>	<b>26.0%</b>	<b>23.6%</b>	<b>12.4%</b>
Temecula	6.8%	16.8%	8.4%	26.8%	25.7%	10.1%
Riverside County	6.5%	14.1%	9.8%	26.6%	23.9%	14.1%

*Source: American Community Survey, 5-Year Estimates, 2019.*

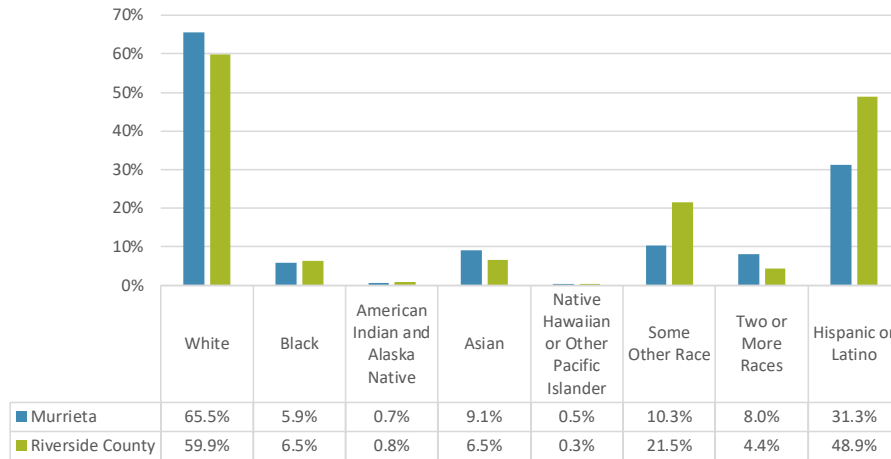
### 3. Race/Ethnicity Characteristics

Equal opportunity for housing is an important component in the provision of housing units within cities. The analysis of current race and ethnicity demographics assists the City in determining potential housing needs across all racial and ethnic groups in the community. The Housing Element contains a further discussion of race and ethnicity in the Fair Housing analysis within **Section 3**.

As summarized in **Figure 2-2**, Murrieta is comprised mainly of White individuals with 65.5 percent of the population as of 2019, compared to 59.9 percent across Riverside County. Of the total population of all races within the City, about 31.3 percent identify as Hispanic or Latino. Persons identified as Asian create the next largest population in the City (9.1 percent) and those who identified as Black made up 5.9 percent of the population. Native Hawaiian or other Pacific Islander ethnicities maintain 0.5 percent of the Murrieta population. This ethnic group makes up the lowest concentration within the city. Similarly, the County of Riverside’s largest population identified as White, and about 48.9 percent of the County of all races identified Hispanic or Latino. Similarly, both the Asian and Black populations each totaled under 10 percent respectively in the County. The Native Hawaiian or other Pacific Islander ethnicities comprise the smallest percentage of the overall County population with 0.3 percent.



Figure 2-2: Racial Ethnic Composition (2019)



Source: American Community Survey, 5-Year Estimates, 2019.

In 2019, the majority of residents within Riverside County and cities adjacent to Murrieta were White with the exception of the City of Perris. In Perris, the largest ethnic population numerically was identified as Hispanic or Latino. Murrieta maintains the second largest White population of the surrounding cities, behind the City of Temecula. Aside from Riverside County, Murrieta holds the second largest population of American Indian and Alaska Native and largest population of individuals that identify as two or more races.

Table 2-3: Racial/Ethnic Composition (2019)

Jurisdiction	White	Black	American Indian and Alaska Native	Asian	Native Hawaiian or Other Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino
Perris	24,411	7,751	303	2,978	86	39,747	2,014	59,383
Hemet	62,969	6,763	1,070	2,572	297	7,009	3,962	38,690
Menifee	57,335	5,443	655	5,143	593	16,063	5,117	33,577
<b>Murrieta</b>	<b>73,921</b>	<b>6,669</b>	<b>777</b>	<b>10,316</b>	<b>517</b>	<b>11,677</b>	<b>9,064</b>	<b>35,344</b>
Temecula	77,148	5,173	636	10,382	680	11,242	8,120	33,696
Riverside County	1,444,654	156,836	19,765	157,261	7,485	519,122	106,316	1,179,478

Source: American Community Survey, 5-Year Estimates, 2019.

An important component of demographic analysis is the incorporation of demographic changes over time. **Table 2-4** shows that the demographic group in Murrieta with the highest percentage of concentration change from 2000 to 2019 was the Asian population with an increase of 130 percent. However, from 2010

to 2019 the percentage of Asians in Murrieta decreased slightly by 0.7 percent. These figures contrast with demographic data summarized in **Figure 2-2**, which showed that despite the significant increase in population size, Asian individuals were the fourth largest ethnic group in Murrieta for the year 2019. Murrieta’s White population showed a decrease from 2000 to 2010, which was a reduction of -14.6 percent as summarized in **Table 2-4**. This trend continued in the years from 2010 to 2019 as the White population is shown to have decreased by -6.1 percent. The White population is the only group shown in **Table 2-4** to have decreased in concentration percentage both in the 2000 to 2010 timeframe, and the 2010 to 2019 timeframe. This indicates a trend of diversification in Murrieta.

**Table 2-4: Racial/Ethnic Composition (2019)**

Race/Ethnicity	2000	2010	2019	Percent Change 2000 to 2010	Percent Change 2010 to 2019
White	81.6%	69.7%	65.5%	-14.6%	-6.1%
Black	3.4%	5.4%	5.9%	58.8%	9.3%
American Indian and Alaska Native	0.7%	0.7%	0.7%	0.0%	-1.7%
Asian	4.0%	9.2%	9.1%	130.0%	-0.7%
Native Hawaiian or Other Pacific Islander	0.2%	0.4%	0.5%	100.0%	14.4%
Some Other Race	5.8%	8.4%	10.3%	44.8%	23.1%
Two or More Races	4.3%	6.1%	8.0%	41.9%	31.6%
Hispanic or Latino	17.5%	25.9%	31.3%	48.0%	20.8%

*Source: United States Census Bureau, 2000 and 2010 and American Community Survey, 5-Year Estimates, 2019.*

It is important to understand the demographic characteristics of Murrieta and how those characteristics may be affected and influenced by alterations to housing availability. Housing needs may vary between ethnic or racial groups due to different cultural norms or preferences. An example of this is the proclivity of Asian, Hispanic or Latino cultures to contain larger family groups within a single household. Unaccounted for, housing availability within a city could lead to overcrowding within some units if adequate numbers of suitably sized housing units were not provided.

## B. Economic Characteristics

Income levels and economic characteristics vary throughout Murrieta and generate a difference in housing unit demand and housing type demand. The need for housing at different income levels throughout the city highlights the importance in developing and maintaining a diverse housing stock. Similarly, the amount of housing within the City is also affected by changes in economic conditions since housing demand increases as employment in the area increases.

### 1. Employment and Wage Scale

Employment characteristics within a city can directly affect housing need and trends. Employment and income affect the ability for the population to purchase housing and may influence the types of housing they are able to purchase. **Table 2-5** summarizes projected employment growth for Murrieta and its

surrounding cities along with Riverside County from the baseline year 2012 to 2040 based on projection data from SCAG’s RTP/SCS. Murrieta is estimated to have experienced an employment growth of 44 percent between 2012 and 2020. A continued employment growth of 35 percent is predicted into the future years from 2020 to 2040. Murrieta is projected to have an employed population of 33,400 in 2020 and an employed population of 45,100 persons in 2040. This presents a total change of 21,900 newly employed individuals from 2012 to 2040. By comparison, Riverside County shows a lower percentage of projected employment growth from the year 2012 to 2020 of 37.6 percent. Riverside County’s projected employment growth is anticipated to surpass Murrieta’s rate of change from 2020 to 2040 with a 38.4 percent increase. Murrieta is projected to maintain a higher numeric increase of jobs from 2012 to 2040 than the surrounding cities with the exception of Hemet, which is projected to achieve employment growth of 24,500 employed persons in that timeframe.

**Table 2-5: Employment Growth (2010-2040)**

Jurisdiction	2012	2020	2035	2040	% Change 2012-2020	% Change 2020-2040	Numeric Change 2012-2040
Perris	15,100	23,000	31,200	32,200	52.3%	40.0%	17,100
Hemet	21,000	27,200	39,500	45,500	29.5%	67.3%	24,500
Menifee	10,300	16,300	22,600	23,500	58.3%	44.2%	13,200
<b>Murrieta</b>	<b>23,200</b>	<b>33,400</b>	<b>43,600</b>	<b>45,100</b>	<b>44.0%</b>	<b>35.0%</b>	<b>21,900</b>
Temecula	43,000	52,800	61,500	63,500	22.8%	20.3%	20,500
Riverside County	616,600	848,700	1,111,800	1,174,300	37.6%	38.4%	557,700

Source: SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.

Based on American Community Survey (ACS) 5-Year Estimates, the number of people currently employed in Murrieta is estimated to have reached 49,274 in 2019. This value surpasses the amount projected by the SCAG RTP/SCS. The majority of employed people in Murrieta, as shown in **Table 2-6**, were employed in the retail trade or education services, health care and social assistance industry sectors. Each of those industry sectors contained 14.7 percent and 23.8 percent, respectively, of the City’s employed population and together contained 38.5 percent of the total employed population. A large number of persons were also employed in the Arts, entertainment, recreation, accommodation, and food services, totaling over 11.5 percent of the City’s employed population. In total, Murrieta’s employment is shown to have increased overall by 20.6 percent from the years 2010 to 2019 accounting for all industry sectors.

**Table 2-6: Employment by Sector (2019)**

Industry Sector	2010		2019		Percent Change 2010-2019
	# of people employed	% of City Employed Population	# of people employed	% of City Employed Population	
Agriculture, forestry, fishing and hunting, and mining	220	0.5%	270	0.5%	22.7%
Construction	3,202	7.8%	3,179	6.5%	-0.7%
Manufacturing	4,782	11.7%	4,014	8.1%	-16.1%
Wholesale trade	1,477	3.6%	1,095	2.2%	-25.9%

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**Table 2-6: Employment by Sector (2019)**

Industry Sector	2010		2019		Percent Change 2010-2019
	# of people employed	% of City Employed Population	# of people employed	% of City Employed Population	
Retail trade	5,142	12.6%	7,252	14.7%	41.0%
Transportation and warehousing, and utilities	1,585	3.9%	1,996	4.1%	25.9%
Information	829	2.0%	888	1.8%	7.1%
Finance and insurance, and real estate and rental leasing	3,044	7.5%	2,595	5.3%	-14.8%
Professional, scientific, management, and administrative services	3,922	9.6%	5,187	10.5%	32.3%
Education services, health care, and social assistance	8,208	20.1%	11,725	23.8%	42.8%
Arts, entertainment, recreation, accommodation, and food services	3,917	9.6%	5,670	11.5%	44.8%
Other services (except public administration)	2,035	5.0%	2,464	5.0%	21.1%
Public Administration	2,483	6.1%	2,939	6.0%	18.4%
<b>Total</b>	<b>40,846</b>	<b>100%</b>	<b>49,274</b>	<b>100%</b>	<b>20.6%</b>

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Source: American Community Survey, 5-Year Estimates, 2010 and 2017.

Unemployment rates within Murrieta are a factor that can assist in determining the amount of affordable housing needed within the City. Murrieta maintained an unemployment rate of 7.6 percent in 2019, which is 0.1 percent higher than the rate in Riverside County (see **Table 2-7**). Murrieta’s unemployment rate is higher than the surrounding cities of Menifee and Temecula but lower than the cities of Perris and Hemet. Temecula had the lowest unemployment rate of 5.8 percent and Hemet held the highest unemployment rate of 12.9 percent in the timeframe.

Jurisdiction	Unemployment rate
Perris	7.4%
Hemet	12.9%
Menifee	7.3%
<b>Murrieta</b>	<b>7.6%</b>
Temecula	5.8%
Riverside County	7.5%

Source: American Community Survey, 5-Year Estimates, 2019.  
\*Population 16 years and over

Incorporating economic characteristics such as unemployment rates is essential for assessing the housing needs of Murrieta since the lack of income may increase demand for affordable housing in the City. Based on the data summarized in **Table 2-7**, approximately 10 percent of the population was considered

unemployed in 2017 and may be more likely to benefit from an increased availability of affordable housing options. For those that are employed, income level can further identify housing types that may need to be provided within Murrieta. According the SCAG Draft RHNA Methodology, housing needs by income are broken down into four income levels:

- Very Low Income (50 percent or less of the County’s area median income (MFI))
- Low Income (51-80 percent of the County’s MFI)
- Moderate Income (81-120 percent of the County’s MFI)
- Above Moderate Income (greater than 120 percent of the County’s MFI)

The area median income (MFI) of the County of Riverside is stated to be \$67,005 as of 2019. Based on the data presented in **Table 2-8**, the occupations with a mean salary that falls below 50 percent of this median income amount are Personal Care and Services; Farming, Fishing and Forestry; and the Food Preparation and Serving Related occupations. The majority of occupations in Riverside County have an average income that qualifies as either low or very low.

Occupation	Salary
Management	\$117,187
Legal	\$115,028
Healthcare Practitioners and Technical	\$95,057
Architecture and Engineering	\$86,510
Computer and Mathematical	\$84,211
Life, Physical and Social Sciences	\$80,375
Business and Financial Operations	\$68,685
Education, Training and Library	\$66,803
Arts, Design, Entertainment, Sports and Media	\$53,475
Construction and Extraction	\$56,455
Protective Services	\$56,424
Community and Social Service	\$50,158
Installation, Maintenance and Repair	\$51,627
Sales	\$39,860
Office and Administration Support	\$40,183
Production	\$38,591
Transportation and Material Moving	\$38,886
Healthcare Support	\$37,197
Building, Grounds Cleaning, and Maintenance	\$33,894
Personal Care and Service	\$28,083
Farming, Fishing and Forestry	\$27,022
Food Preparation and Serving Related	\$28,114

*Source: California Employment Development Division, Occupational Wage data, 2019.*

## C. Household Characteristics

A household consists of a dwelling unit and its occupants. This may be considered as single occupants, families, or unrelated people sharing a dwelling unit. Household trends for Murrieta are analyzed within this section and provide useful information that can then be used to plan for the future housing needs of the City. Financial housing statistics such as income, affordability, and special needs groups are commonly measured at the household level. Special needs groups may include large families, single parent households, or low and extremely low-income households. These groups often present unique housing conditions and are analyzed to potentially inform policies within the Housing Plan.

### 1. Household Type and Size

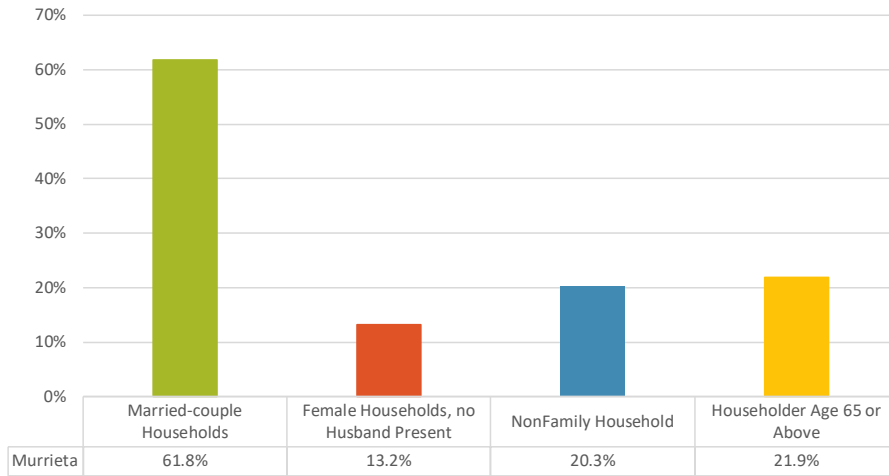
Murrieta contains 32,175 total households, the second largest number of households within the immediate area behind Temecula. Murrieta’s population of married couple family households exceeds that of other neighboring cities except Temecula (see **Table 2-9**). Married-Couple Family Households also constitute 61.8 percent of the total households in Murrieta, making it the largest household type in the city. **Table 2-9** shows that in 2019 Murrieta’s Married-Couple Family Household population is second only to Temecula in the context of surrounding cities. Households of this type tend to seek occupancy in single family homes with multiple bedrooms. Nonfamily households and households led by an individual above 65 years old comprise 20.3 and 21.9 percent of the households in Murrieta (see **Figure 2-3**). In total, these two household types comprise 42.2 percent of Murrieta’s households. As stated earlier, these two groups of people tend to occupy apartments or smaller age centric living areas. These household trends are considered in determining housing needs.

**Table 2-9: Household Characteristics**

Jurisdiction	Married-Couple Family Households	% of Total Households	Female Household, No Spouse Present	% of Total Households	Non-Family Household	% of Total Households	Total Households
Perris	9,939	58.0%	3,292	19.2%	2,294	13.4%	17,142
Hemet	12,989	45.0%	4,093	14.2%	10,126	35.0%	28,893
Menifee	16,563	57.0%	3,325	11.4%	7,794	26.8%	29,080
<b>Murrieta</b>	<b>19,888</b>	<b>61.8%</b>	<b>4,247</b>	<b>13.2%</b>	<b>6,540</b>	<b>20.3%</b>	<b>32,175</b>
Temecula	21,951	64.7%	4,072	12.0%	6,614	19.5%	33,947
Riverside County	389,892	53.8%	94,380	13.0%	197,808	27.3%	724,893

Source: American Community Survey, 5-Year Estimates, 2019.

Figure 2-3: Murrieta Household Characteristics in Percent (2019)



Source: American Community Survey, 5-Year Estimates, 2019.

**Table 2-10** summarizes household changes from 2000 and 2010 to 2019. Since 2010 the total households in Murrieta were estimated to have increased by 17,855 households. In that same time, married couple family household types and senior households have decreased. Female households with no spouse present have been the lowest percentage of the household population since 2000. Married-couple family households made up the majority of households for the entire span from 2000 to 2019. Using the average household size of 3.24 as presented in **Table 2-11**, married-couple family households are estimated to comprise a population of approximately 64,437 persons in 2019.

Household Type	2000	Percent	2010	Percent	2019	Percent
Total Households	14,320	100.0%	32,749	100.0%	32,175	100.0%
Married-Couple Family Households	10,052	70.2%	20,577	62.8%	19,888	61.8%
Female Household, No Spouse Present	1,167	8.1%	3,814	11.6%	4,247	13.2%
Nonfamily Household	2,614	18.3%	6,716	20.5%	6,540	20.3%
Householder 65 Years and Over	3,025	21.1%	5,971	18.2%	7,040	20.1%

Source: American Community Survey, 5-Year Estimates, 2000, 2010, 2019.

**Table 2-11: Average Household Size**

Jurisdiction	Average Persons per Household
Perris	4.29
Hemet	2.67
Menifee	2.9
<b>Murrieta</b>	<b>3.24</b>
Temecula	3.24
Riverside County	3.23

*Source: California Department of Finance, 2020.*

Murrieta’s average household size is slightly larger than Riverside County’s by an estimated .01 persons. This demonstrates a trend in Murrieta to provide for housing that can accommodate larger families or generally larger occupancies. Perris is the only nearby city with a household size larger than Murrieta and Temecula’s with 4.29 people on average.

## 2. Household Income

Household income is directly connected to affordability. As a household’s income increases, the ability to afford a higher priced housing unit increases correspondingly. This may include access to a larger sized unit and/or the ability to move from a rental to an ownership opportunity. However, as household income decreases, households are more likely to utilize a disproportionate amount of their income toward housing costs. This may result in incidences of overcrowding and substandard living conditions.

The California State Department of Housing and Community Development (HCD) has identified the following income categories based on the Median Family Income (MFI) of Riverside County;

- Very Low-income: households earning between 0 and 50 percent of the MFI
- Low-income: households earning between 51 percent and 80 percent of the MFI
- Moderate Income: households earning between 81 percent and 120 percent of the MFI
- Above Moderate Income: households earning over 120 percent of the MFI

State law also defines extremely low-income as households earning 30 percent or less of the MFI and are considered a subset of the very low-income category. Combined, the extremely low, very low, and low-income groups are referred to as lower income.

Murrieta’s household income characteristics directly inform the housing types that would be most beneficial to the City’s population. Income characteristics assist in determining to what degree affordable housing is required to meet the needs of a population. Further, above average income levels allow for the occupancy of larger housing units. The majority of Murrieta’s households exist within a moderate or above moderate average income level as summarized in **Table 2-12**. Households with an extremely low income make up 6.5 percent of the City’s households. Similarly, very low-income households make up 7.3 percent of the City’s households.



**Table 2-12: Households by Income Category in Murrieta**

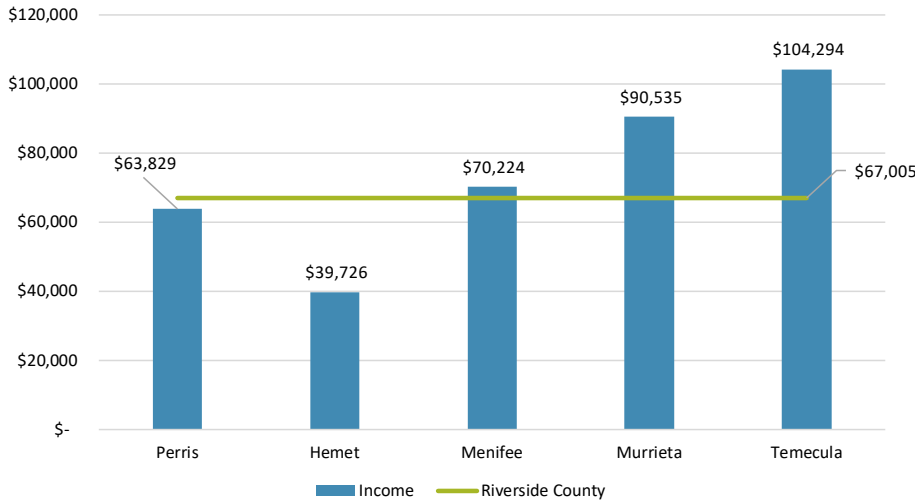
Income Category (% of County MFI)	Households	Percent
Extremely Low (30% MFI or less)	2,105	6.5%
Very Low (31 to 50% MFI)	2,370	7.3%
Low (51 to 80% MFI)	4,135	12.8%
Moderate or Above (over 80% MFI)	23,805	73.4%
<b>Total</b>	<b>32,415</b>	<b>100%</b>

*Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.*

The average household income in Murrieta is shown to be \$23,530 above Riverside County’s average household income. **Figure 2-4** illustrates this difference with comparisons to surrounding cities and Riverside County’s income average. This means that on average the households in Murrieta have a larger income and depending on housing prices within the city, may have a greater ability to afford housing within the immediate area. Further, based on property values in Riverside County, the increase in income would allow for the purchase of larger land areas or housing units. With the majority of households belonging to married family households, single family households with room for those larger household sizes would be anticipated to have a higher demand within Murrieta.

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**Figure 2-4: Median Household Income by City (2019)**



*Source: American Community Survey, 5-Year Estimates, 2019.*

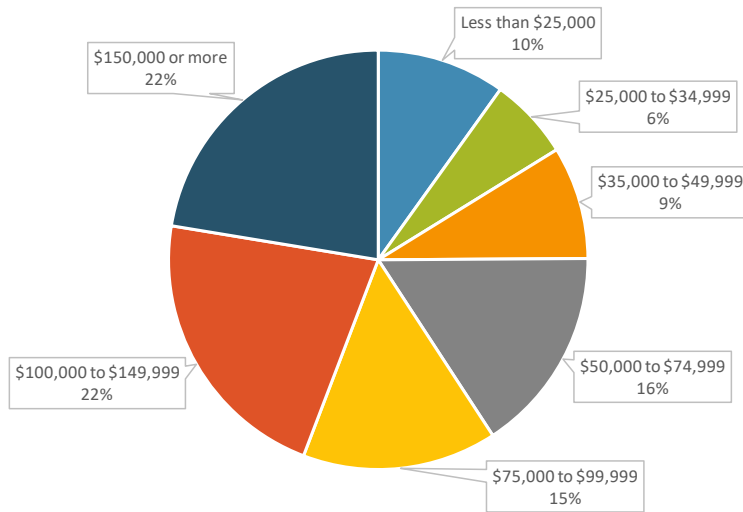
**Table 2-13** below shows that the Median Household income in Murrieta is approximately 32 percent higher than the regional average. Consistent with other demographic metrics, Murrieta’s average household income is second only to Temecula in the area. The larger household income allows for a greater mobility or diversity in housing unit types within Murrieta. Besides Murrieta and Temecula, other

surrounding cities are below the regional median except Menifee which meets the regional average. This implies that Murrieta has a fairly unique ability to facilitate housing units at a wider range of pricing and values. In 2019, Murrieta, its neighboring cities, and the County all experienced increases in the median income. Hemet is the only City which experienced a drop in its percentage below the regional median due to the County increasing the overall median income. The City of Murrieta has remained the second highest in median income through 2019. **Figure 2-5** illustrates that approximately 22 percent of households in Murrieta have an average income of \$100,000 to \$149,999 annually, and 22 percent have an average income of \$150,000 or greater. Conversely, only 16 percent of households have an average income less than \$35,000.

Jurisdiction	2017		2019	
	Median Income	Percent Above/Below Regional Median	Median Income	Percent Above/Below Regional Median
Perris	\$54,657	-10.1%	\$63,829	-4.7%
Hemet	\$37,171	-38.9%	\$39,726	-40.7%
Menifee	\$60,808	0.0%	\$70,224	4.8%
<b>Murrieta</b>	<b>\$80,373</b>	<b>32.2%</b>	<b>\$90,535</b>	<b>35.1%</b>
Temecula	\$87,115	43.3%	\$104,294	55.7%
Riverside County	\$54,657	--	\$67,005	--

Source: American Community Survey, 5-Year Estimates, 2017, 2019.

Figure 2-5: Murrieta Income Breakdown by Category



Source: American Community Survey, 5-Year Estimates, 2019.

## D. Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau provides detailed information on housing needs by income level for different types of households in Murrieta. The most recent available CHAS data for Murrieta was published in August 2020 and was based on 2013-2017 ACS data (**Table 2-14**). Housing problems considered by CHAS included:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burdens, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burdens, including utilities, exceeding 50 percent of gross income.

**Table 2-14** shows that more renter households than owner households experience a considered housing problem (56.4 percent and 33.8 percent, respectively). In total, 41.3 percent of households in Murrieta experience at least one housing problem. The same applies to severe housing problems. A total of 30.5 percent of all renter households have at least one severe housing problem, while 14.3 percent of all owner households have at least one severe housing problem. Just under 20 percent of all households in the City have at least one severe housing problem.

**Table 2-14: Housing Assistance Needs of Lower Income Households**

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Housing Problem Overview**	Owner	Percent of Owner HH	Renter	Percent of Renter HH	Total	Percent of Total HH
Household has at least 1 of 4 Housing Problems	7,280	33.8%	6,120	56.4%	13,400	41.3%
Household has none of 4 Housing Problems	14,085	65.3%	4,650	42.9%	18,735	57.8%
Cost Burden not available, no other problems	205	1%	80	0.7%	285	0.9%
<b>Total</b>	<b>21,565</b>	<b>66.5%*</b>	<b>10,850</b>	<b>33.5%*</b>	<b>32,415</b>	<b>100.0%</b>
Severe Housing Problem Overview***	Owner	Percent of Total HH	Renter	Percent of Total HH	Total	Percent of Total HH
Household has at least 1 of 4 Severe Housing Problems	3,080	14.3%	3,305	30.5%	6,385	19.7%
Household has none of 4 Severe Housing Problems	18,285	84.8%	7,465	68.8%	25,750	79.4%
Cost Burden not available, no other problems	205	1%	80	0.7%	285	0.9%
<b>Total</b>	<b>21,565</b>	<b>66.5%*</b>	<b>10,850</b>	<b>33.5%*</b>	<b>32,415</b>	<b>100%</b>

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

\* Percent of total households

\*\* The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

\*\*\* The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.

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### 1. Overcrowding

Overcrowded households are defined as those with more than one occupant per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are households with greater than 1.5 persons per room. An overcrowded household may result from a number of factors, including a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size.

The overcrowding in households can lead to neighborhood deterioration due to the intensive use of individual housing units resulting in excessive wear and tear, and the potential cumulative overburdening of community infrastructure and service capacity. Furthermore, overcrowding in neighborhoods can lead to an overall decline in social cohesion and environmental quality. Such a decline can often spread geographically and impact the quality of life and the economic value of property and the vitality of commerce within a city. The combination of lower incomes and high housing costs may result in households living in overcrowded housing conditions.

In 2017, Murrieta was estimated to have a low percentage of overcrowded housing units (2.5 percent) and an even lower percentage of severely overcrowded housing units (1.1 percent), as summarized in **Table 2-15**. In 2019, the total overcrowded housing units increased by 1 percent; this reflects an increase of 2 percent in overcrowding in rental units despite a drop in overcrowded owner-occupied units. Murrieta’s households have higher incomes than Riverside County’s annual average, though 19 percent of households fall into the low to very low-income categories. The existence of overcrowded units can be mitigated in part by the creation of new housing units, specifically affordable housing units. By making needed housing available to those who cannot afford it in the community, households may be more able to expand to additional units that can better accommodate their needs.

**Table 2-15: Overcrowding by Tenure, Murrieta**

Tenure		Overcrowded Housing Units (1.0 to 1.50 persons/room)		Severely Overcrowded Housing Units (>1.51 persons/room)		Total Overcrowded Occupied Housing Units	
		Count	Percent of Total Occupied Housing Units	Count	Percent of Total Occupied Housing Units	Count	Percent of Total Occupied Housing Units
2017	Renter Occupied	258	0.8%	121	0.4%	379	1.2%
	Owner Occupied	548	1.7%	242	0.8%	790	2.4%
<b>Total</b>		<b>806</b>	<b>2.5%</b>	<b>363</b>	<b>1.1%</b>	<b>1,169</b>	<b>3.6%</b>
2019	Renter Occupied	674	6.2%	357	3.3%	1,031	3.2%
	Owner Occupied	379	1.8%	80	0.4%	459	1.4%
<b>Total</b>		<b>1,053</b>	<b>8%</b>	<b>437</b>	<b>3.7%</b>	<b>1,490</b>	<b>4.6%</b>

*Source: American Community Survey, 5-Year Estimates, 2017.*

Murrieta’s owner-occupied overcrowded housing units make up slightly over a third of the total overcrowded units found in the city as shown in **Table 2-16**. Renter occupied overcrowded housing units make up approximately two thirds of the overcrowded units in Murrieta. Lower incomes may create the potential for overcrowding due to lack of resources for adequately sized housing units. Similar to Murrieta, the County’s owner-occupied overcrowded units make up the minority of total overcrowded units. Murrieta has the lowest percentage of overcrowded housing units compared to Perris, Hemet, and Riverside County. Murrieta’s percentage of overcrowded units is also shown in **Table 2-17** to be 3.4 percent lower than Riverside County as a whole in 2017 and 2.3 percent lower in 2019. **Table 2-17** shows that between 2017 and 2019 the City of Murrieta increased in the number of overcrowded units. Hemet and Riverside County were the only jurisdictions to experience a decrease in overcrowded units in 2019.

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**Table 2-16: Overcrowded Housing Units by Tenure**

Jurisdiction	Owner Occupied Overcrowded Units (>1.0 persons/room)		Renter Occupied Overcrowded Units (>1.0 persons/room)	
	Count	Percent of Total Overcrowded Units	Count	Percent of Total Overcrowded Units
Perris	1,381	47.8%	1,510	52.2%
Hemet	511	45.9%	603	54.1%
Menifee	525	56.5%	405	43.5%
<b>Murrieta</b>	<b>459</b>	<b>30.8%</b>	<b>1,031</b>	<b>69.2%</b>
Temecula	604	35.6%	1,092	64.4%
Riverside County	20,896	41.5%	29,428	58.5%

Source: American Community Survey, 5-Year Estimates, 2019.

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**Table 2-17: Overcrowded Housing Units**

Jurisdiction	2017		2019	
	Total Overcrowded Units	Percent	Total Overcrowded Units	Percent
Perris	2,495	15%	2,891	16.9%
Hemet	1,825	6.1%	1,114	3.9%
Menifee	817	2.9%	930	3.2%
<b>Murrieta</b>	<b>1,169</b>	<b>3.6%</b>	<b>1,490</b>	<b>4.6%</b>
Temecula	1,073	3.2%	1,696	5.0%
Riverside County	50,021	7.0%	50,324	6.9%

Source: American Community Survey, 5-Year Estimates, 2017, 2019.

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## 2. Overpayment (Cost Burden) In Relationship to Income

State and federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying resulting in a significant cost burden. Severe overpayment is indicated when greater than 50 percent of income is allocated to housing costs. Overpayment for housing can cause an imbalance on the remainder of a household’s budget. Overpayment provides an indicator of the ability to sustain a household budget in consideration of other factors beyond housing costs (utilities, food, maintenance, etc.). Whenever households pay an excessive amount of their income on costs directly related to housing,

it decreases the amount of income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies utilize overpayment indicators to determine the amount of funding allocated to a community to assist with housing opportunities.

**Table 2-18** below summarizes Murrieta’s households in context of overpayment and household income. The majority of owner-occupied households with a cost burden over 30 percent are those that have a household income greater than the Murrieta mean annual household income. The owner-occupied housing units with extremely low incomes have the lowest percentage of cost burden at 30 percent (4.6 percent combined) of the total. Adjusted for a cost burden over 50 percent, owner occupied households with lower annual incomes have the highest percentage of overpayment for housing units (3.9 percent combined). In this same context, moderate income households hold the lowest percentage of overpayment. Lower income renters have the highest rates of cost burden in Murrieta. Lower incomes report a total of 7 percent experiencing a cost burden greater than 30 percent, and 5.9 percent experience a cost burden greater than 50 percent. About 5 percent of moderate-income households report a cost burden over 30 percent. About 3 percent of enter households earning over 100 percent of the City’s median family income have a cost burden over 30 percent, however, none experience a cost burden greater than 50 percent.

**Table 2-18: Summary of Housing Overpayment**

Income by Cost Burden*	Owner				Renter			
	Cost Burden > 30%	% of Tot. HH*	Cost Burden > 50%	% of Tot. HH	Cost Burden > 30%	% of Tot. HH	Cost Burden > 50%	% of Tot. HH
Household Income is less-than or = 30%	725	2.2%	665	2.1%	990	3.1%	895	2.8%
Household Income >30% to less-than or = 50% MFI	765	2.4%	585	1.8%	1,280	3.9%	990	3.1%
Household Income >50% to less-than or = 80% MFI	1,400	4.3%	925	2.9%	1,645	5.1%	655	2%
Household Income >80% to less-than or = 100% MFI	915	2.8%	245	0.8%	920	2.8%	125	0.4%
Household Income >100% MFI	3,230	10%	320	1%	1,075	3.3%	0	0%
<b>Total</b>	<b>7,035</b>	<b>21.7%</b>	<b>2,740</b>	<b>8.5%</b>	<b>5,910</b>	<b>18.2%</b>	<b>2,665</b>	<b>8.2%</b>

Source: Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.  
 \*% of tot. HH = Percent of Total Households in Murrieta  
 \* Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

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**Table 2-18: Summary of Housing Overpayment**

Income by Cost Burden*	Owner				Renter			
	Cost Burden > 30%	% of Tot. HH*	Cost Burden > 50%	% of Tot. HH	Cost Burden > 30%	% of Tot. HH	Cost Burden > 50%	% of Tot. HH
<i>Note: MFI = HUD Area Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. MFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.</i>								

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## E. Special Needs Groups

Special needs groups are those that may encounter added difficulty in procuring adequate and affordable housing due to natural circumstances. Special needs populations include seniors, persons with disabilities, large households, single parent households, students, and farm workers. In addition, many often have lower incomes or may become homeless.

Households with seniors (persons over the age of 65) make up the majority of households in the special needs groups category according to **Table 2-19** below. The lowest percentage of households is made up of seniors living alone. This comparison is interesting because households with seniors make up the highest and lowest percentage of households in the special needs groups. From a population perspective, persons with disabilities make up 10 percent of Murrieta’s population. Homeless constitute the lowest percentage of the total population with 0.02 percent. It should be understood that any of these special needs groups could overlap. For example, farmworkers could be homeless migrant workers, and elderly people could have a disability of some type. The majority of these special needs groups could, therefore, be assisted by an increase in the availability of affordable housing.

**Table 2-19: Special Needs Groups**

Special Needs Groups	Count	Percent of Total Households	Percent of Total Population
Senior Headed Households	7,040 HH	21.9%	--
Seniors Over 65 Years of Age	13,982 persons	--	12.4%
Seniors Living Alone	2,701 HH	8.4%	--
Persons with Disabilities	11,752 persons	--	10.5%
Persons with Developmental Disabilities <sup>1</sup>	274 persons	--	--
Large Households (5 or more persons per household)	6,066 HH	18.9%	--
Single-Parent Households	5,747 HH	17.9%	--
Single-Parent, Female Headed Households with Children (under 18 years)	4,247 HH	73.9%	--
People Living in Poverty	9,712 persons	--	8.9%
Farmworkers <sup>2</sup>	324 persons	--	0.3%
Migrant Farmworkers	1,684 persons	--	--
Seasonal Farmworkers	5,607 persons	--	--

**Table 2-19: Special Needs Groups**

Special Needs Groups	Count	Percent of Total Households	Percent of Total Population
Permanent Farmworkers	5,758 persons	--	--
Persons Experiencing Homelessness	17 persons	--	0.02%
College/Graduate School Students	8,926 persons	--	7.9%

*Source: American Community Survey, 5-Year Estimates, 2019.  
HH= Households  
1. Total persons who received service from the Inland Regional Center for FY 2018-19.  
2. Farmworker data is taken of the population 16 years and over. Data taken at the County level and provided by USDA Statistics Services.*

### 1. Seniors

Individuals 65 years old or older are commonly referred to as seniors. These individuals often have limited incomes tied to retirement payments and high health care costs. Due in part to their age, seniors are also more susceptible to mobility issues and self-care limitations. Specific housing needs of the senior population include affordable housing, supportive housing (such as intermediate care facilities), group homes, and other housing that includes a planned service component. **Table 2-20** summarizes the senior population of Murrieta. Riverside County and the surrounding cities are included for reference. Murrieta’s senior population made up 11.6 percent of the total City population in 2017. This is 1.9 percent lower than the Riverside County rate. The percentage of seniors within Murrieta was not significantly higher or lower than surrounding jurisdictions and was most comparable to the County. The City of Hemet had the highest concentration (21.9 percent), and Perris had the lowest concentration (3.1 percent) of seniors. **Table 2-20** also shows that through 2019, all jurisdictions saw increases in their senior populations, with the exception of Menifee and Temecula. Murrieta’s senior population increased by approximately 1 percent; no other jurisdiction experienced a growth of more than 1 percent.

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**Table 2-20: Persons Age 65 and Over**

Jurisdiction	2017		2019	
	Population Count	Percent	Population Count	Percent
Perris	4,554	6.1%	4,796	6.2%
Hemet	18,283	21.9%	18,690	22.1%
Menifee	16,268	18.7%	16,311	18.1%
<b>Murrieta</b>	<b>12,718</b>	<b>11.6%</b>	<b>13,982</b>	<b>12.4%</b>
Temecula	11,430	10.3%	11,492	10.1%
Riverside County	316,979	13.5%	340,575	14.1%

*Source: American Community Survey, 5-Year Estimates, 2017.*



**Table 2-21** illustrates the tenure of senior households in the City of Murrieta. The majority of senior households are owner-occupied with 74.8 percent of all senior households.

Tenure	Senior Households	Percent of Total Senior Households
Owner Occupied	5,265	74.8%
Renter Occupied	1,775	25.2%
<b>Total</b>	<b>7,040</b>	<b>100.0%</b>

*Source: American Community Survey, 5-Year Estimates, 2019.*

Federal housing data defines the household type as ‘elderly family’ if it consists of two persons with either or both age 62 or over. **Table 2-22** summarizes the income and tenure of elderly households in Murrieta. Of the elderly households in Murrieta, 8.2 percent earn less than 30 percent of the surrounding area income and 22.2 percent earn less than 50 percent of the surrounding area.

Income category, relative to surrounding area	Owner	Renter	Total	Percent of Total Elderly Households
Extremely Low (30% MFI or less)	315	240	555	8.2%
Very Low (30% to 50% MFI)	605	345	950	14.0%
Low (50% to 80% MFI)	875	405	1,280	18.9%
Moderate (80% to 100% MFI)	560	200	760	11.2%
Above Moderate (100% MFI or more)	2,665	560	3,225	47.6%
<b>Total</b>	<b>5,020</b>	<b>1,750</b>	<b>6,770</b>	<b>100.0%</b>

*Source: HUD CHAS, 2012-2016, (Reported by the Southern California Association of Governments Pre-Certified Local Housing Data for 2021).*

## 2. Persons with Physical and Developmental Disabilities

Additional affordable housing would benefit this population since they often have fixed incomes that may not allow for the financial flexibility necessary to acquire suitable housing. In addition to overpayment problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. Smaller, more affordable housing units allow for a greater accommodation of their lifestyles.

Physical and developmental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. Physical, mental, and/or developmental disabilities may deprive a person from earning income, restrict one’s mobility, or make self-care difficult.

Thus, persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents suffer from disabilities that require living in a supportive or assisted-living setting.

Ambulatory difficulty is the most widespread disability in Murrieta. Ambulatory difficulties relate to issues with walking and movement. Data shows that 49.7 percent of Murrieta’s disabled population have ambulatory difficulty. This represents 5.6 percent of the total population of Murrieta. Vision difficulties was the least common of the disabilities analyzed in **Table 2-23**. Approximately 19.8 percent of the disabled population and 2.1 percent of the total Murrieta population reported experiencing this disability. Specific disabilities require different living conditions which inform housing needs for Murrieta. Those with ambulatory difficulties may require smaller single-story spaces due to a lack of ability to walk long distances.

**Table 2-23: Disability Status**

Disability Type	Under 18 with a Disability	18 to 64 with a Disability	65 years and Over with a Disability	Total*	Percent of Population with Disability	Percent of Total Population
Population with a Hearing Difficulty	184	910	2,151	<b>3,245</b>	27.6%	2.9%
Population with a Vision Difficulty	328	1041	960	<b>2,329</b>	19.8%	2.1%
Population with a Cognitive Difficulty	990	2,268	1,856	<b>5,114</b>	43.5%	4.9%
Population with an Ambulatory Difficulty	203	2,311	3,325	<b>5,839</b>	49.7%	5.6%
Population with a Self-care Difficulty	462	906	1,666	<b>3,034</b>	25.8%	2.9%
Population with an independent Living Difficulty	--	2,128	2,662	<b>4,790</b>	40.8%	6.0%
<b>Total*</b>	<b>1,438</b>	<b>5,239</b>	<b>5,075</b>	<b>11,752</b>	<b>100.0%</b>	<b>10.5%</b>

\*These numbers may double count as some persons report having one or more disabilities, therefore these totals differ from the total number of persons with a disability in Table 18.  
Source: American Community Survey, 5-Year Estimates, 2019.

Housing opportunities for persons with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward renters and homeowners with disabilities for unit modification to improve accessibility.

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;

- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

According to the Inland Regional Center *Purchase of Service – Disparity Data* Report for 2018-2019, a total of 274 individuals from the Inland Empire diagnosed with developmental disabilities received services. Of the 174 individuals, the majority have been diagnosed with Autism (78.8 percent). The rest were diagnosed with an intellectual disability (4.4 percent), Cerebral Palsy (1.8 percent), Epilepsy (0.4 percent), Category 5 (3.6 percent), and 10.9 percent reported some other disability. Of those who received services, 25.5 percent were White, 9.5 percent were Asian, 3.3 percent were Black/African American, and 29.9 percent reported as Other. Approximately 32 percent of individuals reported their ethnicity as Hispanic or Latino. The majority of those who received services were 3 to 21 years of age (77.7 percent), 21.5 percent were 2 years or younger, and less than 1 percent were over the age of 22. All individuals who received services live at the home of their parent(s) or guardian(s).

Many people with developmental disabilities can live and work independently within a conventional housing environment. Individuals with more severe developmental disabilities may 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 persons with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

There are several housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 (veterans) homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating 'barrier-free' design in all, new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

### 3. Large Households

Large households are households of five or more individuals. The need to procure resources for a large group requires a greater portion of income that would otherwise go toward housing. This may lead households to find smaller, more affordable housing units which may not be large enough to adequately contain a household of that size, leading to overcrowding. Securing housing large enough to

accommodate all members of a household is more challenging for renters, because multi-family rental units are typically physically smaller than single-family ownership units. Most apartment complexes do not typically have 4- or 5-bedroom units and as bedroom count increases, the affordability of a housing unit typically decreases. **Table 2-24** summarizes that 56.5 percent of large households in Murrieta are five person households, 25.1 percent are 6 person households, and 18.5 percent are households with 7 or more persons. The majority of each of these household groups (68.1 percent) are in owner occupied units, and the remainder (31.9 percent) are in renter occupied housing units. The provision of affordable housing may alleviate potential overcrowding burdens experienced by these households.

**Table 2-24: Large Households by Tenure**

Household Size	Owner		Renter		Total	
	Count	Percent	Count	Percent	Count	Percent
5-Person Household	2,355	57.0%	1,070	55.4%	3,425	56.5%
6-person household	1,053	25.5%	468	24.2%	1,521	25.1%
7-or-more person Households	725	17.5%	395	20.4%	1,120	18.5%
<b>Total</b>	<b>4,133</b>	<b>68.1%</b>	<b>1,933</b>	<b>31.9%</b>	<b>6,066</b>	<b>100.0%</b>

*Source: American Community Survey, 5-Year Estimates, 2019.*

#### 4. Single-Parent Households

Single parent households face different challenges due to limited incomes, the greater need for daycare services, health care services, and other services. An issue observed for female headed households with no male present is a lower average income due to income inequalities present in workplaces. **Table 2-25** estimates that in 2017 approximately 72.7 percent of the single parent housing units in the City were made up of female led no spouse present households. This group was the largest single parent household group in the City. This remained the same through 2019 with single-parent female households without a spouse increasing by about one percent. In total, single parent households increased by about 8 percent between 2017 and 2019.

**Table 2-25: Single Parent Households**

City of Murrieta	Single Parent-Male, No Spouse Present		Single Parent-Female, No Spouse Present		Single Parent Households Living in Poverty		Single Parent Households	Percent of Total Households
	Count	% of Single Parent HH	Count	% of Single Parent HH	Count	% of Single Parent HH	Count	Percent
<b>2017</b>	1,031	27.3%	2,745	72.7%	858	22.7%	3,776	11.6%
<b>2019</b>	1,500	26.1%	4,247	73.9%	848	14.8%	5,747	17.9%

*Source: American Community Survey, 5-Year Estimates, 2017, 2019.*

## 5. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The United States Department of Agriculture, National Agriculture Statistics provides data on hired farm labor across the United States. The data is compiled at both a state and county level. Within the County of Riverside, there were a total of 11,365 hired farm workers in 2017. A total of 5,758 are considered permanent, working 150 days or more and a total of 5,607 farmworkers were considered seasonal, working only 150 days or less. Additionally, the County of Riverside reported 1,684 total migrant farmworkers, 1,613 of which worked on farms with full time hired labor and 11 worked on farms with only contract labor.

According to the California Employment Development Department, the average farm worker earned between \$22,000 and \$35,000 annually. This annual income would place each individual or household in the very low-income bracket for Murrieta. This limited income may be exacerbated by their tenuous and/or seasonal employment status. These employees and households may reside in severely overcrowded dwellings, in packing buildings, or in storage sheds. Farmworker households is a group in need of further affordable housing options.

## 6. Extremely Low-income Households and Poverty Status

The 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data indicates there were approximately 2,370 very low-income households living in Murrieta. Very low-income households are those households that earn 50 percent or less of the median family income (MFI) for Riverside County. Extremely low-income households are those households which earn less than 30 percent of the MFI. There are approximately 2,105 extremely low-income households in Murrieta (renters and owners). **Table 2-26** below, includes data characterizing affordability and cost burden for various income groups.

Of the Extremely low-income households in Murrieta, 725 households in owner occupied housing units contain at least one of the four housing problems. The housing problems identified by CHAS include the following:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burdens, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burdens, including utilities, exceeding 50 percent of gross income.

Extremely low-income households also occupy the smallest amount of owner households with at least one of the four housing problems. For owner occupied units, households with above moderate-income

levels occupy the most housing units with at least one housing problem (1,400 households). This is mirrored by the renter occupied housing units, except that the income bracket occupying the least amount of homes with at least one of four housing problems are households with moderate incomes.

**Table 2-26: Housing Problems for All Households (by Tenure)**

Income by Housing Problem	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available, no other Housing Problem
<b>Owner</b>			
Household Income is less-than or = 30% MFI	725	0	205
Household Income >30% to less-than or = 50% MFI	760	225	0
Household Income >50% to less-than or = 80% MFI	1,400	795	0
Household Income >80% to less-than or = 100% MFI	945	560	0
Household Income >100% MFI	3,450	12,505	0
<b>Total</b>	<b>7,280</b>	<b>14,085</b>	<b>205</b>
<b>Renter</b>			
Household Income is less-than or = 30% MFI	995	110	80
Household Income >30% to less-than or = 50% MFI	1,280	105	0
Household Income >50% to less-than or = 80% MFI	1,675	265	0
Household Income >80% to less-than or = 100% MFI	920	215	0
Household Income >100% MFI	1,250	3,960	0
<b>Total</b>	<b>6,120</b>	<b>4,650</b>	<b>80</b>
<b>Total Households (Owner and Renter)</b>	<b>13,400</b>	<b>18,735</b>	<b>285</b>

*Source: Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.*

*\* The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.*

*\*\* The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.*

*Note: MFI = HUD Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. MFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.*

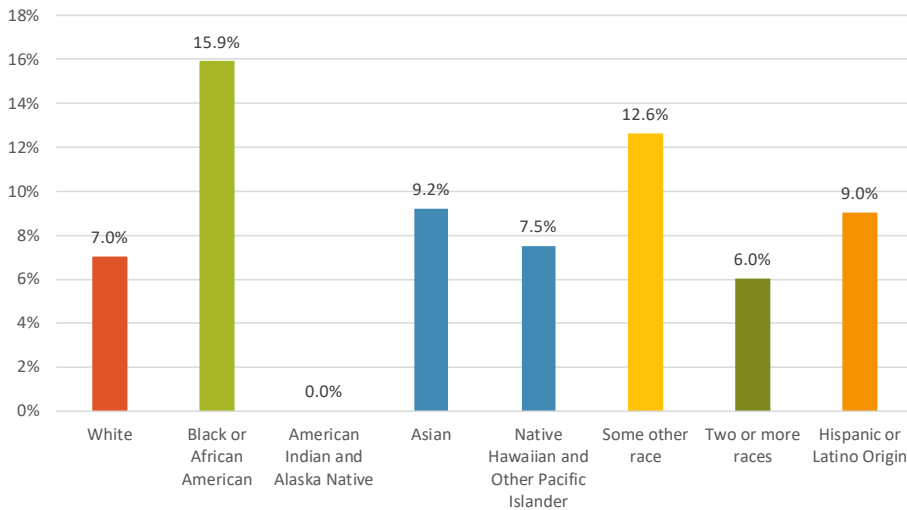
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Despite constituting only 5.9 percent of Murrieta’s population in 2019, Black or African American individuals make up 15.9 percent of the population Murrieta below poverty level. Similarly, despite comprising 10.3 percent of the population, individuals that identify as some other race make up 12.6

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percent of the population of Murrieta below the poverty level.<sup>1</sup> The values shown in **Figure 2-6** and their contrast with **Figure 2-2** outlines potential differences in housing needs bases on status of poverty level for different racial and ethnic groups within the City.

**Figure 2-6: Percent below Poverty Level, by Race and Hispanic or Latino Origin**



*Source: American Community Survey, 5-Year Estimates, 2019.*

Extremely low-income households are those households which earn less than 30 percent of the County MFI. In 2019, 30 percent of the County of Riverside’s MFI was approximately \$20,101. The poverty threshold for a three-person household in 2019 was about \$20,335 as determined by the United States Census Bureau.<sup>2</sup> Therefore all extremely low-income households in Murrieta are likely to be considered as living below the poverty level.

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Table 2-27 illustrates the population of Murrieta residents that live that live below the poverty level, across several demographic characteristics. Of Murrieta’s population, 8.1 percent of persons are below the poverty level and more than half of those persons are female (5,166). Persons that are between 35 and 64 years of age have the highest count of persons below poverty level for all age groups identified (2,603). Additionally, renter occupied units make up a larger percentage of families below the poverty level than owner-occupied units do (11.6 percent and 3.6 percent, respectively).

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<sup>1</sup> Some other race. Includes all other responses not included in the "White", "Black or African American", "American Indian and Alaska Native", "Asian" and "Native Hawaiian and Other Pacific Islander" race categories.

<sup>2</sup> Poverty Thresholds for 2019 by Size of Family and Number of Related Children Under 18 years, United States Census Bureau, accessed December 27, 2021, <https://www.census.gov/data/tables/time-series/demo/income-poverty/historical-poverty-thresholds.html>.

Similarly, Female householders without a spouse present represent the largest group below the poverty level at 15.5 percent of families, which is 12.0 percent greater than married-couple households, which are the least represented household type below the poverty level (3.5 percent).

**Table 2-27: Statistics for Murrieta Population Below Poverty Level**

Gender	Below Poverty Level	
	Count	Percent
Male	3,971	7.4%
Female	5,166	8.8%
Age Group	Count	Percent
18-34 years of age	2,363	9.4%
35-64 years of age	2,603	6.3%
60 and over years of age	1,279	7.0%
65 and over years of age	1,002	7.2%
Household Characteristics	Count*	Percent*
Owner	645	3.6%
Renter	897	11.6%
Family Households	1,538	6.0%
Married-Couple Households	696	3.5%
Female householder, no Spouse Present	658	15.5%

\*of Families.  
 1. Values calculated from percentage of total family counts.  
 Note: The percentages are based on the total population for whom poverty status could be determined, not the total population of the City.  
 Source: 2019 Five-Year American Community Survey (U.S. Census Bureau).

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Extremely low-income households have unique housing needs that must be addressed by the City. For an extremely low-income household that earns less than 30 percent of the County MFI the maximum affordable home price for ownership is up to \$33,500 for a one-person household and up to \$66,000 for a five-person household in 2020. Extremely low-income households cannot afford market-rate rental or ownership housing in Murrieta without assuming a substantial cost burden. Therefore, extremely low-income households may experience overpayment of housing, access to poor housing, and limited housing options.

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Resources to address the needs of extremely low-income households include a variety of Federal, State, and regional programs, such as Section 8, HUD, LIHTC, CalHFA, and other public and private funding sources. To address the unique needs of extremely low-income households living in the City, Policy Actions 1-1 and 3-3 have been included Section 4 to support and expedite the development of affordable housing projects for extremely low-income households. The City will provide funding, incentives, and assistance to make the development of housing for extremely low-income households more feasible.

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## 7. Persons Experiencing Homelessness

Homelessness has become an increasingly important issue within California. Factors contributing to the rise in homelessness include increased unemployment and underemployment, a lack of housing affordable to lower and moderate-income persons (especially extremely low-income households), reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

State law mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. "Homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD) has recently been updated, the following is a list of the updated descriptions for homeless and the changes in the definition from HUD:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. The only significant change from existing practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days) and were in a shelter or a place not meant for human habitation immediately prior to entering that institution.
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The proposed regulation also describes specific documentation requirements for this category.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness, and it applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

This definition does not include persons living in substandard or overcrowded housing units, persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends).

**Table 2-287** shows the population of persons experiencing homelessness changes on a regional level, in Murrieta, and in the surrounding cities. Murrieta had a decrease in homeless population of 10.5 percent. Murrieta maintained the lowest number of individuals experiencing homelessness in 2018 and again in 2019 with Menifee. Despite Murrieta and the surrounding cities' reduction of homeless individuals (except Hemet), Riverside County experienced a growth of 21.7 percent in the same span of time. **Table 2-287** also shows that the homeless population in Murrieta constitutes the lowest concentration in the surrounding areas and further clarifies how the surrounding cities can experience a reduction in homelessness while the County experiences an increase. Further, Murrieta's homeless population is the

lowest among the surrounding cities, along with Menifee. Although Murrieta maintains a relatively low homelessness rate, it is important to promote and provide adequate resources to continue combating homelessness. This can be done through the provision of affordable housing which will allow for stable housing for individuals to then continue advancements in other sectors of their life.

**Table 2-287: Homelessness in Murrieta and Surrounding Cities**

Jurisdiction	2018	Percent of County	2019	Percent of County	Percent Change
Perris	95	4.1%	77	2.7%	-18.9%
Hemet	83	3.6%	112	4.0%	34.9%
Menifee	22	1.0%	17	0.6%	-22.7%
<b>Murrieta</b>	<b>19</b>	<b>0.8%</b>	<b>17</b>	<b>0.6%</b>	<b>-10.5%</b>
Temecula	66	2.9%	59	2.1%	-10.6%
Riverside County	2,310	100.0%	2,811	100.0%	21.7%

Source: Riverside County Point in Time Count, April 2019.

## 8. Students

The need for student housing is another significant factor affecting housing demand. Student housing often only produces a temporary housing need based on the duration of the educational institution enrolled in. The impact upon housing demand is critical in areas that surround universities and colleges. According to 2019 ACS data, there are 8,926 college and graduate school students living in Murrieta. Students often seek shared housing situations to decrease expenses and can be assisted through roommate referral services offered on and off campus. The lack of affordable housing also influences choices students make after graduation, often with a detrimental effect upon the region’s economy. College graduates provide a specialized pool of skilled labor that is vital to the economy; however, the lack of affordable housing may lead to their departure from the region.

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## F. Housing Stock Characteristics

Murrieta’s housing stock is defined as the collection of all housing units located within its jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Murrieta to identify how well the current housing stock meets the needs of current and future residents of the City.

### 1. Housing Growth

**Table 2-298** shows growth trends for housing units in Murrieta and surrounding jurisdictions. The data shown in the table reflects estimates from the California Department of Finance and the 2000 U.S. Census Bureau; an evaluation of the existing development and of development opportunity is outlined in **Section 3**. The number of housing units in Murrieta grew by an estimated 137 percent between 2000 and 2010. Through 2019, that total grew an estimated additional 6 percent. **Table 2-298** also shows that Murrieta experienced the greatest percentage of housing stock increase from 2000 to 2010 between both the surrounding cities and Riverside County.

**Table 2-298: Housing Unit Growth (Growth Trends)**

Jurisdiction	2000 <sup>1</sup>	2010	2017	2020	Percent Change 2000 to 2010	Percent Change 2010 to 2020
Perris	10,553	17,906	19,045	19,476	69.7%	8.8%
Hemet	29,401	35,305	35,987	36,067	20.1%	2.2%
Menifee	NA <sup>2</sup>	30,269	33,307	35,675	NA <sup>2</sup>	17.9%
<b>Murrieta</b>	<b>14,921</b>	<b>35,294</b>	<b>36,391</b>	<b>37,363</b>	<b>136.5%</b>	<b>5.9%</b>
Temecula	19,099	34,004	36,320	36,550	78.0%	7.5%
Riverside County	584,674	800,707	834,652	856,124	36.9%	6.9%

1. Data provided from the 2000 U.S. Census Bureau due to unavailable data from the California Department of Finance.  
 2. There is no 2000 Census data available for Menifee because the City was not incorporated into Riverside County until 2008.  
 Source: California Department of Finance Population and Housing Estimates; 2000 U.S. Census Bureau

## 2. Housing Type

**Table 2-3029** summarizes the available housing units in Murrieta and Riverside County by housing type. As of 2020, single family detached units made up 73.9 percent of the housing units, single family attached units, such as townhouses and condominiums, made up 3.6 percent of the housing units, multifamily units, such as apartments, made up 18 percent of the housing units, and mobile homes made up 4.5 percent of the housing units. In comparison, Murrieta has a higher percentage of single-family detached and multi-family units than the County of Riverside as a whole.

**Table 2-3029: Total Housing Units by Type**

Jurisdiction	Single-Family Detached		Single-Family Attached		Multi-Family		Mobile Homes		Total Units
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	
<b>Murrieta</b>	<b>27,607</b>	<b>73.9%</b>	<b>1,344</b>	<b>3.6%</b>	<b>6,744</b>	<b>18.0%</b>	<b>1,668</b>	<b>4.5%</b>	<b>37,363</b>
Riverside County	585,544	68.4%	52,844	6.2%	137,067	16.0%	80,669	9.4%	856,124

Source: California Department of Finance, 2020.

## 3. Housing Availability and Tenure

Murrieta contains 21,566 owner occupied units and 10,851 renter occupied units. The majority of units for both owner-occupied and renter-occupied units are single family detached units. The lowest housing type quantity are single family attached units for both owner and renter occupied units. **Table 2-310** shows that combined, single family detached units make up 24,834 of Murrieta’s 32,417 occupied housing units (76.6%).

Household size differs between renter and owner-occupied housing units. Owner occupied units trend toward larger households than renter occupied units as homeowners generally have a greater income than renters. In addition, family households generally occupy larger housing units such as single-family homes. This is the case in Murrieta where 76.6 percent of the housing stock is single-family detached dwelling units and 61 percent of households are married-couple, family households. Approximately 46.3 percent of family households in Murrieta have related children under 18 living at home. **Table 2-324** shows that owner occupied units in Murrieta have an average of 3.44 persons per household and renter occupied housing units have an average of 3.25 persons per household. The owner-occupied housing units

have a 0.21-person larger household size than in Riverside County as a whole, however the renter occupied household size is 0.07-person smaller than in Riverside County as summarized in **Table 2-324**. Murrieta holds the second highest household size for owner occupied and renter occupied housing units in the region after Temecula.

**Table 2-319: Occupied Housing Units by Type and Tenure**

Tenure	Single-Family Detached	Single-Family Attached	Multi-Family	Mobile Homes	Total Occupied Units
Owner Occupied	19,550	618	654	744	21,566
Renter Occupied	5,284	282	4,965	320	10,851
<b>Total</b>	<b>24,834</b>	<b>900</b>	<b>5,619</b>	<b>1,064</b>	<b>32,417</b>

*Source: American Community Survey, 5-Year Estimates, 2017.*

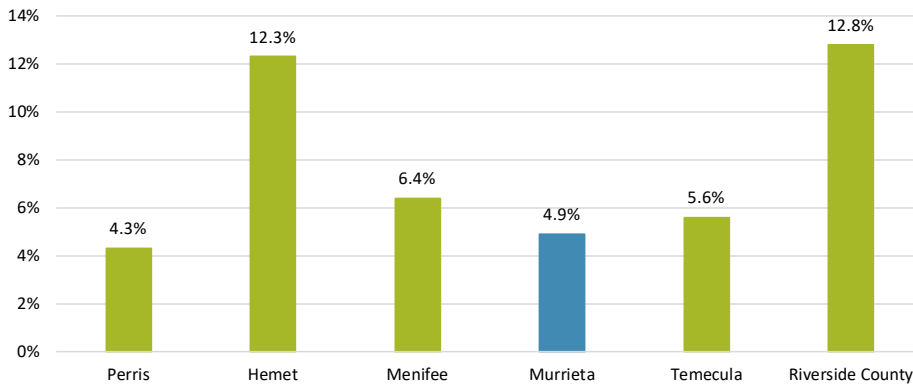
**Table 2-324: Average Household Size by Tenure**

Jurisdiction	Owner Occupied Household Size	Renter Occupied Household Size	Average Household Size
Perris	4.50	4.51	4.51
Hemet	2.66	2.96	2.79
Menifee	3.08	2.93	3.04
<b>Murrieta</b>	<b>3.44</b>	<b>3.25</b>	<b>3.38</b>
Temecula	3.36	3.17	3.29
Riverside County	3.23	3.32	3.26

*Source: American Community Survey, 5-Year Estimates, 2017.*

Consistent with the decrease in homelessness in Murrieta, the housing vacancy rate is the lowest among the surrounding cities and Riverside County at 4.2 percent. **Figure 2-7** shows that Murrieta’s vacancy rate is less than half of Riverside County’s rate, and 0.6 percent higher than the closest rate of adjacent cities. Vacant units by housing type are summarized in **Table 2-332**. The housing type with the highest percentage of vacancies are those used as seasonal, recreational, or occasional housing. Housing types identified for migrant workers show no vacancy, however this may also reflect a lack of existing unit types which cater to such needs. Additional housing units can be found by improving the development of additional dwelling units on vacant parcels or the development of vacant parcels to accommodate expanded housing units. By developing vacant housing parcels, there is likely to be a decreased impact on existing, occupied units within Murrieta.

Figure 2-7 Vacancy Rates by Jurisdiction, 2020



Source: California Department of Finance, 2020.

Table 2-332: Vacant Housing Units by Type

Type of Housing	Estimate
For rent	331
Rented, not occupied	0
For sale only	181
Sold, not occupied	191
For seasonal, recreational or occasional use	459
For migrant workers	0
Other vacant	253
<b>Total</b>	<b>1,415</b>

Source: American Community Survey, 5-Year Estimates, 2017.

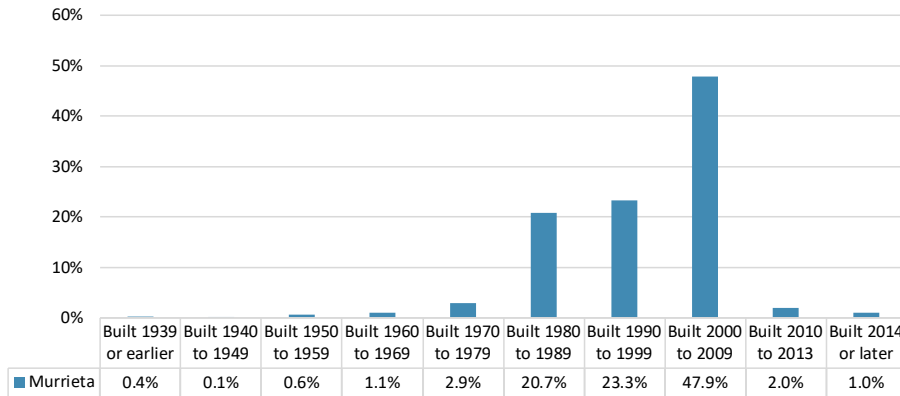
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#### 4. Housing Age and Condition

Housing age may affect the structural integrity of a house and can be an indicator of overall housing quality within a community. For example, housing that is over 30 years old is typically in need of some major rehabilitation, such as a new roof, foundation, plumbing, etc. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, a large proportion of older housing stock would indicate that most of the City’s housing stock could require major rehabilitation.

Figure 2-8 describes the age of Murrieta’s housing stock. The data represented in the Figure comes from the American Community Survey which uses estimates based on aggregate individual survey responses. The data shows the majority of Murrieta’s housing units were built between 2000 and 2009. This coincides with the boom in housing availability summarized in Table 2-298 above. The next largest blocks of housing development were between the years 1980 and 1999. While figure shows the remaining housing units built outside of this timeframe are few and constitute less than 10 percent of the housing stock within Murrieta, recent unit additions may not be accounted for.

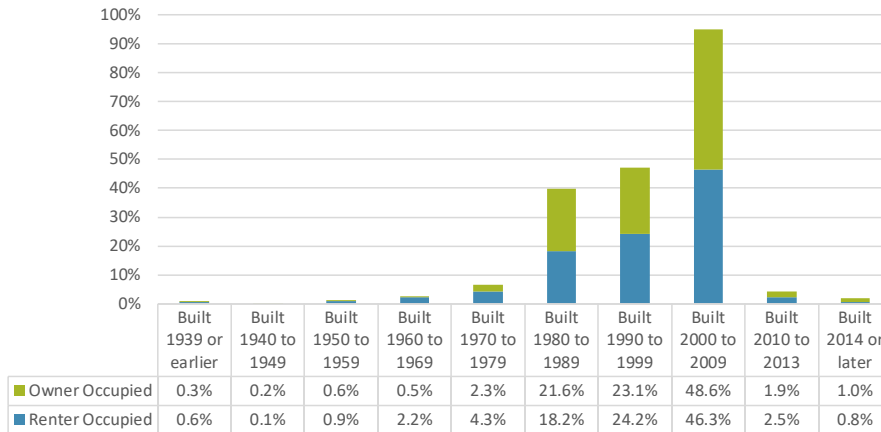
Figure 2-8: Housing Stock Age



Source: American Community Survey, 5-Year Estimates, 2017.

Figure 2-9 below displays 2017 ACS data for housing units by the year they were built and sorted by the percentage of owners and renters that currently live in each. According to the data, there are about twice as many homeowners than renters living in Murrieta. More renters than owners currently live in units built in 1979 or earlier (8.1 percent and 3.8 percent, respectively). Of all homeowners in the City, 51.4 percent currently reside in units built after 2000. Just under 50 percent of renters also live in units built after 2000. This is likely due to the building boom that occurred during those years.

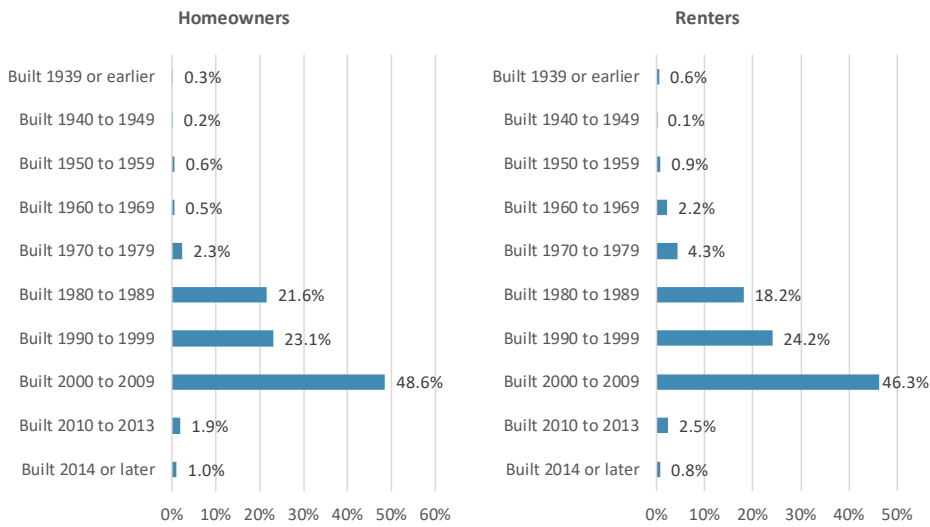
Figure 2-9: Tenure by Year Housing Unit Built



Source: American Community Survey, 5-Year Estimates, 2017.

Figure 2-10 below displays the 2017 ACS data for housing units by the year they were built for owners (left) and renters (right). The data shows that 46.3 percent of renters live in units built between 2000 and 2009, and 28.6 percent of homeowners also live in units built during those years. Around 3 percent of both homeowners and renters live in units built after 2010.

Figure 2-10: Housing Units by Year Built and Tenure



Source: American Community Survey, 5-Year Estimates, 2017.

Table 2-343 illustrates the estimated number of housing units in need of rehabilitation by income category within the City. The City identified a total of 3 housing units in need of rehabilitation, none of which are households earning less than 50 percent of the median family income.

Income Category	Housing Units
Extremely Low (30% MFI or less)	0
Very Low (30% to 50% MFI)	0
Low (50% to 80% MFI)	0
Moderate (80% to 100% MFI)	0
Above Moderate (100% MFI or more)	3
<b>Total</b>	<b>3</b>

Source: City of Murrieta, Code Enforcement.

### 5. Housing Costs and Affordability

Home values in Murrieta average \$367,400 as of 2017; which is the second highest average home value behind Temecula in that timeframe. Murrieta’s average home value is \$62,900 greater than Riverside County’s average. The higher home value shown in **Table 2-354** may correlate with the higher average income within Murrieta as compared to Riverside County observed within this analysis. Larger homes with higher prices are generally affordable to persons or households with moderate or above moderate incomes.

**Table 2-354: Median Home Value by Community**

Jurisdiction	Median Home Value
Perris	239,800
Hemet	157,500
Menifee	278,300
<b>Murrieta</b>	<b>367,400</b>
Temecula	394,600
Riverside County	304,500

*Source: American Community Survey, 5-Year Estimates, 2017.*

As shown in **Table 2-365**, rent for a one bedroom in Murrieta increased from \$1,300 to \$1,470 (13.1%) monthly from 2017 to 2020. In the same time period, two-bedroom rentals experienced a monthly rent increased from \$1,450 to \$1,680 (15.9%) and three bedrooms increased from \$1,870 to \$2,000 (12.2%). While two-bedroom apartments saw the highest increase in price over the 3-year period, overall, the cost of rental housing in the City had a stable increase from 2017 to 2020.

**Table 2-365: Average Monthly Rental Rates**

Unit Type	January 2017	January 2018	January 2019	January 2020	% Change 2017-2020
1 Bedroom	\$1,300	\$1,360	\$1,390	\$1,470	13.1%
2 bedrooms	\$1,450	\$1,600	\$1,600	\$1,680	15.9%
3+ Bedrooms	\$1,870	\$1,900	\$2,000	\$2,100	12.3%
<b>Price per Square Foot</b>					
1 Bedroom	--	\$1.92	\$2.03	\$2.06	7.3%
2 bedrooms	\$1.35	\$1.50	\$1.61	\$1.66	23.0%
3+ Bedrooms	\$0.97	\$0.99	\$1.02	\$1.08	11.3%

*Source: Zillow Rent Index Report, January 2017-2020, accessed April 15, 2020.*

Housing affordability can be analyzed by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. This information can help estimate the affordability of different sizes and types of housing and indicate the type of households most likely to experience overcrowding and overpayment.

The Federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household’s eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits, based on the Median Family Income (MFI), which can be used to determine the maximum price



that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less than those at the upper end. The maximum affordable home prices without overpayment for residents in Riverside County are shown in **Table 2-386**. This amount can be compared to current housing asking prices (**Table 2-354**). In **Table 2-377**, the data shows the maximum affordable monthly rental amount that a household can pay for each month without overpayment.

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**Extremely Low-Income**

For an Extremely low-income household that earns less than 30 percent of the County MFI the maximum affordable home price for ownership is up to \$33,500 for a one-person household and up to \$66,000 for a five-person household in 2020. Extremely low-income households cannot afford market-rate rental or ownership housing in Murrieta without assuming a substantial cost burden.

**Very Low-Income**

The very low-income limits are the basis for all other income limits. For a Very low-income household that earns between 31 percent and 50 percent of the County MFI the maximum affordable home price for ownership is up to \$82,500 for a one-person household and up to \$112,500 for a five-person household in 2020. A very low-income household at the maximum income limit can afford to pay approximately \$553 to \$807 in monthly rent, depending on household size. Given the cost of housing in Murrieta, persons or households of very low-income are unlikely to be able to find affordable housing to rent or purchase in the City.

**Low-Income**

For a Low-income household that earns between 51 percent and 80 percent of the County’s MFI the maximum affordable home price for ownership is up to \$156,500 for a one-person household and up to \$226,500 for a five-person household in 2020. Given the cost of housing in Murrieta, ownership housing would not be affordable to low-income households. A one-person low-income household could afford to pay up to \$713 in rent per month and a five-person low-income household could afford to pay as much as \$1,032. Low-income households in Murrieta would not be able to find adequately sized affordable apartment units,

**Moderate income Households**

Persons and households of moderate income earn between 81 percent and 120 percent of the County’s MFI. The maximum affordable home price for a moderate-income household is \$254,500 for a one-person household and \$378,000 for a five-person family. Moderate income households in Murrieta can generally find affordable housing in the City. The maximum affordable rent payment for moderate income households is between \$1,474 and \$2,229 per month. Appropriately sized market-rate rental housing is generally affordable to households in this income group.

Table 2-376: Affordable Monthly Housing Cost for Renters

	Annual Income	Rent	Utilities^1	Total Affordable Monthly Housing Cost
<b>Extremely Low-income (30% of MFI)</b>				
1-Person	\$15,850	\$289	\$107	\$396

**Table 2-37e: Affordable Monthly Housing Cost for Renters**

	Annual Income	Rent	Utilities <sup>1</sup>	Total Affordable Monthly Housing Cost
2-Person	\$18,100	\$321	\$132	\$453
3-Person	\$21,720	\$386	\$157	\$543
4-Person	\$26,200	\$471	\$184	\$655
5-Person	\$30,680	\$556	\$211	\$767
<b>Very Low-income (50% of MFI)</b>				
1-Person	\$26,400	\$553	\$107	\$660
2-Person	\$30,150	\$622	\$132	\$754
3-Person	\$33,900	\$691	\$157	\$848
4-Person	\$37,650	\$757	\$184	\$941
5-Person	\$40,700	\$807	\$211	\$1,018
<b>Low-income (80% MFI)</b>				
1-Person	\$42,200	\$948	\$107	\$1,055
2-Person	\$48,200	\$1,073	\$132	\$1,205
3-Person	\$54,250	\$1,199	\$157	\$1,356
4-Person	\$60,250	\$1,322	\$184	\$1,506
5-Person	\$65,100	\$1,417	\$211	\$1,628
<b>Moderate Income (120% MFI)</b>				
1-Person	\$63,250	\$1,474	\$107	\$1,581
2-Person	\$72,300	\$1,676	\$132	\$1,808
3-Person	\$81,300	\$1,876	\$157	\$2,033
4-Person	\$90,350	\$2,075	\$184	\$2,259
5-Person	\$97,600	\$2,229	\$211	\$2,440
<p>Source: Riverside Housing Commission, Utility Allowance Schedule, 2019 and Other Services Report and California Department of Housing and Community Development, 2019 Income Limits and Kimley Horn and Associates Assumptions: 2019 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Riverside County Utility Allowance.</p> <p>1. Utilities includes heating, cooking, other electric and cooling, water heating, water and tenant supplied appliances. All utilities are assuming electric as averaged on the County of Riverside Utility Allowance Schedule.</p>				

**Table 2-387: Affordable Housing Costs for Owners**

Annual Income	Mortgage	Utilities <sup>1</sup>	Tax and Insurance	Total Affordable Monthly Housing Cost	Affordable Purchase Price	
<b>Extremely Low-income (30% of MFI)</b>						
1-Person	\$15,850	\$153	184	\$59	\$396	\$33,500
2-Person	\$18,100	\$161	224	\$68	\$453	\$35,250
3-Person	\$21,720	\$203	259	\$81	\$543	\$44,500
4-Person	\$26,200	\$252	305	\$98	\$655	\$55,250
5-Person	\$30,680	\$301	351	\$115	\$767	\$66,000
<b>Very Low-income (50% of MFI)</b>						
1-Person	\$26,400	\$377	184	\$99	\$660	\$82,500
2-Person	\$30,150	\$417	224	\$113	\$754	\$91,500
3-Person	\$33,900	\$461	259	\$127	\$848	\$101,000
4-Person	\$37,650	\$495	305	\$141	\$941	\$108,500
5-Person	\$40,700	\$514	351	\$153	\$1,018	\$112,500
<b>Low-income (80% MFI)</b>						
1-Person	\$42,200	\$713	184	\$158	\$1,055	\$156,500
2-Person	\$48,200	\$800	224	\$181	\$1,205	\$175,500
3-Person	\$54,250	\$894	259	\$203	\$1,356	\$196,000
4-Person	\$60,250	\$975	305	\$226	\$1,506	\$214,000
5-Person	\$65,100	\$1,032	351	\$244	\$1,628	\$226,500
<b>Moderate Income (120% MFI)</b>						
1-Person	\$63,250	\$1,160	184	\$237	\$1,581	\$254,500
2-Person	\$72,300	\$1,312	224	\$271	\$1,808	\$287,500
3-Person	\$81,300	\$1,469	259	\$305	\$2,033	\$320,000
4-Person	\$90,350	\$1,615	305	\$339	\$2,259	\$360,000
5-Person	\$97,600	\$1,723	351	\$366	\$2,440	\$375,000
<p><i>Source: Riverside Housing Commission, Allowances for Tenant-Furnished Utilities and Other Services Report and California Department of Housing and Community Development, 2019 Income Limits and Kimley Horn and Associates Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Riverside County Utility Allowance.</i></p> <p><i>1. Utilities includes heating, cooking, other electric and cooling, water heating, water, sewer, trash collection, and tenant supplied appliances. All utilities are assuming electric as averaged on the County of Riverside Utility Allowance Schedule.</i></p>						



## Section 3

*Housing Constraints, Resources, and  
Affirmatively Furthering Fair Housing*

~~OCTOBER 2021~~ FEBRUARY 2022 – HCD REVIEW



## Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing (AFFH)

As is common in many communities, a variety of constraints affect the provisions and opportunities for adequate housing in the City of Murrieta. Housing constraints consist of both governmental constraints, including but not limited to development standards and building codes, land use controls, and permitting processes; as well as, nongovernmental or market constraints, including but not limited to land costs, construction costs, and availability of finances. Combined, these factors create barriers to availability and affordability of new housing, especially for lower and moderate-income households.

### A. Nongovernmental Constraints

Nongovernmental constraints largely affect the cost of housing in Murrieta and can produce barriers to housing production and affordability. These constraints include the availability and cost of land for residential development, the demand for housing, financing and lending, construction costs, and the availability of labor, which can make it expensive for developers to build any housing, and especially affordable housing. The following highlights the primary market factors that affect the production of housing in Murrieta.

#### 1. Land Costs and Construction Costs

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes on a square-foot and per unit basis. However, there is variation within each construction type, depending on the size of the unit and the number and quality of amenities provided. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The ICC was established in 1994 with the goal of developing a single set of national model construction codes, known as the International Codes, or I-Codes. The ICC updates the estimated cost of construction at six-month intervals and provides estimates for the average cost of labor and materials for typical Type VA wood-frame housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes. In August 2020, the ICC estimated that the average per square-foot cost for good-quality housing was approximately \$118.57 for multi-family housing, \$131.24 for single-family homes, and \$148.44 for residential care/assisted living facilities. Construction costs for custom homes and units with extra amenities, run even higher. Construction costs are also dependent upon materials used and building height, as well as regulations set by the City’s adopted Development Code, Building Code and Fire Code. For example, according to the ICC, an accessory dwelling unit (ADU) or converting a garage using a Type VB wood framed unit would cost about \$123.68 per square foot. Although construction costs are a significant portion of the overall development cost, they are consistent throughout the region and,

especially when considering land costs, are not considered a major constraint to housing production in Murrieta.

Land costs can also pose a significant constraint to the development of affordable and middle-income housing and represents a significant cost component in residential development. Land costs 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. soil stability, seismic hazards, flooding) can also be factored into the cost of land. An October 2020 web search for lots for sale in Murrieta returned over 100 lots for sale ranging drastically in size and cost based on location. Lots for sale outside of the City's primary center for housing and commercial business are not considered in this analysis as well as lots zoned for commercial use, as they will not be representative of size or cost of land which has been developed for residential use historically. The cost of vacant lots currently for sale near existing development in Murrieta, ranges from \$199,000 for 1.07 acres near Interstate 15, to \$159,000 for 1.04 acres southwest of Interstate 15, to \$299,000 for 2.5 acres in central Murrieta between Interstates 15 and 215. Overall, the estimated average cost of land per square in the City is about \$5.97 per square foot. The cost of land in the City is considered affordable, accessible, and not considered a barrier or constraint to the potential development of housing.

## 2. Availability Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in a community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to such loans. Additionally, the availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to all residents of a community. The data presented in this section includes the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinancing in the Riverside-San Bernardino-Ontario MSA/MD.

**Table 3-1** below displays the disposition of loan applications for the Riverside-San Bernardino-Ontario MSA/MD per the 2019 Home Mortgage Disclosure Act report.

**Table 3-1: Disposition of Loan Applications by Race/Ethnicity – RIVERSIDE-SAN BERNARDINO-ONTARIO MSA/MD**

Applications by Race/Ethnicity	Percent Approved	Percent Denied	Percent Other	Total (Count)
<b>LESS THAN 50% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	27.9%	36.4%	37.6%	258
Asian	39.0%	35.4%	27.7%	983
Black or African American	48.9%	22.5%	29.8%	1,295
Native Hawaiian or other Pacific Islander	26.8%	50.3%	24.2%	149
White	48.0%	25.4%	29.2%	12,112
Hispanic or Latino	44.1%	28.5%	29.7%	6,251
<b>50-79% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	40.9%	36.4%	26.1%	352
Asian	47.0%	30.3%	27.2%	1,521
Black or African American	43.8%	27.9%	32.3%	1,529
Native Hawaiian or other Pacific Islander	34.7%	48.2%	20.2%	193
White	54.0%	21.7%	29.9%	19,017
Hispanic or Latino	51.5%	25.0%	28.2%	11,797
<b>80-99% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	44.4%	29.9%	28.5%	144
Asian	50.2%	22.8%	31.7%	880
Black or African American	46.1%	24.7%	32.4%	777
Native Hawaiian or other Pacific Islander	56.9%	27.7%	20.0%	65
White	57.7%	17.9%	29.4%	9,073
Hispanic or Latino	56.0%	19.5%	28.9%	5,678
<b>100-119% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	48.1%	23.9%	30.9%	401
Asian	59.2%	18.7%	27.9%	2,831
Black or African American	53.0%	21.0%	29.5%	2,347
Native Hawaiian or other Pacific Islander	45.2%	32.4%	24.3%	259
White	63.1%	14.6%	27.3%	27,396
Hispanic or Latino	60.8%	16.4%	27.0%	16,178
<b>120% OR MORE OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	51.5%	19.2%	32.8%	927
Asian	60.6%	15.9%	28.9%	12,219
Black or African American	55.0%	18.7%	29.9%	6,393
Native Hawaiian or other Pacific Islander	51.1%	23.1%	30.6%	620
White	65.5%	12.4%	27.9%	78,875
Hispanic or Latino	61.5%	15.5%	27.3%	30,093

*Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2019.*

### 3. Economic Constraints

Market forces on the economy and the trickle-down effects on the construction industry can act as a barrier to housing construction and especially to affordable housing construction. It is estimated that housing price growth will continue in the City and the region for the foreseeable future. Moving into 2020, the economy was growing, California was seeing a 1.6 percent growth in jobs from 2019 and experiencing all-time lows for unemployment rates.

A 2021 California Association of Realtors (CAR) report found that homes on the market in Riverside County experienced a 21.4 percent year to year increase and cost an average of \$519,500 in February 2021; approximately \$156,000 lower than the Southern California median home price in the same month (\$675,000). According to the CAR First Time Buyer Housing Affordability Index, for 2020 the median value of a home in Riverside County was \$414,380 with monthly payments (including taxes and insurance) of \$2,030, requiring an average qualifying income of \$60,900. Homes and cost of living in Riverside County was reported lower than the State median housing and living costs. According to February 2021 data from Zillow, the median cost of a home on the market in Murrieta is \$514,404. Home values in the city have gone up 13.3% over the past year. A report from Redfin found that in February 2021 the median list price in Murrieta is \$235 per square foot.

Housing prices across the state of California continue to rise. An increase of housing production both provides more housing choice to residents as well as market competition which can reduce the cost of ownership/rent. The City of Murrieta, in line with trends across the west Riverside region, have continued to approve and develop housing at increased rates over the past ten years. While market and economic considerations are often a constraint to housing development, they are not considered a barrier in the City of Murrieta.

## B. Governmental Constraints

In addition to market constraints, local policies and regulations also affect the price and availability of housing and the provision of affordable housing. For example, State and Federal regulations affect the availability of land for housing and the cost of housing production, making it difficult to meet the demand for affordable housing and limiting supply in a region. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing cost and availability. While the City of Murrieta has no control over State and Federal Laws that affect housing, local laws including land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing by creating barriers to housing. All information detailing the City's zoning, development standards, and fees is available to the public on the City of Murrieta's website.



## 1. Land Use Controls

Cities in California are required by Law to prepare a comprehensive, long term General Plan to guide future development. The Land Use Element of the General Plan establishes permitted land uses and development density throughout the City of Murrieta. The following lists the residential land use designations permitted throughout the city which allows for a variety of housing types:

- **Large Lot Residential** (0.1-1.0 dwelling unit per acre) - Large Lot Residential provides for very-low density residential development on land that may have limited access to urban services. Typical development consists of single-family detached housing and accessory buildings, often with the keeping of horses and other farm animals and/or small agricultural plantings.
- **Single-Family Residential** (1.1-10 dwelling units per acre) - Single-Family Residential provides for traditional single-family detached and attached housing. Typical development consists of a single-family detached home for each legal lot. The Single-Family Residential designation also provides for small lot development such as zero lot line.
- **Multiple-Family Residential** (10.1-30 dwelling units per acre) - Multiple-Family Residential provides for attached and detached apartments and condominiums. Typical development consists of townhomes, condominiums, apartments, senior housing, and stacked flats. Multiple Family Residential encourages the development of integrated projects that provide complementary open spaces and amenities on-site.

### State Density Bonus Law

In accordance with state law (Government Code Section 65915) a housing development may propose to increase the number of units above the maximum permitted and/or receive concessions or incentives that result in reductions in development standards in exchange for reserving units for very low-, low-income, and/or moderate-income households or for seniors. These units must be restricted by agreement to their level of affordability for at least 55 years. A density bonus may be applicable to projects which include at least 5 units and at least one of the following:

- 5% units restricted to very low-income households;
- 10% units restricted to low-income or moderate-income households;
- 10% units restricted for transitional foster youth, disabled veterans, or homeless;
- 20% units for low-income student housing;
- A senior housing project;
- An age-restricted mobile home park; and/or
- Projects which include a childcare facility.

A Density Bonus may be awarded based on the number of affordable housing units included in the development. **Table 3-2** provides the potential bonuses that may be awarded depending on the base percentage of affordable units per income category according to State Law.

**Table 3-2: Density Bonus Table**

Percent of Base Units	Very Low-Income Density Bonus	Low-Income Density Bonus	Moderate Income Density Bonus	Land Donation Density Bonus	Senior Density Bonus
5%	20%	-	-	-	20%
6%	22.5%	-	-	-	20%
7%	25%	-	-	-	20%
8%	27.5%	-	-	-	20%
9%	30%	-	-	-	20%
10%	32.5%	20.0%	5%	15%	20%
11%	35%	21.5%	6%	16%	20%
12%	35%	23%	7%	17%	20%
13%	35%	24.5%	8%	18%	20%
14%	35%	26%	9%	19%	20%
15%	35%	27.5%	10%	20%	20%
16%	35%	29%	11%	21%	20%
17%	35%	30.5%	12%	22%	20%
18%	35%	32%	13%	23%	20%
19%	35%	33.5%	14%	24%	20%
20%	35%	35%	15%	25%	20%
21%	35%	35%	16%	26%	20%
22%	35%	35%	17%	27%	20%
23%	35%	35%	18%	28%	20%
24%	35%	35%	19%	29%	20%
25%	35%	35%	20%	30%	20%
26%	35%	35%	21%	31%	20%
27%	35%	35%	22%	32%	20%
28%	35%	35%	23%	33%	20%
29%	35%	35%	24%	34%	20%
30%	35%	35%	25%	35%	20%
31%	35%	35%	26%	35%	20%
32%	35%	35%	27%	35%	20%
33%	35%	35%	28%	35%	20%
34%	35%	35%	29%	35%	20%
35%	35%	35%	30%	35%	20%
36%	35%	35%	31%	35%	20%
37%	35%	35%	32%	35%	20%
38%	35%	35%	33%	35%	20%
39%	35%	35%	34%	35%	20%
40%	35%	35%	35%	35%	20%

*Source: City of Murrieta Density Bonus Table (2019)*

Until 2021, under Government Code Section 65915, known as the Density Bonus Law, the maximum bonus was 35%. California state law AB 2345 states that all jurisdictions in California are required to process projects proposing up to 50% additional density as long as those projects provide the additional Below Market Rate units (BMR) in the “base” portion of the project, unless the locality already allows a bonus above 35%. The bill also lowered the BMR thresholds for concessions and incentives for projects with low income BPRs. As of 2021, Government Code Section 65915 authorizes an applicant to receive 2 incentives or concessions for projects that include at least 17% of the total units for lower income households, at least 10% of the total units for very low-income households, or at least 20% for persons or families of moderate income in a common interest development. It also allows an applicant to receive 3 incentives or concessions for projects that include at least 24% of the total units for lower income households, at least 15% of the total units for very low-income households, or at least 30% for persons or families of moderate income in a common interest development.

The City’s Density Bonus program allows a maximum of 35% density increase; however, AB 2345 requires an allowance of up to 50% density bonus when the base BMR is proposed. The City has included a program in **Section 4: Housing Plan** to update the City’s Development Code in compliance with state legislation.

## 2. Residential Development Standards

The City of Murrieta Development Code establishes residential zoning districts that permit a variety of developments and land uses in accordance with the General Plan Land Use Element. **Table 3-3** provides the development standards established for each zoning district to guide appropriate development. The development standards include minimum lot size requirements, building setbacks, and lot coverage.

- **Rural Residential District (RR)** – The RR zoning district identifies areas intended for low density, large lot single-family uses within a rural atmosphere, and may include the keeping of horses and other livestock, including kennels, as a permitted use in conjunction with the main residential use. Agricultural uses are allowable especially for buffering smaller lot single-family designations. The allowable density range is from 0.1 to 0.4 dwelling units per acre, with a minimum parcel size of 2.5 acres, unless designated within a master plan overlay. The RR zoning district is consistent with the large lot residential designation of the general plan.
- **Estate Residential 1 District (ER-1)** – The ER-1 zoning district identifies areas appropriate for large lot single-family uses and allows for the keeping of horses and other livestock in conjunction with the main residential use, including small scale agricultural uses appropriate for buffering smaller lot single-family designations. The allowable density range is from 0.4 to 1.0 dwelling units per acre, with a minimum parcel size of one acre, unless designated within a master plan overlay. The ER-1 zoning district is consistent with the large lot residential land use designations of the general plan.
- **Estate Residential 2 District (ER-2)** – The ER-2 zoning district identifies areas appropriate for large lot single-family uses and allows for the keeping of horses and other livestock in conjunction with the main residential use, including small scale agricultural uses appropriate for buffering smaller lot single-family designations. The allowable density range is from 1.0 to 2.0 dwelling units per acre, with a minimum parcel size of one-half acre, unless designated

within a master plan overlay. The ER-2 zoning district is consistent with the single-family residential land use designations of the general plan.

- **Estate Residential 3 District (ER-3)** - The ER-3 zoning district identifies areas appropriate for large lot single-family uses. This district is an appropriate transition zone between rural and the single-family zones. The allowable density range is from 2.0 to 3.0 dwelling units per acre, with a minimum parcel size of ten thousand (10,000) square feet. The ER-3 zoning district is consistent with the single-family residential designations of the general plan.
- **Single-Family Residential 1 District (SF-1)** – The SF-1 zoning district is applied to parcels appropriate for single-family subdivisions with a uniform lot pattern possessing a minimum parcel size of seven thousand two hundred (7,200) square feet. The allowable density range is from 2.1 to 5.0 units per acre. The SF-1 zoning district is consistent with the single-family residential land use designation of the general plan.
- **Single-Family Residential 2 District (SF-2)** – The SF-2 zoning district is applied to parcels appropriate for single-family subdivisions which may include detached and attached single-family dwelling units with common walls. The allowable density range is from 5.1 to 10.0 units per acre. The minimum parcel size for detached single-family units is five thousand (5,000) square feet. Clustering of units to provide aggregate open space is encouraged, with units on individual parcels with commonly maintained open space, and on-site recreational facilities required. The SF-2 zoning district is consistent with the single-family residential land use designation of the general plan.
- **Multi-Family Residential 1 District (MF-1)** – The MF-1 zoning district is applied to parcels appropriate for low density multi-family subdivisions which may include stacked flats or townhouse development, with ample amounts of open space, including required commonly maintained recreational and open space facilities. Air space, or postage stamp subdivisions providing individual ownership are allowed. The allowable density range is from 10.1 to fifteen (15) units per acre. The minimum parcel size for single-family detached units is five thousand (5,000) square feet. Clustering of units to provide aggregate open space is encouraged, with commonly maintained open space, and on-site recreation facilities. The MF-1 zoning district is consistent with the multi-family residential land use designation of the general plan.
- **Multi-Family Residential 2 District (MF-2)** – The MF-2 zoning district is applied to parcels appropriate for high density multi-family development, in which attached or detached dwelling units may be airspace condominiums or rented as apartments under single ownership. Senior housing, congregate care or group facilities are allowed, with commonly maintained recreational facilities and open space required. The allowable density range is from 15.1 to eighteen (18) units per acre. The MF-2 zoning district is consistent with the multi-family residential land use designation of the general plan.
- **Multi-Family Residential 3 District (MF-3)** – The MF-3 zoning district is applied to parcels appropriate for higher density multi-family development, in which attached dwelling units, senior housing and assisted living facilities are allowed with commonly maintained recreational facilities and open space required. The allowable density range is a minimum of 30 units per acre. The MF-3 zoning district is consistent with the multi-family residential land use designation of the general plan.

The City does not typically receive a request to develop housing at densities less than permitted in each of the specified zones above, except that in the MF-3 zone and TOD Overlay requiring a minimum of 30 units per acre where some developers have suggested that lower densities in the range of about 25 units would be more feasible. Developers have stated this is because 30 units per acre or more is expensive to build as it requires building more vertically with less of a potential return on development than is feasible and therefore may not make sense economically to develop in our region.

**Table 3-3: Development Standards in Murrieta - Dimensions**

Zone	Dimensions		Min. Yard Setbacks (ft)			Construction Standards		
	Min. Parcel Size	Min. Lot Width	Front	Side	Rear	Max. Height*	Max. Parcel Coverage	Density Range
<b>Residential Single-Family Districts</b>								
RR	2.5 acres <sup>(1)</sup>	100 feet	20 feet	20 feet	20 feet	40 feet	25%	0.1 – 0.4 DUs/acre <sup>(3)</sup>
ER-1	1 acre	100 feet	20 feet	20 feet	20 feet	40 feet	25%	0.4 – 1.0 DUs/acre
ER-2	0.5 acre <sup>(2)</sup>	100 feet	20 feet	20 feet	20 feet	40 feet	35%	1.0 – 2.0 DUs/acre
ER-3	10,000 sq. ft.	70 feet	20 feet	10 feet	20 feet	35 feet	35%	2.0 – 3.0 DUs/acre
SF-1	7,200 sq. ft.	70 feet	20 feet	10 feet	20 feet	35 feet	Two-story: 35% One-Story: 45%	2.1 – 5.0 DUs/acre
SF-2	5,000 sq. ft.	55 feet	20 feet	7.5 feet	20 feet	35 feet	50%	5.1 – 10.0 DUs/acre
<b>Residential Multi-Family Districts</b>								
MF-1	5 acres	100 feet	N/A	10 feet	N/A	50 feet	35%	10.1 – 15 DUs/acre
MF-2/ MU-3 <sup>(4)</sup>	5 acres	100 feet	N/A	10 feet	N/A	50 feet	35%	15.1 – 18 DUs/acre
MF-3	5 acres	100 feet	N/A	Min. 10 feet <sup>(5)</sup>	N/A	100 feet	None	Minimum 30 DUs/acre

**Table 3-3: Development Standards in Murrieta - Dimensions**

Zone	Dimensions		Min. Yard Setbacks (ft)			Construction Standards		
	Min. Parcel Size	Min. Lot Width	Front	Side	Rear	Max. Height*	Max. Parcel Coverage	Density Range
<b>Notes:</b>								
(1) The minimum parcel area for properties zoned RR can include adjacent area to the centerline of the public street right-of-way.								
(2) A forty (40) foot wide buffer shall be provided along Washington Avenue (from Guava to Elm Street) in the public right-of-way. Landscaping to include six-foot high block wall, pedestrian trails and/or sidewalk, and landscaping berms to act as natural buffers. New residential projects will be allowed to access from Washington Avenue with residential lots abutting Washington Avenue are prohibited from taking direct access from Washington Avenue.								
(3) DUs/acre – dwelling units per acre.								
(4) For stand-alone multi-family residential projects or as part of a mixed-use development, each residential unit shall be provided with at least one area of private open space accessible directly from the living area of the unit, in the form of fenced yard or patio, a deck or balcony at a minimum area of 50 square feet. The minimum dimension, width or depth of a balcony shall be 5 feet.								
(5) Varying 10-20 feet for street side setbacks and minimum 10 feet for interior side setbacks. When adjacent to existing single-family residential use or zone, the building setback from the nearest property line shall be 10 feet for the first 25 feet in height, above 25 feet in height the setback shall be 20 feet, and above 50 feet, the setback shall be 30 feet.								
<i>Source: City of Murrieta Title 16 Development Code</i>								

### Yard Requirements

The Murrieta Development Code defines a yard as an area between a lot line and a setback, unobstructed and unoccupied from the ground upward, except for permitted projections. A yard is meant to allow for open space, landscaping, emergency access, and pedestrian and vehicular circulation.

### Site Coverage and FAR

Site coverage calculates the total area on a site which is covered by a structure that exceeds 6 feet in height. This may also include, but is not limited to, accessory structures and architectural features such as chimneys, balconies, and decks above the first floor, porches, and/or stairs. Site coverage is regulated in order to avoid nuisances from inappropriate and excessive massing or density in a particular zoning district. The City does not set Floor Area Ratios (FAR) for standalone residential structures. This may however apply in certain planned and also mixed-use developments. FAR is the ratio of floor area to the total lot area and is used to limit the maximum floor area on a particular site.

### Maximum Building Heights

The maximum building height in the residential zoning districts of Murrieta range from 35 feet to 40 feet for single-family developments and 50 feet to 100 feet in multi-family housing projects. Setting limits to the height of buildings avoids bulking and potential nuisances on neighboring properties – relating to privacy and/or sunlight and shade. This requirement also ensures a compatibility and similar aesthetic amongst uses, but in certain conditions may cause a constraint to the development of housing – particularly as it relates to multi-family housing developments.

### Parking Standards

Sufficient off-street parking must be provided to avoid street overcrowding. This is maintained through the establishment on parking requirements, which fluctuate depending on the land use/housing type and the number of bedrooms. **Table 3-4** provides the parking requirements specific to the City of Murrieta.

Residential Uses	Vehicles Spaces Required	
Single-Family Housing	2 spaces in a fully enclosed garage	
Duplex Housing Units	2 spaces per unit <sup>(1)</sup>	
Multi-Family Dwellings and Other Attached Dwellings	Studio/ 1-bedroom	1.5 spaces per unit <sup>(1)</sup>
	2+ bedrooms	<ul style="list-style-type: none"> <li>• 2 spaces per unit</li> <li>• 0.5 spaces per bedroom for each bedroom over 2</li> <li>• 1 space in a fully enclosed garage</li> <li>• Guest parking – 25% of the total number of units</li> </ul>
Mobile Homes (in Mobile Home Parks)	2 spaces for each mobile home <sup>(2)</sup> 1 guest parking space for each 4 units	
Condominiums	Studio/ 1-bedroom/ 2-bedroom	<ul style="list-style-type: none"> <li>• 2 covered spaces per unit <sup>(1)</sup></li> <li>• Plus, guest parking</li> </ul>
	3+ bedrooms	<ul style="list-style-type: none"> <li>• 2 spaces for each unit <sup>(1)</sup></li> <li>• 0.5 spaces per bedroom for each bedroom over 3</li> <li>• Guest parking – 33% of the total number of units <sup>(3)</sup></li> </ul>
Mixed-Use Developments (Residential Portion)	Determined by a Conditional Use Permit	
Accessory Dwelling Units	Subject to Zoning Code Section 16.44.160	
Senior Housing Projects	One space per unit with half the spaces covered One guest parking space per 10 units	
Senior Congregate Care	0.5 space per residential unit One guest/employee space per 4 units	
<p><u>Notes:</u>            (1) With at least 1 space in a fully enclosed garage.            (2) Tandem parking allowed in an attached carport.            (3) Evenly spread out throughout the entire project.            Source: City of Murrieta Title 16 Development Code</p>		

The City’s parking requirements vary depending on land use and intensity. The minimum parking requirements for an 18-unit, one-acre project consisting of 10 one-bedroom units and 8 two-bedroom units, in the R-2 zoning district, is a total of 36 parking spaces. This includes 8 covered spaces and 5 guest parking spaces. Assuming a standard 9-foot by 18-foot parking spaces, parking requirements total about 5,832 square feet. Based on the market analysis done above, the average cost of land is about \$6 per square foot. A parking lot for a 1-acre development, at maximum density in the R-2 zone, would cost around \$34,992 for just the land. Construction costs for covered parking, as is required by the City’s Municipal Code, can run higher.

The cost of parking based on the City’s requirements for multi-family housing can be considered a constraint to the development of housing, however, the developers may receive concessions or incentives in the form of parking reduction for the development of housing affordable to low- and very low-income households. The City’s Density Bonus programs provides incentives for the development of affordable housing, including a reduction in the site development standards (e.g., site coverage, setbacks, increased height up to the maximum allowed, reduced lot sizes, and/or parking requirements.

### 3. Planned Residential Developments

The Murrieta Development Code has established a Planned Resident Development (PRD) district which can be used in all land use zones single-family residential (SF-2) and multi-family residential (MF-1) and also includes its own set of standards. The standards are intended to allow for the development of single-family detached units on residential lots which should be less than 5,000 square feet by require usable open space within the development. A development plan must be submitted in conjunction with a request for a planned residential permit. The development plan must meet the following standards as they follow either the Neo-Traditional or the Courtyard Cluster/Alley Access designs, as provided in **Table 3-5**:

Development Feature	Neo-Traditional	Courtyard Cluster/ Alley Access
Minimum Parcel Size	4,000 square feet	2,750 square feet
Minimum Parcel Width	45 feet	35 feet
Maximum Livable Area	2,100 square feet <sup>(2)</sup>	1,800 square feet <sup>(2)</sup>
Minimum Livable Area	1,100 square feet	1,000 square feet
Front Setback	10 feet	10 feet
Side Setbacks	0 – 10 feet <sup>(3)</sup>	0 – 10 feet <sup>(3)</sup>
Rear Setbacks	15 feet	
Maximum Parcel Coverage	50%	60%
Maximum Height Limit	35 feet	35 feet
Common Open Space	425 square feet	750 square feet

Notes:  
 (1) Standards are for single-family detached units.  
 (2) Any combination of bedrooms, libraries, dens, studios, or other standalone rooms that could easily be converted to bedrooms cannot exceed four.  
 (3) The total distance between structures must be at least ten feet. If any side yard setback is less than three feet, easements may be required on the adjacent property to allow for proper fire and emergency access.  
 Source: City of Murrieta Title 16 Development Code



#### **4. Growth Management Measures**

Growth management measures are techniques used by a government to regulate the rate, amount, and type of development. Growth management measures allow cities to grow responsibly and orderly, however, if overly restricted can produce constraints to the development of housing, including accessible and affordable housing. There are currently no growth management measures in Murrieta.

#### **5. Specific Plans**

The purpose of a Specific Plan is to implement the goals and objectives of a city's General Plan in a more focused and detailed manner that is area and project specific. The Specific Plan promotes consistence and an enhanced aesthetic level throughout the project community. Specific Plans may contain their own development standards and requirements that may be more restrictive than those defined for a city as a whole.

##### **Copper Canyon Specific Plan (SPM 9)**

The Copper Canyon Specific Plan allows for of a mixed-use planned community with 1,027 dwelling units on 291.5 acres, 14.1 acres of neighborhood commercial uses, 18.8 acres of recreational park areas, 55 acres of natural open space, and 17.2 acres of roadways. The planned community is also permitted a 167.3-acre 18-hole golf course, a 5.1-acre golf clubhouse, and a conference center which have not been yet been built.

##### **Creekside Village Specific Plan (SPM 15)**

The Creekside Village Specific Plan consists of approximately 145 acres and includes 500 residential units on 97.4 acres, 10.03 acres for an elementary school, 19.28 acres of natural creek and related vegetation, 4.43 acres for greenways/village green, and 13.64 acres for roadways and runoff treatment basins.

##### **Golden City Specific Plan (SPM 5)**

The Golden City Specific Plan consists of 248 acres and allows for 502 dwelling units, 42 acres of professional office parks, a fire station, 34.3 acres of open space, 11.6 acres of neighborhood parks, 1.5 acres of green belts, and 4.5 acres of detention basins.

##### **Greer Ranch Specific Plan (SPM 2)**

The Greer Ranch Specific Plan consists of 555 acres of predominantly residential uses and allows for 688 residential dwelling units in 12 planning areas. The housing units range from 0.5 dwelling units per acre to 3.8 dwelling units per acre. The residential development area is approximately 333.1 acres (60 percent of the site) and 196.8 acres would be maintained as open space. The Specific Plan also includes 17.9 acres for a recreational use and the remaining 7.2 acres serve for the circulation system.

##### **Downtown Murrieta Specific Plan (SPM 8)**

The Downtown Murrieta Specific Plan consists of approximately 252 acres and establishes policy direction to guide future development within Historic Murrieta. The Specific Plan includes 10 land uses, as shown

in **Table 3-6**, and allows for up to 1,031 residential dwelling units, 3.27 acres of commercial uses, 4.66 acres of civic/institutional uses, 15.64 acres of mixed-uses, and 1.65 acres of office uses.

Land Use	Acres	Dwelling Unit/ Acre Range	Dwelling Units	Square Feet
Rural Residential	16.2	Up to 0.5	8	--
Residential - Single-Family 1 (RS-1)	37.1	Up to 5	74	--
Residential - Single-Family 2 (RS-2)	23.9	Up to 10 <sup>1</sup>	96	--
Residential Multi-Family (RMF)	45.1	18 to 30	812	--
Civic/Institutional (CI)	58	--	--	279,000
Mixed Use	60	Up to 24	--	950,000 <sup>2</sup>
Floodway	12.5			
<b>TOTAL</b>	<b>252.79</b>	<b>--</b>	<b>1,031</b>	<b>--</b>

Notes:  
<sup>1</sup> Density up to 15 dus may be granted for Single-Family Attached projects.  
<sup>2</sup> Assumes 300,000 SF of commercial and 650,000 SF of office.

### Murrieta Highlands Specific Plan (SPM 1)

The Murrieta Highlands Specific Plan consists of 419 acres and provides for 1,167 dwelling units on 277.5 acres as well as 67.3 acres of commercial uses. The Specific Plan also includes an elementary school, neighborhood parks, multi-purpose greenbelt, and open space. The Specific Plan emphasizes a pedestrian-oriented environment with recreational uses that are within walking distances.

### Murrieta Oaks Specific Plan (SPM 10)

The Murrieta Oaks Specific Plan is comprised on 259.6 acres and includes a cluster of developments to maintain significant natural features. The Specific Plan accommodates 560 dwelling unit over 140 acres, an elementary school, parks and recreation, and natural open space.

### Murrieta Springs Specific Plan (SP 309)

The Murrieta Springs Specific Plan is comprised of 697 acres and proposes a master-planned community which includes 2,202 dwelling units, open space, commercial uses, and recreational and institutional uses.

**Table 3-7** provides the permitted residential densities and acres of land uses throughout the Specific Plan.

Land Use	Acres	Density	Dwelling Units	Square Feet
Medium Residential	232.7	4.2 du/ac	967	--
Medium High Residential	146.1	5.8 du/ac	854	--
High Residential	36.5	10.4 du/ac	381	--
Commercial	9.4	--	--	108,900
School	12.7	--	--	--
Parks	22.7	--	--	--

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Land Use	Acres	Density	Dwelling Units	Square Feet
Natural Open Space	209.6	--	--	--
Project Roads	27.3	--	--	--
<b>TOTAL</b>	<b>697</b>	<b>--</b>	<b>2,202</b>	<b>108,900</b>

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### Santa Rosa Highlands Specific Plan (SPM 20)

The Santa Rosa Highlands Specific Plan is comprised of 52.25 acres and includes a mixed-use master plan community within 5 planning areas with up to 322 dwelling units. **Table 3-8** provides the permitted densities per land use in this Specific Plan. The Specific Plan includes a Pedestrian Connectivity Plan with a system of extensively landscaped paseos, sidewalks, and pedestrian pathways to facilitate walking throughout the area. The Specific Plan establishes planning standards, architecture design guidelines for each planning area, and site design guidelines for the various land uses.

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Land Use	Acres	Density (DU/AC)	Dwelling Units	Square Feet
Single-Family Detached Residential	17.7	5.4	95	--
Townhome 1 Residential	14.08	9.9	140	--
Townhome 2 Live/Work Residential	6.07	14.3	87	--
Village Commercial	7.66	--	--	84,000
Open Space	4.03	--	--	--
Circulation	2.71	--	--	--
<b>TOTAL</b>	<b>52.25</b>	<b>--</b>	<b>322</b>	<b>84,000</b>

### The Vineyard Specific Plan (SP 215)

The Vineyard Specific Plan is comprised of 521 acres and allows for a maximum 1,306 dwelling units on 332.5 acres. The Specific Plan also includes 171.7 acres of open space, include 155.6 acres of passive open space and 16.1 acres of active park. An additional 4.8 acres provide neighborhood commercial uses.

## 6. Variety of Housing Types Permitted

California Housing Element Law mandates jurisdictions must make sites available through zoning and development standards to promote the development of a variety of housing types for all socioeconomic levels of the populations. Housing types include single-family homes, multi-family housing, accessory dwelling units, factory-built homes, mobile-homes, employee and agricultural work housing, transitional and supportive housing, single-room occupancy (SROs), and housing for persons with disabilities. **Table 3-9** shows the various housing types permitted throughout the City of Murrieta.



Table 3-9: Housing Types Permitted in Murrieta

Housing Types	Single Family Residential				Multi-Family					Commercial			Office		Industrial			Special Purpose		
	RR	EF-1	EF-2	EF-3	SF-1	SF-2	MF-1	MF-2	MF-3	NC	CC	RC	O	ORP	BP	GI	GI-A	P&R	C&I	INN
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Assisted Living/ Skilled Nursing	C	C	C	C	C	C	C	C	C	-	C	C	C	C	-	-	-	-	-	C
Bed and Breakfast Inns	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manufactured Housing (including mobile homes)	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mobile Home Parks	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-
Model Homes/ Sales Office	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Multi-Family Housing	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Residential Accessory Uses and Structures	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Residential Care Homes – up to 6 Clients	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Residential Care Homes – 7+ Clients	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-
Rooming/ Boarding Houses	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-
Single-Family Homes	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Supportive Housing	P	P	P	P	P	P	P	P	P	-	P	-	-	-	-	-	-	-	-	-
Transitional Housing (including SRO/ Efficiency units)	P	P	P	P	P	P	P	P	P	-	P	-	-	-	-	-	-	-	-	-
Emergency Residential Shelters	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-
Caretaker/ Employee Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	P	P	-
Emergency Shelters, up to 30 Occupants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	-
Emergency Shelters, more than 30 Occupants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	P	-
Farmworker Housing	N	N	N	N	N	N	N	N	N	-	N	N	-	-	N	N	N	N	N	-
Low Barrier Navigation Centers	N	N	N	N	N	N	N	N	N	-	N	N	-	-	N	N	N	N	N	-
Employee Workforce and Student Units	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P

**Notes:**  
P – Permitted Land Use  
C – Conditional Use Permit Required  
(-) – Prohibited Land Use  
N- Not Listed  
Source: City of Murrieta Title 16 Development Code

### Single-Family Housing

Single-Family Housing is defined by the Murrieta Development Code as a structure designed for and occupied exclusively by one family. This housing type also includes factory-built housing (modular housing) units, constructed in compliance with the Uniform Building Code (UBC). Single Family residential units are permitted as a primary use in the RR, ER-1, ER-2, ER-3, SF-1, and SF-2 zones.

### Multi-Family Housing

Multi-Family Housing includes a structure, or a portion of a structure, designed as residences for two or more families living independently of each other. This designation may include duplexes, triplexes and fourplexes (individual structures containing three, and four housing units, respectively), apartments (five or more units under one ownership in a single structure), townhouse development (three or more attached single-family dwellings where no unit is located over another unit), senior citizen multi-family housing; single-and common ownership, attached unit projects (such as condominiums). Single resident/single room occupancy units (SROs) are not included in this housing designation. Multi-Family residential units are permitted as a primary use in the SF-2, MF-1, MF-2, and MF-3 zones.

### Accessory Dwelling Unit (ADU)

An Accessory Dwelling Unit is an attached or detached residential dwelling on a lot with an existing primary single-family residence which provides complete independent living facilities. An ADU must include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot with the primary residence. An ADU may include efficiency units and manufactured homes. Accessory dwelling units are permitted as a secondary use, with no conditional permits in all zones that permit single family and multi-family residential as a primary use.

The fees associated with ADUs include the following:

- Plan check and inspection fees.
- For ADUs less than 750 square feet in size there are no impact fees required by the City, a special district, or local agency. However, there may be other “non-impact” fees by special districts or local agencies.
- For ADUs more than 750 square feet in size there are impact fees. These fees are proportionate to the square footage of the primary dwelling unit.
- Connection fees and capacity charges based on either the ADU’s square footage or the number of its drainage fixture unit values.

The ADU should provide one off-street parking space in addition to that required for the main dwelling unit unless the ADU meets any of the six conditions below:

- The ADU is within half a mile walking distance from public transit.
- The ADU is within an architecturally and historically significant historic district.
- The ADU is in an area where on-street parking permits are required, but not offered to the occupant of the ADU.

- The ADU is located within one block of a care share area.
- The ADU is a part of the proposed or existing primary residence or an accessory structure.
- The dwelling unit is a Junior Accessory Dwelling Unit as defined under Government Code 65852.2 and 6585.22.

The design standards for attached and detached ADUs shall meet the setback and square footage provisions consistent with Government Code 65852.2. If the ADU is proposed within the parameters of an existing or proposed single-family dwelling or an existing accessory structure, any proposed expansion shall be consistent with Government Code 65852.2. All ADUs are required to meet fire and safety standards per Government Code 65852.2. Additionally, the architecture standards for ADUs at single-family and multi-family locations shall incorporate the same features as the main dwelling unit, existing building, or nearest building regarding their exterior roofing, trim, walls, windows, and color pallet. All restroom and kitchen facilities as well as access for ADUs shall be provided consistent Government Code 65852.2.

The City of Murrieta also allows Junior Accessory Dwelling Units (JADU) everywhere ADUs are permitted. JADUs are defined as a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure. JADUs do not require off-street parking. The design standards for JADUs shall meet the setback and square footage provision consistent with Government Code 65852.2 and 65852.22. If the JADU is proposed within the parameters of an existing or proposed single-family dwelling, any proposed expansion shall be consistent with Government Code 65852.2. All JADUs are required to meet fire and safety standards per Government Code 65852.2. Additionally, the architecture standards for JADUs at single-family locations shall incorporate the same features as the main dwelling unit regarding its exterior roofing, trim, walls, windows, and color pallet. All restroom and kitchen facilities as well as access for JADUs shall be provided consistent Government Code 65852.2 and 65852.22.

### **Manufactured Home**

A manufactured home is defined as a housing unit that is at least partially constructed or assembled off site and is in compliance with California Health and Safety Code Section 18551, as well as certified under the National Manufactured Housing Construction and Safety Standards Act of 1974. Manufactured housing units are permitted as a primary use in the RR, ER-1, ER-2, ER-3, and SF-1 zones. A program is included in **Section 4: Housing Plan** to ensure the City's development standards allow manufactured homes on a foundation by-right in all residential zones.

### **Mobile Home**

A mobile home is a structure which is transportable, over 40 feet wide and long, and either commercial coach or factory-built housing. The mobile home is not required to be located on a permanent foundation and does not include a recreational vehicle. A mobile home park must be planned or improved to accommodate at least 2 mobile homes for residential purposes. Mobile home parks are permitted conditionally in all zones which permit single family and multi-family residential as a primary use.

### **Caretaker and Employee Housing**

Caretaker and employee housing is an accessory structure to a nonresidential use and provides a residential use. The structure must be built to meet the residential occupancy standards in compliance with the Uniform Building Code. This housing type is used to accommodate for the provision of security or 24-hour care to the main nonresidential use on the property. Caretaker and employee housing is permitted conditionally in all industrial zones and is permitted in the P&R and C&I special purpose zones.

### **Assisted Living/ Skilled Nursing**

An Assisted Living facility is defined by the Murrieta Development Code as providing rooms, meals, personal care, and supervision of self-administered medication, and other services such as recreational activities, financial services, and transportation. These facilities may provide short- or long-term care. Assisted living care facilities range in size from a few rooms to more than a hundred. Skilled nursing facilities include where patients received a minimum number of hours of nursing care daily, such as maintenance care, restorative services, and specialized services such as intravenous feeding, tube feeding, injected medication, and daily wound care. Assisted living and skilled nursing homes are permitted conditionally in all zones which permit single family and multi-family residential, as well as conditionally permitted in the CC, RC, O and ORP zones.

### **Bed and Breakfast Inn**

A bed and breakfast inn is comprised of a single-family dwelling in which one family is required to permanently reside, but in which bedrooms without individual cooking facilities are rented for overnight lodging. This housing designation does not include hotels and motels, or rooming and boarding houses. Bed and breakfast are conditionally permitted in the RR, ER-1, and ER-2 zones.

### **Supportive Housing**

Supportive housing is established to house a target population which received services that assist them in retaining housing, improving their health, and live and work in the community. Supportive housing units do not set a limit on length of stay. Supportive housing is permitted as a primary use all zones which permit single family and multi-family residential, as well as the CC commercial zone.

### **Transitional Housing**

Transitional housing may include buildings that are configured as rental housing developments and temporarily occupied until the occupant moves to another program. Transitional housing developments must offer housing to occupants for a minimum of 6 months. Transitional housing is permitted as a primary use all zones which permit single family and multi-family residential, as well as the CC commercial zone.

### **Emergency Shelter**

An emergency shelter provides temporary housing and food for individuals in need or disaster victims. The shelters may be operated by a public or non-profit organization. Emergency shelters are permitted by-right in the BP zone. The BP zones is 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.

**Development Standards**

The City of Murrieta lists the general development standards for the BP zone in **Article II – Zoning Districts and Allowable Land Uses** of the City’s Municipal Code. The BP zones design standards are listed in **Table 3-10** below.

Development Feature	Development Requirement
Minimum Parcel Size	10,000 square feet
Minimum Parcel Width	75 feet (minimum average)
<b>Setback Requirements</b>	
Street	25 feet
Interior	None
Interior (adjacent to residential zoned properties)	20 feet minimum or equal to the building height
Interior (adjacent to freeway)	25 feet minimum
Accessory Structures	Same as main structure
From Residential Areas	50 feet
Maximum Height Limit	50 feet
Minimum On-site Landscaping <sup>1</sup>	15 percent
<small>1. See City of Murrieta’s Municipal Code Chapter 16.28, Landscaping Standards and Water Efficient Landscaping.</small>	
<small>Source: City of Murrieta, Development Code.</small>	

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**Health Index for Emergency Shelters**

Additionally, based on the California Office of Environmental Health Hazards Assessment, there are approximately ~~3~~ six hazardous waste ~~contributors~~ generators near the BP zones, three in the south western portion of the city and ~~none~~ three near the BP zone in the north eastern portions of the city as shown in **Figure 3-1**. ~~2~~

Hazardous waste is defined by the California Office of Environmental Health Hazard Assessment (OEHHA) as “Waste created by different commercial or industrial activity containing chemicals that may be dangerous or harmful to health. Only certain regulated facilities can treat, store, or dispose of this type of waste. These facilities are not the same as cleanup sites. Hazardous waste includes a range of different types of waste. It can include used automotive oil as well as toxic waste materials produced by factories

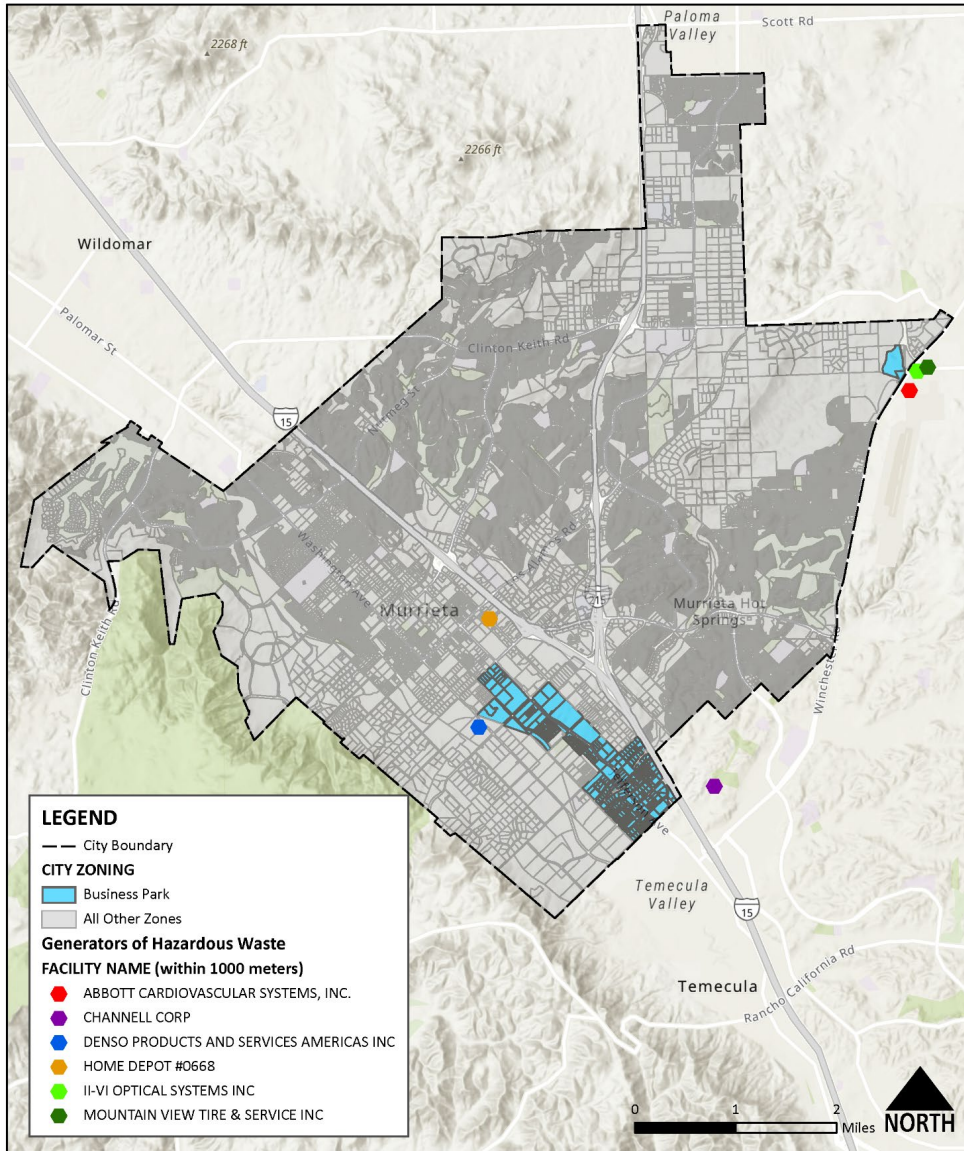
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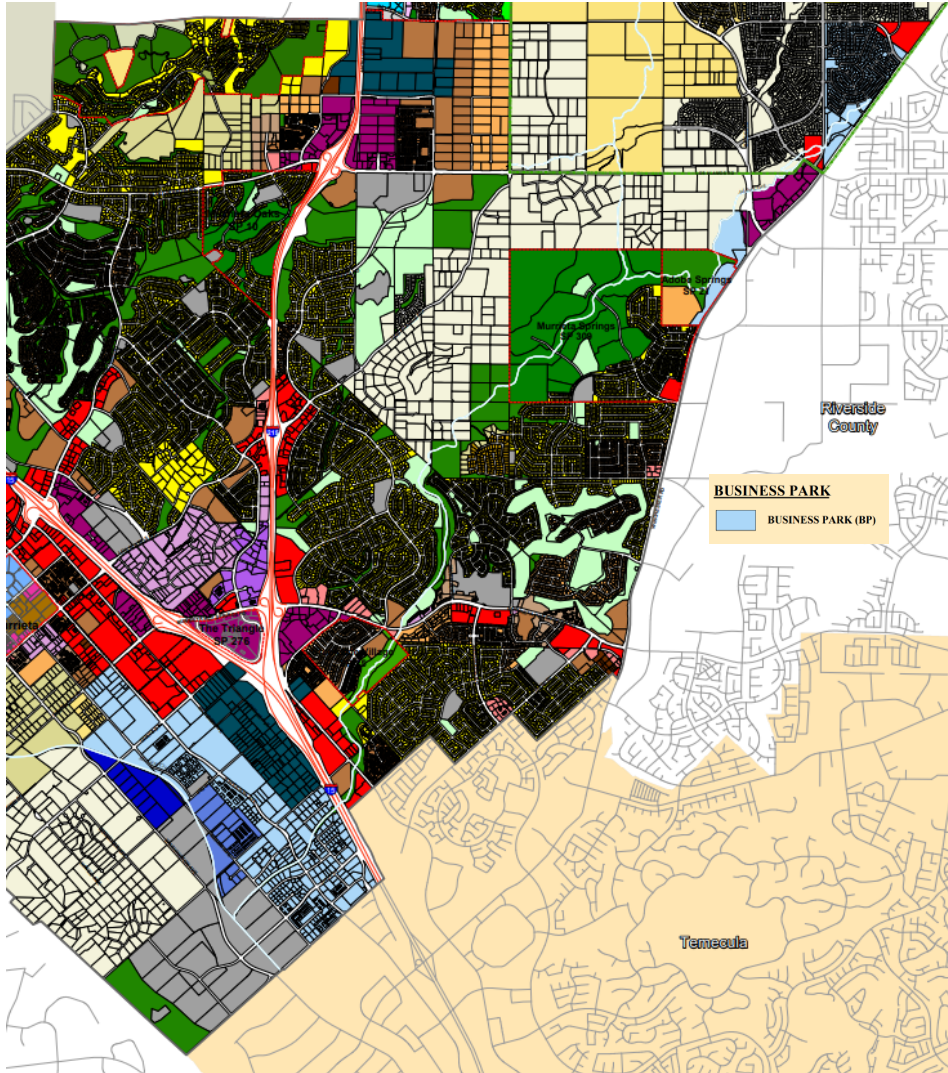




Figure 3-1: BP Zones compared to Hazardous Waste, Murrieta

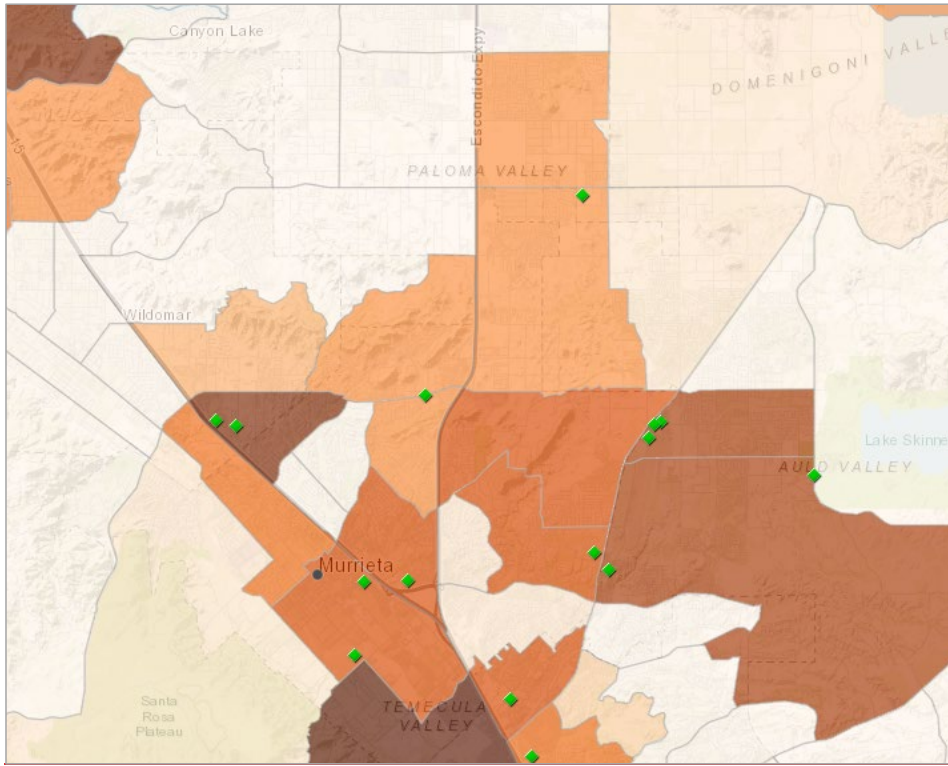
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Source: City of Murrieta, Zoning Code Map.

**Figure 3-2: Map of Hazardous Waste Contributors**

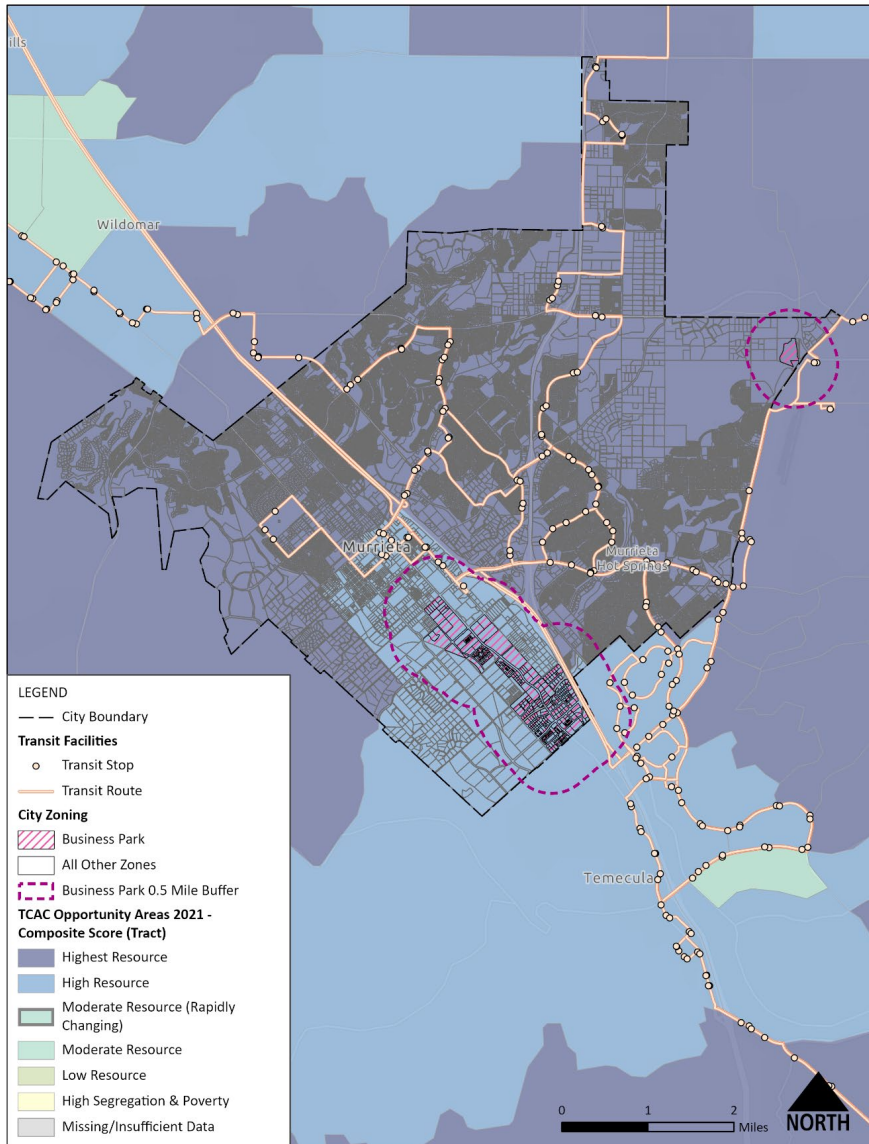


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Source: [City of Murrieta, Zoning Code Map and Map](#) and [OEHHA, Hazardous Waste Results](#).

**Figure 3-2: BP Zones compared to Transportation Routes and TCAC Areas of Opportunity, Murrieta**



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Source: City of Murrieta, Zoning Code Map and Map and Transit Maps

### ***Parking Standards for Emergency Shelters***

The City of Murrieta details the parking standard for emergency shelters in **Article III – Site Planning and General Development Standards** of the City’s Municipal Code. The City’s parking standards require that an emergency shelter facility shall provide off-street parking at the ratio of one parking space per four beds, and/or half a parking space per bedroom designated as a family unit with children, plus one parking space per staff member. Additionally, service providers are responsible to provide and maintain adequate parking and freight loading facilities for employees, clients, and other visitors. These parking standards are compliant with State Law AB 139.

### **Low Barrier Navigation Centers**

AB 101 states that “The Legislature finds and declares that Low Barrier Navigation Center developments are essential tools for alleviating the homelessness crisis in this state and are a matter of statewide concern.” Low Barrier Navigation Centers are defined as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low Barrier Navigation Centers are required as a use by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. The Murrieta Municipal Code does not address Low Barrier Navigations Centers by definition. A program is included in **Section 4: Housing Plan** to ensure the City’s development standards allow Low Barrier Navigation Centers by-right in all zones that permit mixed-uses and non-residential uses.

### **Farmworker Housing**

California Health and Safety Code Sections 17021.5 and 17021.6 generally require agricultural employee housing to be permitted by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. The Murrieta Municipal Code does not address Farmworker Housing by definition. A program is included in **Section 4: Housing Plan** to ensure the City’s development standards allow Farmworker Housing by-right, without a CUP, in single-family zones for six or fewer persons.

### **Residential Care Facilities**

Several state laws, including the Community Care Facilities Act (California Health and Safety Code) and Lanterman Developmental Disabilities Services Act (California Welfare and Institution Code), require that State-licensed residential care facilities serving six or fewer persons (including foster care) be treated as single dwelling unit and therefore shall be permitted by right in all residential zones allowing residential uses. These facilities cannot be subject to more stringent development standards, fees, or other standards than the same type of housing in the same district. In accordance with State law the City permits residential care facility for six or fewer persons in all residential zones.

Additionally, the City permits residential care facilities serving seven or more persons in all residential zones with a conditional use permit. State law does not require large residential care facilities to be permitted by right in all residential zones however, a conditional use permit may be seen as a constraint.

The City's process for approving conditional use permits is as follows:

- An applicant will submit a request for a condition use permit to be reviewed by the director
- A director will approve, conditionally approve, or deny the permit request based on the following requirements:
  - The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and complies with all applicable provisions of this development code;
  - The proposed use is consistent with the objectives, policies, general land uses, and programs of the general plan, and any applicable specific plan;
  - The approval of the conditional use permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there will be no potentially significant negative impacts upon environmental quality and natural resources that could not be properly mitigated and monitored;
  - The site is suitable for the type and intensity of use or development that is proposed;
  - There are adequate provisions for sanitation, water, and public utilities and services to ensure public convenience, health, safety, and general welfare; and
  - The proposed use would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses in the vicinity or adverse to the public convenience, health, safety, or general welfare, or materially injurious to properties and improvements in the vicinity of the subject property.

The City's conditions of approval are generally objective in nature and can applied universal to an array of projects. In total, from 2015 to 2020, the City has received 3 applications for Conditional Use Permits for large residential care facilities. Of the 3 applications, all 3 have been approved, with 2 built and occupied. The 3 projects are listed below:

1. The Springs Health & Rehabilitation Center, 25924 Jackson Ave., approved and built (occupied)
2. The Pinnacle Senior Living, approved, not yet built
3. Murrieta Senior Living, now The Linden at Murrieta, approved and built (occupied)

The City also added assisted living facilities as an allowed use with a Conditional Use Permit to new Innovation Zone Use table in the City's General Plan Update in 2020, effectively adding an additional 520 acres in the City for potential Large Residential Care Facilities (Assisted Living).

## **7. Housing for Persons with Disabilities**

Both the Federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct and require governments to make reasonable accommodations (that is, modifications or exceptions) in their zoning laws and other land use regulations to afford disabled persons an equal opportunity to housing. State law also requires cities to analyze potential and actual constraints to the development, maintenance, and improvement of housing for persons with disabilities.

The Housing Element Update must also include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. The analysis of constraints must touch upon each of three general categories: 1) zoning/land use; 2) permit and processing procedures; and 3) building codes and other factors, including design, location, and discrimination, which could limit the availability of housing for disabled persons.

### **Reasonable Accommodation**

Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, practices, and procedures. This can include the waiver of certain requirements when it is necessary to eliminate barriers to housing opportunities. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Development Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

The Murrieta Development Code defines an individual with a disability as a person who has a physical or mental impairment that limits or substantially limits one or more major life activities; anyone who is regarded as having such impairment or anyone who has a record of such impairment. These individuals are protected under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts). The Code specifies that reasonable accommodation must be granted if all of the following findings are made:

1. The housing, which is the subject of the request, will be used by individual disabled as defined under the Acts.
2. The requested reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
3. The requested reasonable accommodation would not impose an undue financial or administrative burden on the city.
4. The requested reasonable accommodation would not require a fundamental alteration in the nature of a city program or law, including, but not limited to, land use and zoning.
5. The requested reasonable accommodation would not adversely impact surrounding properties or uses.
6. There are no reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the city's applicable rules, standards, and practices.

Upon further analysis, finding number 5 contains subjective language which may not be universally applied to all proposed projects. Therefore the City has included a program in Section 4 to review and revise the approval/denial finding number 5 for reasonable accommodations.

To be considered for a reasonable accommodation, the Development Services Director must approve or conditionally approve an application, followed by a ten-day public notice to adjacent property owners.



The decision may be appealed to the Planning Commission for review. An application for reasonable accommodation must include all of the following:

- Certification and documentation that the applicant is a person with disability or representing a person(s) with disability.
- The name and address of the person requesting reasonable accommodation.
- The name and address of the property owner(s).
- A description and diagram depicting the reasonable accommodation requested by the applicant.
- An explanation of how the requested accommodation is necessary to provide the person(s) with disability equal opportunity to use and enjoy the residence.
- The director may request additional information from the applicant if the application does not provide sufficient information to make the findings required in Section E.
- Fee as established through the city's fee schedule, if the project requires another discretionary permit, the fee(s) for all other discretionary permits shall be paid.
- If an individual needs assistance in making the request for reasonable accommodation, the city will provide assistance to ensure the process is accessible.

### Definition of Family

Under the right of privacy, the California Constitution prohibits a restrictive definition of “family” which limits the number of unrelated persons and differentiates between related and unrelated individuals living together. The City of Murrieta’s Development Code defines the term “family” as one or more persons, related or unrelated, living together as a single integrated household in a dwelling unit. The City’s definition of family complies with State law.

### 8. Development Fees

Residential developers are subject to a variety of permitting, development, and impact fees in order to access services and facilities as allowed by State law. The additional cost to develop, maintain, and improve housing due to development fees can result in increased housing unit cost, and therefore is generally considered a constraint to housing development. However, fees are necessary to provide planning and public services in Murrieta and in the region.

The location of projects and the proposed housing type results in varying degrees of development fees. The presumed total cost of development is also contingent on the project meeting City policies and regulations and the circumstances involved in a particular development project application. **Table 3-11** provides the planning processing fees and **Table 3-12** provides the development fees.



**Table 3-11: Planning Processing Fees**

Application Type		Fee	Deposit
Addressing	Addressing (1-5 addresses)	\$512	--
	Addressing – Each additional 25 addresses	\$462	--
Agreements	Development Agreement	--	\$15,000
	Development Agreement Amendment	--	\$10,000
	Development Agreement Annual Review	\$2,414	--
	Estoppel Agreements	\$457	--
Annexation		--	\$10,000
Appeal		\$1,000	--
Block Party		\$85	--
Administrative Alcohol Use		\$100	--
Conditional Use Permit (CUP)		\$5,801	--
Minor Conditional Use Permit (MCUP)		\$4,214	--
Conditional Use Permit (CUP) – Revised Permit		\$5,202	--
Minor Conditional Use Permit (MCUP) – Revised Permit		\$3,450	--
CUP/ MCUP – Substantial Conformance		\$2,138	--
CUP/ MCUP – Minor Substantial Conformance		\$1,200	--
Development Code Amendment		--	\$10,000
Development Plan Permit	Hearing	\$11,795	--
	Administrative	\$7,733	--
	Revised Permit (Hearing)	\$9,554	--
	Substantial Conformance	\$3,629	--
	Minor Improvements	\$672	--
	Minor Substantial Conformance	\$2,411	--
	Development Plan (Multi-Family) – Per Unit	\$15	--
	Development Plan (Comm/Ind) – Per Acre	\$67	--
	Development review Committee Resubmitted Fee & Review	\$1,659	--
	Master Development Plan	\$12,681	--
Environmental Review	Environmental Assessment (Initial Study/ND/MND)	\$4,098	--
	Environmental Impact Report	--	\$15,000
	MSHCP: JPR or DBESP or HANS	\$850	\$1,000
Extension of Time		\$1,393	--
Filming Permit		\$102	--
General Plan Amendment	General Plan Amendment	--	\$10,000
	General Plan Update Fee	\$50	--
Home Occupation Permit		\$40	--
Landscape Plan Check/Inspection	Landscape Inspection	\$225	--
	Landscape Plan Check (per sheet not counting title sheet)	\$200	--
Large Family Day Care		\$919	--
Noticing	Notice – Mailed	\$165	--



**Table 3-11: Planning Processing Fees**

Application Type		Fee	Deposit
	Newspaper Notice – Standard Ad	\$140	--
	Newspaper Notice – Display Ad	\$650	--
	Notice – Property Posting	\$185	--
Phasing Plan/ Map		\$2,543	--
Pre-Application Review		\$1,000	--
Sign Program	Sign Program	\$825	--
	Sign Program Amendment	\$510	--
	Sign Permit (1-4 signs)	\$39	--
Specific Plans	Specific Plan	--	\$20,000
	Specific Plan Amendment	--	\$10,000
Street Names	Street Names (up to 10 street names)	\$686	--
	Street Names (additional street names-increments of 10)	\$558	--
	Street Name Change (Hearing)	\$3,458	--
Surface Mining Permit		\$11,329	
Temporary Use Permit		\$430	
Tentative Maps	Tentative Tract	\$10,949	--
	Tentative Condo Map	\$6,771	--
	Tentative Parcel Map – Residential	\$6,026	--
	Tentative Parcel Map – Commercial/ Industrial	\$7,933	--
	Tentative Tract or Parcel Map – Revised (Minor)	\$3,395	--
	Tentative Tract – Revised (Major)	\$6,038	--
	Tentative Parcel Map – Revised (Major)	\$5,577	--
	Vesting Tentative Tract or Parcel Map – Revised (Minor)	\$3,395	--
	Vesting Tentative Tract or Parcel Map – Revised (Major)	\$6,038	--
	Per Lot	\$25	--
	Parcel Merger	\$2,754	--
	Reversion to Acreage	\$6,733	--
Variance	Public Hearing	\$2,123	--
	Administrative	\$1,611	--
	Reasonable Accommodation	\$100	--
Zoning	Zoning Change	--	\$10,000
	Zoning/ Project Information Letter/ Research for 2hrs	\$230	--
	Zoning/ Project Information Letter? Research, each additional 1hr	\$78	--

Source: City of Murrieta Fee Schedule 2018-2019



Table 3-12: Development Fees		
Category	Single Family	Multi-Family
Law Enforcement	\$597	\$417
Fire Protection	\$634	\$444
Streets & Bridges	\$5,481	\$3,809
Traffic Signals	\$1,051	\$730
Storm Drainage	\$334	\$304
General Facilities	\$241	\$168
Park Land Facilities	\$4,363	\$3,049
Community Center	\$764	\$533
Public Library	\$388	\$270
<b>Total Development Impact</b>	<b>\$13,853 per unit</b>	<b>\$9,724 per unit</b>
Murrieta Unified School District	\$4.08 per square foot	
Menifee Union School District	\$2.94 per square foot	
<b>Western Municipal Water District</b>		
Water Connection	\$1,000	
Sewer Connection	\$1,500	
<b>Eastern Municipal Water District</b>		
Sewer Financial Participation Charge	\$2,958 per Equivalent Dwelling Unit Factor	
Sewer Treatment Plan Capacity Charge	\$6,027 per Equivalent Dwelling Unit Factor	
Water Supply Development Fee	\$300 per Equivalent Dwelling Unit Factor	
<b>Rancho California Water District</b>		
<b>Residential, Multifamily, Landscape</b>	<b>Standard</b>	<b>Pre &amp; Post 2003 Annex</b>
Tier 1	\$0.738	\$2.548
Tier 2	\$1.611	\$2.548
Tier 3	\$3.118	\$3.118
Tier 4	\$7.347	\$7.347
<b>Engineering Fees</b>		
Plan Check	Engineering Manager	\$165
	Civil Engineering Associate	\$125
	Development Services Technician	\$85
	PW Inspection Superintendent	\$130
	Contract Plan Checker	\$191
Inspection	Senior Public Works Inspector	\$100
	Public Works Inspector	\$87
	Contract PW Inspector	\$120
<b>Fire Fees</b>		
Plan Check/Inspections	\$133	
Fire Marshal	\$161	
Fiscal Management Analyst	\$90	
Sr. Office Specialist	\$55	

Category	Single Family			Multi-Family	
Fire Prevention Coordinator				\$61	
Fire Inspector				\$71	
Battalion Chief				\$127	
Precise Grade Residential					
Type Fees based on % of Engineer's Cost Estimate	Plan Check			Inspection	
	Minimum	ENG	PLNG	Minimum	PW
Tract Housing	\$5,000	3%	\$404	\$7,500	5%
Single Family Residence	\$3,200	3%	\$227	\$1,300	5%
Single Family Residence – with WQMP	\$4,000	3%	\$227	\$1,300	5%
Multi-Family Residential	\$5,000	3%	\$454	\$7,500	5%
Grade Permit Fee				\$62	
Fine Grade and Drainage				ENG - \$300 PW - \$750	
<i>Source: City of Murrieta Fee Schedule 2018-2019; MVUSD Developer Fees; MUSD Developer School Fees;</i>					

The development fees associated with each project is dependent on the housing type, density, intensity of use, and location. In addition to these direct fees, the total cost of development is contingent on the project meeting the City’s policies and standards, as well as the project applicant submitting necessary documents and plans in a timely manner.

The estimated total development and impact fees for a typical single-family residential project, assuming it is not part of a subdivision and is consistent with existing city policies and regulations, can range from \$53,746 to \$68,746. Estimated total development and impact fees for a typical multi-family residential project with ten units, assuming it is consistent with existing city policies and regulations can range from \$167,487 to \$182,478.

These estimates are illustrative in nature and that actual costs are contingent upon the unique circumstance inherent in individual development project applications. Considering the cost of land in Murrieta, and the International Code Council (ICC) estimates for cost of labor and materials, the combined costs of permits and fees range from approximately 12 percent to 15.4 percent of the direct cost of development for a single-family residential project and 3.8 percent to 4.2 percent for a multi-family residential project. Direct costs do not include, landscaping, connection fees, on/off-site improvements, shell construction or amenities, therefore the percentage of development and impact fees charged by the City may be smaller if all direct and indirect costs are included.

### 9. On-/Off-Site Improvements

Site improvements in the City consist of those typically associated with development on-site (improvements within the lot or property boundaries specific to the project or development), and improvements which are required as a result of a development or project located off-site (curb, gutter,

sidewalk, road widening and upgrading; stormwater facilities; and traffic improvements). The costs associated with these improvements may influence the sale or rental price of housing.

Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are considered a regular component of the development of housing in the City. The majority of cost associated with on- and off-site improvements is reimbursed to the City and other utility agencies in the form of Development Impact Fees as these improvements would impact public facilities such as water and sewer lines.

Specific required improvements that can be found in **Article V – Subdivisions** of the Murrieta Municipal Code. Common required improvements include:

- Subdividers shall grade and improve all land dedicated for streets or easements, bicycle routes, and all private streets and easements laid out on a final or parcel map with the improvements necessary for the use of the parcel owners in the subdivision and local neighborhood traffic and drainage needs in compliance with city standards.
- Subdividers shall provide all necessary easements and rights-of-way to accommodate all streets, drainage, flood-control structures and facilities, public utilities, and sewer systems extending beyond the boundaries of the subdivision.
- Subdividers shall pave all streets in compliance with city standards
- Subdividers shall install all drainage and flood-control structures and facilities required by the City engineer, which shall conform to City standards, or the standards of other appropriate agencies as the City engineer adopts.
- Any improvements shall conform to either the City's adopted flood control element or drainage element of the general plan wherever possible.
- Drainage across the interior property lines shall not be allowed except in special circumstances approved by the City engineer, after establishment of approved easements
- Subdividers shall provide and install fire alarm systems, fire hydrants, and connection, either within and/or outside of the subdivision, in compliance with the requirements of the fire code.
- Subdividers shall provide and install adequate sanitary sewer facilities, either within or outside of the subdivision, in compliance with the requirements of the applicable water district.
- An individual subsurface disposal system may be utilized on parcels greater than one-half acre in size provided that subdividers have obtained proper clearance from the City engineer and meets the County Health Department and Regional Water Quality Control Board standards and requirements.
- Subdividers shall construct, or cause to be constructed at the subdividers cost, a street lighting system in compliance with City standards unless it is determined that streetlights will compromise the character and rural nature of the area, except that streetlights may be required at certain inter-section for traffic safety purposes.

- Subdividers may be required to provide, install, and maintain approved street trees within the street right-of-way, dedicated planting easement, or within a combination of both.
- Subdividers shall deposit funds, in the amount and manner established by the council, for all street trees not installed at the time of the City’s acceptance of the public improvements.
- Subdividers shall provide and install or agree to install traffic control, regulatory, warning and guide devices, and traffic signals, either within and/or outside of the subdivision, in compliance with the requirements of the City engineer.
- Subdividers shall provide for the undergrounding of all existing and proposed utility distribution or transmission facilities within the subdivision boundaries and along peripheral street with exceptions which can be found within the City’s Municipal Code.
- Subdividers may be required to provide a wall adequate to prevent access between the subject subdivision and adjacent properties for each parcel located on the exterior boundary of the subdivision. The design of the wall shall be subject to the approval of the director and in compliance with the Municipal Code Chapter 16.22
- Subdividers shall install all required water systems necessary to serve the subdivision unless the property is located in the rural residential zone and this requirement is waived by the City.
- In the event that a new well is constructed, it shall meet all applicable City, County, and State standards and requirements.
- Entry to residential subdivision from General Plan secondary or larger roads shall be designed with monument lots on both sides of the entry street. This monument lot shall have a minimum 12-foot depth, measured from the street right of way. The lot shall be landscaped and have a distinctive entry statement in the form of a monument sign or wall. Additional landscaped area for the monument lot may be required for larger subdivisions.
- Landscaping along secondary or larger roads for residential subdivision shall provide an increase landscaped area in the parkway as shown in **Table 3-13**. Landscaped lots along the parkway shall be designated a lettered lot per the City’s Municipal Code and maintained by a property owners association or other legal entity for maintenance in perpetuity. Lots shall have a minimum depth of ten feet and may be part of the monument lot. Meandering sidewalks and enhances landscaping shall be encouraged for secondary and major roads and required for arterial or larger roads.

**Table 3-13** provides the City’ required residential parkway standards for improvement.

Table 3-13: Required Residential Parkway Improvements						
Street Type	Right-of-Way Width <sup>1</sup>	Curb to Curb Width	Median Width	Minimum Parkway Width per Side	Landscaping <sup>2</sup>	Sidewalk Width <sup>3</sup>
Collector	66	44	NA	11	5	6
Secondary	96	64	10 (painted)	16	10	6 <sup>4</sup>
Major (A)	112	76	14 (raised)	18	12	6 <sup>4</sup>
Major (B)	112	76	14 (painted)	18	12	6 <sup>4</sup>

**Table 3-13: Required Residential Parkway Improvements**

Street Type	Right-of-Way Width <sup>1</sup>	Curb to Curb Width	Median Width	Minimum Parkway Width per Side	Landscaping <sup>2</sup>	Sidewalk Width <sup>3</sup>
Arterial	122	86	10 (raised)	18	12	6 <sup>5</sup>
Urban Arterial	152	110	24 (raised)	21	15	6 <sup>5</sup>
Multi-modal	152	86	10 (raised)	21	15	6 <sup>5</sup>
Commercial Corridor	168	126	24 (raised)	21	15	6 <sup>5</sup>

NA = Not Applicable  
Notes:

1. Right-of-Way, Curb to Curb, and Median widths are given for reference only. Streets must comply with the General Plan Circulation Element and Circulation Plan.
2. Landscaping in subdivision lettered lots along the property line may be included in the Parkway.
3. Sidewalk measurement includes 0.5 feet curb face.
4. Meandering sidewalks are encouraged. If sidewalks are not meandering that must be placed in the middle of the parkway.
5. Meandering sidewalks are required, unless waived by the Planning Director.

Source: *City of Murrieta, Development Code.*

### Building Codes and Enforcement

The City has adopted the 2019 California Building Code as the basis of its building code, including the ancillary information within the tables, attachments, addendums, and footnotes. This would include the California Administrative Code, Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Fire Code, Existing Building Code, Green Building Standards Code, and California Referenced Standards Code. The adoption of the California Building Code therefore ensures a consistent development standard that would be promoted throughout the State. The 2019 California Building Standards Code is the newest edition with an effective date of January 1, 2020. The City has not adopted any local amendments to the Building Code and will continue to enforce the California Building Standards. Additionally, the City strives to provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits.

Code Enforcement staff work in partnership with the people of Murrieta to help promote and maintain a safe and desirable living and working environment; to improve the quality of Murrieta’s neighborhoods through education, enforcement, and abatement; and, to respond to community concerns and attain code compliance while maintaining high professional standards and continually seeking improvements and innovations. To help establish clear purpose and set reasonable expectations, staff developed a Case Prioritization and Process Guide. This guide establishes standard processing procedures and policies for all code compliance cases, including case prioritization and targeted timeline standards. The objective under this program is not to be punitive, but to ensure awareness and compliance with established codes and regulations, which are ultimately intended to protect public health and safety and maintain the unique quality of life currently enjoyed in Murrieta.



### Local Processing and Permit Procedures

The development community commonly cites the permit processing time as a contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include the completeness of the development application and the responsiveness of developers to staff comments and requests for information. Approval times are substantially lengthened for projects that are not exempt from the California Environmental Quality Act (CEQA), require rezoning or general plan amendments, or encounter community opposition. Applicants for all permits or reviews are recommended to request a pre-application meeting with the respective department to: confirm City requirements as they apply to the proposed project; discuss the City's review process, and possible project alternatives or revisions; and to identify information and materials the City will require with the project application, and any necessary technical studies and information relating to the environmental review of the project.

All permit applications are first reviewed by City Staff for completeness, and discretionary applications must then receive a recommendation through a staff report prior to a review by the appropriate authority. Various applications may also require public noticing and a public hearing. Title 16 Development Code, Chapter 16.48.030 of the City of Murrieta's Municipal code provides the standards and procedures for submitting and obtaining permits. **Table 3-14** identifies the appropriate review process for each planning permit application.

The typical timeframe for a single-family residential development review and permit processing is 2-5 months but the City tries to limit to one or two cycle reviews for a plan check, which should limit to 2-3 months to process and issue a permit. The process includes the following steps:

- Applicant proposing a single-family development should submit a building permit for a non-complex residential project with a simplified grading permit. The City will then review and if there are corrections or comments, review will be returned to applicant. Applicant will then resubmit with corrections addressing City's comments and undergo another Cycle Review until all comments are addressed.

The typical timeframe for a multi-family residential development review and permit processing is 4-9 months but could be 5-14 months depending on CEQA process. The City would typically expect preparation of a CEQA document and two or three cycle reviews, which would result in about 6-9 months. The process includes the following steps:

- Applicant proposing a multifamily project that would require a Development Plan. The review follows the same process as a single-family development review but may require an additional CEQA review.



The City also provides a developer guide pamphlet which outlines the step-by-step process for permit submittal and review. The pamphlet includes graphics and easy to read and understand information in order to create a seamless and accessible development process for interested parties. The pamphlet is available on the City's webpage in the Document Center.

**Table 3-14: Planning Application Review Process**

Type of Application	Public Hearing Required	Planning Director	Planning Commission	City Council
Agricultural Preserves and Land Conservation Contract Action	X		Advisory	X
Certificates of Compliance		X		
Conditional Use Permits	X		X	
Minor Conditional Use Permits	Subject to Review Process	X		
Development Agreements	X		Advisory	X
Development Code Agreement	X		Advisory	X
Development Plan Permits	Subject to Review Process	X		
Final Maps				X
General Plan Amendments	X		Advisory	X
Home Occupation Permits		X		
Lot Line Adjustments		X		
Master Development Plans	X		Advisory	X
Parcel Maps, Residential – Director Determination	Subject to Review Process	X		
Parcel Mergers		X		
Reversions to Acreage	X			X
Specific Plans	X		Advisory	X
Temporary Use Permits		X		
Time Extensions		X		
Tract Maps	X		X	
Variance	X		X	
Minor Variances		X		
Vesting Maps	X		X	
Zoning Clearances		X		
Zoning Map Amendments	X		Advisory	X

*Source: City of Murrieta Title 16 Development Code*

The City has reviewed the process listed above for permit review and approval. The City has considered the variety of factors its processing and permit procedures and found that in general, the City's existing processes and procedures do not constrain development. Projects are reviewed and considered by the

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appropriate parties in a timely manner. Differences in processing times (for example, between a single-family unit and a multifamily project) are due to a project's complexity or levels of environmental review as required by the California Environmental Quality Act (CEQA). Staff will continue to work proactively with applicants to address all potential issue areas in a timely fashion and work to bring a project forward for consideration in a reasonable and appropriate timeframe.

### Permit Processing

The Code states that requests for permits, licenses, appeals, amendments, approvals, and other discretionary actions require that a city application form filled out in its entirety in order to be submitted to the department. In addition, other materials, reports, dimensioned plans, or other information required to take an action on the application, and application check list, must be submitted with the application. The application checklist of required items for each type of application is available as a handout at the department.

Applications must be determined complete by the Director before they are processed, as outlined in the Development Code, a complete application consists of the following:

- The application form with all applicable information included on, or attached to, the form;
- Other information or forms required for implementation of the California Environmental Quality Act (CEQA) in compliance with city and state guidelines for the implementation of CEQA;
- A statement indicating that the applicant is the owner of the property or is the legal representative of the property owner(s);
- If the application requires a public hearing, a list of the names and addresses of all owners of the property in compliance with Chapter 16.76 (Public Hearings) of the Development Code;
- Payment in full of the required fees and/or deposit for processing the application, in compliance with the council's fee resolution (Fees outlined above);
- Other information required by the director; and
- An application for variance or minor variance shall include evidence to substantiate the basis for approval, in compliance with Section 16.72.040 (Findings and Decision).

### Development Plan Permits

Chapter 16.56 of the Development Code outlines the process for reviewing development plan permit applications, which are intended to protect the integrity and character of the residential, commercial, and industrial areas of the city, consistent with the general plan.

A Development Plan Permit is required under the following conditions:

- Development of vacant property;
- Change in use that requires additional off-street parking;
- Expansion or modification of an existing entitled multi-family or non-residential structure or use not subject to Section 16.80.070; or,

- As may otherwise be required by this chapter.

At the time of application submittal a review of configuration, design, location, and impact of the proposed use is conducted by comparing the use to established standards and design guidelines. This review determines whether the permit should be approved by weighing the public need for and the benefits to be derived from the use against the impacts it may cause.

### Senate Bill 35

California Senate Bill 35 (SB 35), codified at Government Code Section 65913.41, was signed on September 29, 2017 and became effective January 1, 2018. SB 35 will automatically sunset on January 1, 2026 (Section 65913.4(m)). The intent of SB 35 is to expedite and facilitate construction of affordable housing. SB 35 applies to cities and counties that have not made sufficient progress toward meeting their affordable housing goals for above moderate- and lower-income levels as mandated by the State. In an effort to meet the affordable housing goals, SB 35 requires cities and counties to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process.

When a jurisdiction has made insufficient progress toward their Above Moderate income RHNA and/or has not submitted the latest Housing Element Annual Progress Report (2018) it is subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 50 percent affordability. All projects, which propose at least 50 percent affordable units within Murrieta are eligible for ministerial approval under SB 35 as determined by the SB 35 Statewide Determination Summary. To be eligible for SB 35 approval, sites must meet a long list of criteria, including:

- A multifamily housing development (at least two residential units) in an urbanized area;
- Located where 75% of the perimeter of the site is developed;
- Zoned or designated by the general plan for residential or mixed use residential;
- In a location where the locality's share of regional housing needs have not been satisfied by building permits previously issued;
- One that includes affordable housing in accordance with SB 35 requirements;
- Consistent with the local government's objective zoning and design review standards; and
- Willing to pay construction workers the state-determined "prevailing wage."
- A project does not qualify for SB 35 streamline processing if in:
  - A coastal zone, conservation lands, or habitat for protected species;
  - Prime farmland or farmland of statewide importance;
  - Wetlands or lands under conservation easement;
  - A very high fire hazard severity zone;
  - Hazardous waste site;
  - Earthquake fault zone;

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- Flood plain or floodway;
- A site with existing multi-family housing that has been occupied by tenants in the last ten years or is subject to rent control; or
- A site with existing affordable housing.<sup>2</sup>

The City of Murrieta has an established, written SB 35 submittal process. Information of the SB 35 submittal process is available to the public via its Document Center website: <https://www.murrietaca.gov/DocumentCenter/>. The SB 35 review procedure is in compliance with state regulations.

The City of Murrieta’s streamlined ministerial approval procedure is initiated when projects submit an application specifically requesting SB 35 processing. The City has 60 days to determine if a project meets the criteria to be eligible for SB 35 processing if it proposes 150 or fewer units and 90 days if the project proposes more than 150 units. Once a project is found to be eligible for SB 35 processing the City must hold a design review or public overview, consider any information requested of the applicant for ministerial review, and reach a final approval within either 90 day from project application submittal for projects with 150 or fewer units or within 180 days from project application submittal for projects with more than 150 units. Since SB 35 projects are ministerial, they do not require public hearings nor are they subject to CEQA. The City can only require that an applicant abide by objective design and planning standards that were in effect before the SB 35 application was submitted. Projects approved under SB 35 will not expire where 50 percent of the units are affordable to households making below 80 percent of the area median income. If a project does not meet the standard above its SB 35 approval will expire after three years. All projects approved under SB 35 shall remain valid for three years or as long as vertical construction has begun and is in process. A one-year extension to the original three-year period may be granted if the project is making progress toward construction.

## 10. Infrastructure Constraints

Another factor that could constrain new residential construction is the requirement and cost to provide adequate infrastructure (major and local streets; water and sewer lines; and street lighting) needed to serve new residential development. In most cases, where new infrastructure is required, it is funded by the developer and then dedicated to the City or utility agency, which is then responsible for its maintenance. Because the cost of these facilities is generally borne by developers, it increases the cost of new construction, with much of that increased cost often “passed on” in as part of home rental or sales rates.

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<sup>2</sup> JD Supra Knowledge Center, “How California’s SB 35 Can Be Used to Streamline Real Estate Development Projects”, Accessed March 26, 2021.

## **Dry Utilities**

Dry utilities are the installation of the electric, telephone, TV, internet, and gas in a community. Of the utilities, the City must plan to provide the necessary resources, such as electric and gas, to new housing units.

### ***Electricity***

Southern California Edison (SCE) provides electricity to the City. According to the California Energy Commission, SCE consumed approximately 80,912 million kilowatts per hour (kWh) of electricity in 2019. SCE continues to provide energy to the state of California through a series of methods including oil and natural gas, renewable energy resources and alternative diverse supplies. SCE is responsible for providing service to all existing and future development in Murrieta.

### ***Natural Gas***

The Southern California Gas Company (SCGC) provides natural gas service to Murrieta and is the nation's largest natural gas utility provider with more than 21.8 million consumers across 24,000 square miles throughout Central and Southern California. As a public utility, SCGC is under the jurisdiction of the California Public Utilities Commission (CPUC) which regulates natural gas rates and natural gas services, including in-state transportation over the utilities' transmission and distribution pipelines system, storage, procurement, metering, and billing. Most of California's natural gas supply comes from out of the state. SCGC is responsible for providing service to residential, industrial, and commercial customers in Murrieta.

## **Water Supply and Wastewater Capacity**

### ***Water Supply***

Water supply for the City comes from local sources of groundwater and surface water, imported from the Metropolitan Water District's Colorado River Aqueduct and the State Water Project, recycled water reclamation facilities, and water transfers and exchanges. The City is served potable water by four water districts: Rancho California Water District (RCWD), Elsinore Valley Water District (EVWD), Western Municipal Water District (WMWD), and the Eastern Municipal Water District (EMWD).

According to the City's Infrastructure Element of the Murrieta General Plan, EMWD and WMWD together encompass the largest land area within the City with water service and a portion of northeast Murrieta is not served by any water district, and residents in this area rely on wells. Other, smaller areas throughout the City also lie outside the boundaries of all the water districts

### ***Supply Reliability***

The City of Murrieta is supplied water by four different water districts, below is a summary of each district's sources and analysis of current and future supply reliability.

#### **Rancho California Water District**

The Ranch California Water District (RCWD) is a "Special District" organized and operated pursuant to the California Water Code and serves the area known as Temecula/Rancho California, which includes the City

of Temecula, portions of the City of Murrieta, and unincorporated areas of Riverside County. RCWD's existing water supplies include:

- **Groundwater:** Temecula and Pauba groundwater basins. 4 RCWD 2005 Urban Water Management Plan.
- **Imported Water:** Metropolitan Water District of Southern California's (MWD) Colorado River Aqueduct (CRA) and the State Water Project (SWP).
- **Recycled Water:** Santa Rosa Water Reclamation Facility (SRWRF) operated by RCWD, and the Temecula Valley Regional Water Reclamation Facility (TVRWRF) operated by EMWD. RCWD has a vast infrastructure network to serve its service area.

As recently as 2010, RCWD's current service area represents 99,000 acres, and has 878 miles of water mains, 37 storage reservoirs, one surface reservoir (Vail Lake), 48 groundwater wells, and 133,200 people are served through 42,988 service connections. The RCWD's Regional Integrated Resources plan has determined that its local supply of groundwater and recycled water is 100 percent reliable for the period extending to 2030.

#### Elsinore Valley Water District

EVMWD serves as a retail and wholesale water provider in both incorporated and unincorporated areas in its 96 square miles service. Wholesale services are provided to two retail agencies as supplemental water. EVMWD's service area is divided into the Elsinore and Temescal Divisions. The Elsinore Division serves approximately 32,000 accounts, while the Temescal Division serves approximately 900 accounts.

EVMWD water supply sources include:

- **Imported water:** from MWD via EMWD and WMWD, resulting in a blend of State Water Project (SWP) and Colorado River Aqueduct (CRA) water.
- **Groundwater:** local potable sources include Elsinore Basin, Temescal Valley Basin, San Bernardino Bunker Hill Basin, Rialto-Colton and Riverside-North Basin, and Coldwater Basin; non-potable sources include Elsinore Basin, Bedford Basin, and Coldwater Basin.
- **Surface Water:** potable from natural runoff to Canyon Lake and imported untreated water from MWD via WMWD; non-potable from Lee Lake, Temescal Wash, Horsethief Canyon, and Indian Canyon
- **Recycled Water:** non-potable water from the Regional Water Reclamation Facility, Railroad Canyon Water Reclamation Facility, and Horsethief Canyon Water Reclamation Facility.
- Transfers/Exchanges: WMWD.

According to the Urban Water Management Plan, Elsinore Valley Municipal, current and anticipated future supplies are sufficient to meet the projected normal year water demand through 2030. EVMWD has predicted that sufficient supply also exists to meet the current and anticipated future demands for both single dry year and multiple dry year requirements through 2030.

#### Western Municipal Water District

WMWD's service area encompasses 510 square miles with service provided to approximately 19,000 retail customers and nine wholesale customers. Approximately one-third of the total water supplied by WMWD is for retail customers, with the remainder for wholesale customers. In 2005, WMWD merged with Murrieta County Water District (MCWD) to form the Murrieta Division, a separate retail area which services to approximately 2,600 customers within a 6.5- square mile service area. WMWD receives water from the following sources:

- **Imported water:** treated and untreated water from the Metropolitan Water District (MWD).
- City of Riverside supplemental water (emergency/off season only).
- **Groundwater:** pumped from San Bernardino and Riverside on behalf of WMWD and transported through pipes with an EVWMD agreement; there are no direct groundwater extraction facilities operated by WMWD.
- **Surface Water:** Seven Oaks reservoir can deliver surface water to various treatment plants or to groundwater recharge.
- **Recycled water:** March Wastewater Reclamation Facility (irrigation only).

WMWD's Urban Water Management Plan analyzes the District's reliability based on normal, dry, and multiple dry years. Based on this analysis, the WMWD will be able to meet the demands of its service area through 2030.

#### Eastern Municipal Water District

MWD serves a 555-square mile service area in western Riverside County and in most areas provides retail water and sewer service. EMWD also provides wholesale and retail water service to multiple subagencies including RCWD. EMWD receives water from the following sources:

- **Imported Water:** MWD (State Water Project and Colorado River Aqueduct).
- Recycled Water.
- **Groundwater:** San Jacinto Watershed groundwater that is desalinated for potable use. However, within the Santa Margarita Watershed portion of EMWD's service area, EMWD serves and wholesales imported water, but not groundwater. They have no plans to serve this area with groundwater.

According to EMWD's Urban Water Management Plan, with the assurance of the MWD and the reliability of EMWD's groundwater and recycled water, the district is confident of its ability to meet demand through 2030.

#### *Wastewater Capacity*

The City of Murrieta's wastewater is managed by both private and public facilities. According to the City's Infrastructure Element of the General Plan, wastewater collection is provided by the same water districts that provide potable water: WMWD, EMWD, RCWD, and EVMWD. Septic systems are regulated by the County of Riverside Department of Environmental Health. With continued growth expected to increase demand for wastewater treatment, both EMWD and RCWD plan to expand the capacity of the treatment



facilities serving Murrieta, which are respectively, the Temecula Valley Regional Water Reclamation Facility and the Santa Rosa Water Reclamation Facility.

## Fire and Emergency Services

### Fire Prevention

Murrieta Fire and Rescue (MFR) provides prevention and emergency response services to fires, search and rescue, and medical emergencies. The Department’s fire fleet consists of 79 units and 5 fire stations located throughout the community. **Table 3-15** below identifies the Fire Department’s activities for May 2020. In addition to the reported activities, the Department reported the total property value saved in May 2020 to be \$1,265,000 with a percentage saved of 99.2 percent.

Service Type	Total Monthly Occurrences
Fire	32
Explosion	1
Emergency Medical/Rescue	519
Haz Mat/Condition	4
Public Assist/Service Call	84
Good Intent Call	61
Alarm Activation	35
Severe Weather	0
Special/Miscellaneous	5
<b>TOTAL</b>	<b>741</b>

*Source: Murrieta Fire & Rescue Monthly Activity & Performance Report for May 2020*

The same May 2020 Activity Report reports the following percentages for incidents by planning zone in the City:

- Planning Zone 1: 12%
- Planning Zone 2: 31%
- Planning Zone 3: 30%
- Planning Zone 4: 17%
- Planning Zone 5: 10%

### Emergency Medical Services (EMS)

Murrieta’s Emergency Medical Services (EMS) is dedicated to providing out-of-hospital medical care to patients suffering from illness or injuries. The EMS system includes 9-1-1 Dispatchers, First Responders, Emergency Medical Technicians (EMT’s), and Paramedics. In the City, MFR is responsible for providing EMS services to the community. The MFR is equipped with the training, personnel, and tools necessary to respond timely to any emergency.



Paramedics and EMT's are trained to recognize and treat life-threatening conditions, such as heart attack and stroke. Quick and accurate medical decision-making by Murrieta EMT's and Paramedics is vital to patient safety and definitive hospital treatment. EMS also strives to maintain the health and safety of the community through public safety services, such as community education, including CPR and First-Aid and now through Integrated Community Healthcare.

### Police Services

The City of Murrieta Police Department is dedicated to providing the highest quality police service to enhance community safety, protect life and property and reduce crime. The Department is committed to working with the community using innovative ideas, available resources, and government agencies to fight crime and improve the quality of life throughout community.

The Murrieta Police Department receives regular training through a variety of sources and providers, most of which are external. The majority of training includes sending Officers to follow POST guidelines which have been standardized throughout the State of California. Additionally, the Department regularly sends Officers to the Ben Clark Public Safety Training Center for regular refresher training for topics such as defensive tactics, use of force options and defensive driving training.

The Murrieta Police Department is made up of an Operations Division and Support Division. The Operations Division is made up of a community policing team, a K-9 team, an off-road motorcycle enforcement team, special weapons and tactics team, and traffic bureau. The Support Division includes a communications center, detective bureau, property and evidence, records bureau, and school resource officers. The Police Department oversees the following programs:

- 911 for Kids
- Automated License Plate Readers
- Citizens Police Academy
- Crime Free Multi-Housing
- Every 15 Minutes
- Honor Guard
- Police Officer Fitness Program
- Reserve Office Program
- Security Camera Registration
- Southwest Valley Youth Court
- Active Shooter/Workplace Violence Training
- Carry Concealed Weapon License
- Court Ordered Registrants
- Drug Abuse Resistance Education
- Explorer Program
- Neighborhood Watch
- Police Station Tours
- Ride-Along Program
- Senior Management Training
- Volunteer Program

### Summary of Services

The City existing police force is prepared to grow along with City growth, as new residents move into the community increased tax revenue from households and economic growth will support the required

growth and increase for police and fire services. Therefore, these services are not a barrier to housing growth.

## 11. Environmental Constraints

The City of Murrieta is located alongside the Cleveland National Forest to the west and south, and as most cities in California, sits along major fault traces. The City is susceptible to several potential environmental constraints to the development of housing, including geologic and seismic hazards, flooding, and fire hazards, all of which are detailed below.

### Geologic and Seismic Hazards

The City is located within the northern portion of the Peninsular Range geomorphic province, which is characterized by steep, elongated valleys and ranges that generally trend northwestward from the tip of Baja California to the Los Angeles Basin. Features around Murrieta include the Santa Ana Mountains and the Santa Rosa Plateau directly to the west, the Santa Margarita and Agua Tibia ranges approximately 12 to 14 miles to the south, and the San Jacinto ranges approximately 35 miles to the east. Murrieta is situated within two structural blocks or subdivisions of the Peninsular Range province that are separated by the active Elsinore fault zone, which forms a complex pull-apart basin known as the Temecula Valley that is filled with sedimentary deposits.

#### Seismic Hazards

The City of Murrieta, like the rest of southern California, is located within a seismically active region. Faults and earthquakes present direct hazards from fault rupture and ground shaking as well as indirect hazards, described below.

#### Faults

The most significant known active fault zones that are capable of seismic ground shaking and can impact Murrieta are the Elsinore Fault Zone, San Jacinto Fault Zone, Newport-Inglewood Fault Zone, and the San Andreas Fault Zone.

- **Elsinore Fault Zone.** The Elsinore Fault Zone, which includes the local Elsinore Temecula fault, passes through Murrieta to the west of Interstate I-15. The Elsinore-Temecula Fault Zone is capable of generating a Maximum Earthquake Magnitude (Mw) of 6.8 per the Richter scale.
- **San Jacinto Fault Zone.** The San Jacinto Fault Zone is located approximately 21 miles northeast of the City and is capable of generating earthquakes in excess of 7.2 Mw.
- **Newport-Inglewood Fault Zone (Offshore).** The Newport-Inglewood Fault Zone is located approximately 28 miles southwest of the City and is capable of generating earthquakes in excess of 6.9 Mw.
- **San Andreas Fault Zone (Southern Section).** The San Andreas Fault Zone is located approximately 38 miles northeast of the City and is considered the dominant active fault in California. This fault zone is capable of generating earthquakes in excess of 7.4 Mw.

- Seismic hazards are typical across the state of California, therefore the hazards identified are not considered a constraint to the development of housing as the City has adopted the most recent building standards to mitigate geologic and seismic threats.

### Flooding

The City lies within the inland portion of the Santa Margarita River Basin. Murrieta Creek and Temecula Creek are the main tributaries of the Santa Margarita River. Murrieta Creek drains approximately 220 square miles of the upper watershed. It runs through the Murrieta Valley and flows southeasterly through the portion of the City that lies between Interstate 15 and the base of the Santa Rosa Plateau. A network of washes and intermittent stream courses occur throughout Murrieta, collecting the seasonal runoff from slopes and valley floors and bringing it towards the creek. Stream flows for Murrieta Creek have been highly variable and flooding frequently occurs in Historic Murrieta. Warm Springs Creek is a tributary to Murrieta Creek that drains extensive valley and upland areas; it flows southwesterly through the Murrieta Hot Springs area, entering Murrieta Creek in the southern part of the City.

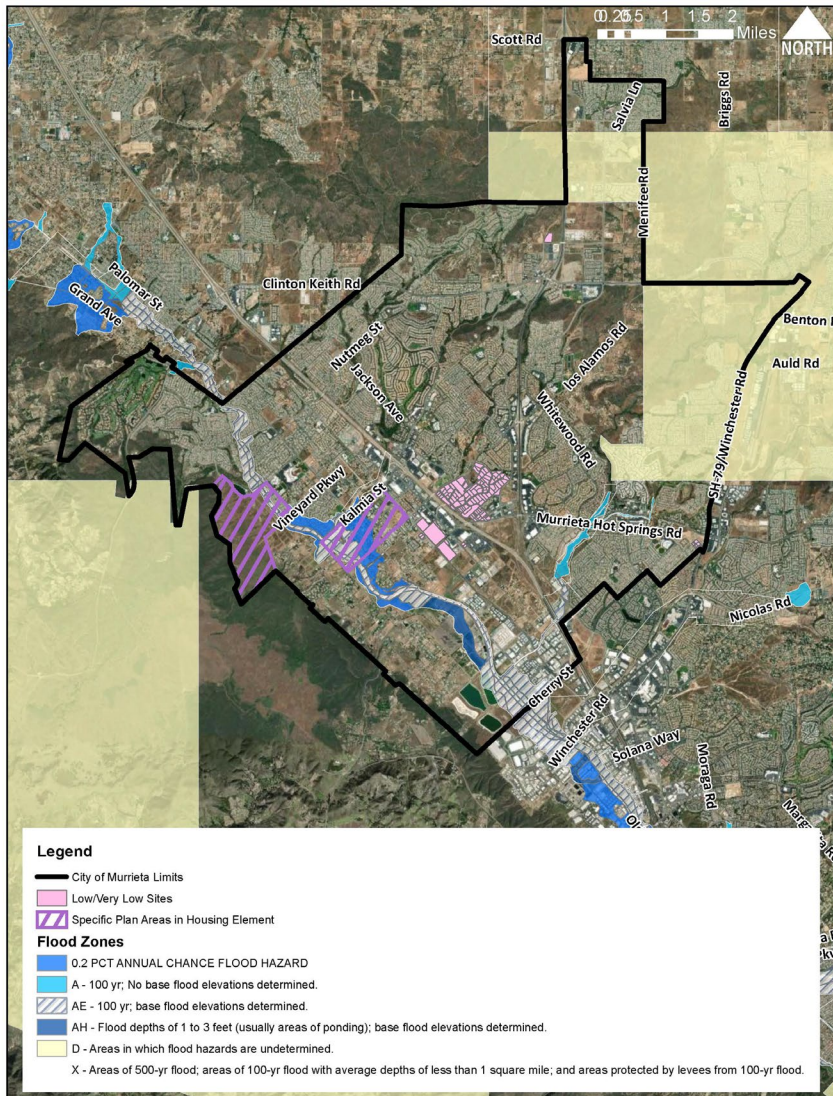
#### 100-year Floods

One-hundred-year floods are those that have a 1/100 or one percent chance of occurring in any given year. A total of 1,021.2 acres in Murrieta are within the 100-year flood zone. The 100-year flood is a regulatory standard used by Federal agencies and most states to administer floodplain management programs and is also used by the National Flood Insurance Program (NFIP) as the basis for insurance requirements nationwide. Flood insurance rates are based on FEMA designations of flood zones. The practice is to avoid or restrict construction within 100-year flood zones, or to engage in flood-proofing techniques such as elevating building pads or constructing walls and levees.

**Figure 3-3** illustrates the FEMA flood zones that are within the City of Murrieta in relation to the sites selected for future housing. None of the housing sites identified in the City's adequate sites analysis, outlined in **Appendix B**, are within and of the identified flood zones, flooding is not considered a major hazard or constraint to the development of housing.

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Figure 3-3: Flood Zones and Identified Sites Map



Source: FEMA, Flood Zones SCAG, published by Southern California Association of Governments, 2019, accessed September 2021.

## Fire Hazards

### *Wildland Fires*

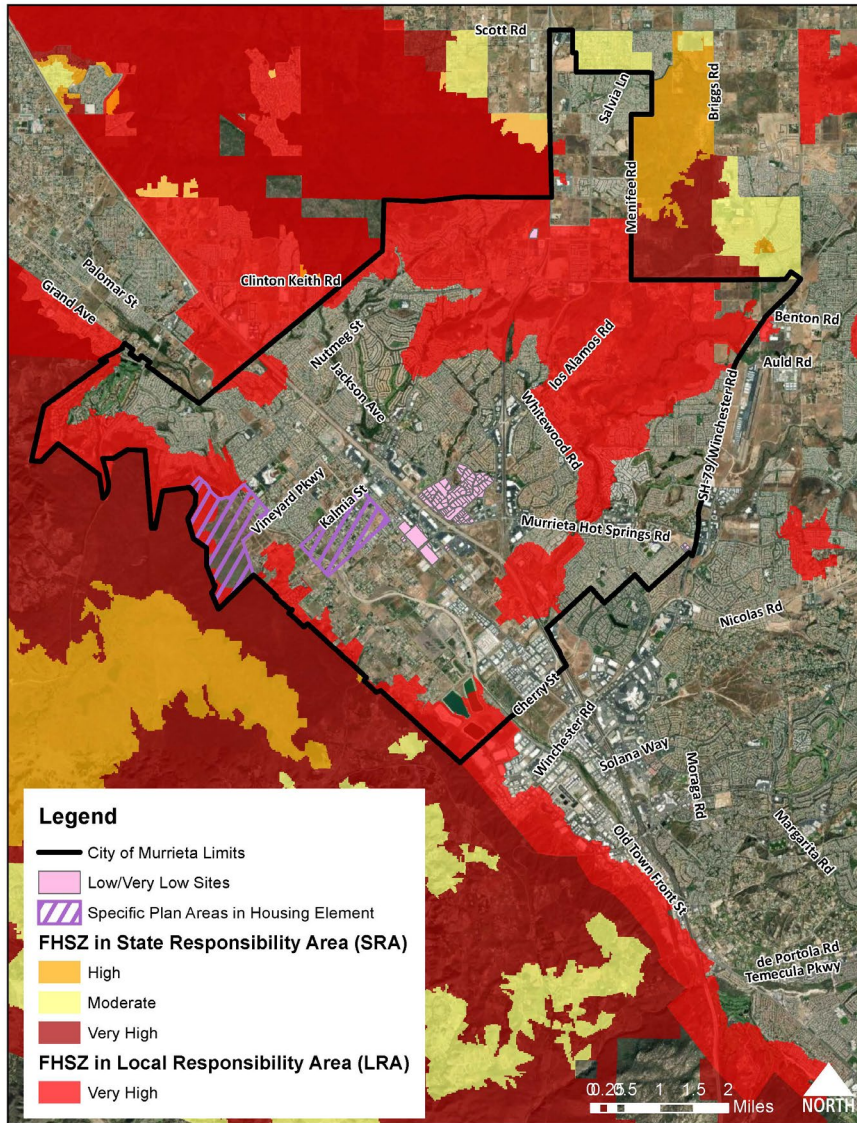
A wildland fire is an uncontrolled fire spreading through vegetative fuels that may expose or consume structures. Although not located in a wilderness area, the threat of a wildland fire in or near Murrieta is high due to the wildland urban areas in and around the City, where structures and other human development meet or intermingle with wildland or vegetative fuels. The threat of wildfire is particularly significant during dry summer months and when there are strong Santa Ana winds.

### *Urban Fires*

According to the City's Safety Element of the General Plan, no significant unusual urban fire hazards have been identified in Murrieta. Local Very High Fire Hazard Severity Zones (VHFSZ) are located in the wildland/urban interface areas. Protection from urban fire hazards includes fire prevention and suppression.

**Figure 3-4** maps the fire hazard severity zones identified within the City of Murrieta in relation to the sites selected for future housing. Portions of the City of Murrieta are within the Wildland/Urban interface and are therefore subject to fire hazards. There is one site within the very high fire severity zone of the local responsibility area with the potential for 100 units. The City's Safety Element of the General Plan identifies fire hazard mitigation measures, additionally, the City restricts residential development in high fire hazard severity zones (HFHSZ) but has ample land to accommodate future growth (identified in **Appendix B**).

Figure 3-4: Fire Hazard Severity Zones and Identified Sites Map



Source: FHSZ in SRA, Cal Fire, November 2007 and FHSZ in LRA, Cal Fire, January 2010.

## C. Affirmatively Furthering Fair Housing (AFFH)

Beginning January 1, 2019, AB 686 established new requirements for all California jurisdictions to ensure that local laws, programs, and activities affirmatively further fair housing. All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015.

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor. Under State law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

The Analysis of Impediments (AI) to Fair Housing Choice, prepared for the County of Riverside, examines local housing conditions, economics, policies, and practices in order to ensure that housing choices and opportunities for all residents are available in an environment free from discrimination. The AI assembles fair housing information, identifies any existing impediments that limit housing choice, and proposes actions to mitigate those impediments. The Regional AI examines fair housing issues in the County’s unincorporated areas and cooperating cities from 2019 to 2024, it includes additional fair housing issues and data for the City of Murrieta.

### 1. Needs Assessment

The AI contains a Countywide analysis of demographic, housing, and specifically fair housing issues in the City of Murrieta. The City’s demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations were discussed in the previous **Section 2: Community Profile**.

#### AI Outreach FY 2019-2024

As a part of the Regional Analysis for the County, a series of outreach workshops and events were hosted, at the following locations throughout the region:

- Cabazon Community Center, Cabazon
- Murrieta Community Library room, Murrieta
- County Workforce Development Center, Indio
- Mead Valley Community Center, Mead Valley

Additionally, the County released an “Analysis of Impediments to Fair Housing Choice Survey” to residents in November 2018. The survey consisted of 34 questions related to fair housing issues, community planning needs (such as access to healthcare and transportation), questions regarding schools and



questions about the job market.” The survey was published in English and in Spanish. Links to the surveys were publicized in the public notices for community participation and through email distribution. The survey response period was open for approximately 75 days. During that time, 150 responses were received.

### Housing Element Outreach

Additionally, as a part of the 2021 -2029 Housing Element, the City provided the following community engagement opportunities:

- A virtual public workshop held via zoom –
- An online community survey – available from September to November 2020
- A second public workshop available both virtually and in person
- A publicly available workshop with the Planning Commission
- A publicly available workshop with the City Council
- A public review draft of the Housing Element available for comment for 30 days prior to HCD submittal and throughout the 60-day HCD- review

The City made diligent efforts to inform and engage the community about the update process, and to gather insight into key housing challenges that exist in Murrieta. In addition to the workshops, survey, and public review draft, City staff regularly meets with local organizations and affordable housing to developers to increase the feasibility of housing at all income ranges in the City. Local organizations and developers include the following:

- |                                   |                                 |
|-----------------------------------|---------------------------------|
| • Affirmed Housing                | • Bridge Housing                |
| • Community Housing Works         | • Coachella Valley Housing      |
| • LINC Housing                    | • National CORE                 |
| • Greystar                        | • Milestone Housing             |
| • Cesar Chavez Foundation         | • Pacific Housing               |
| • CRP Affordable                  | • Jamboree Housing              |
| • Pacific National Development    | • Alliant Strategic Development |
| • Diversified Pacific Communities | • Corman Leigh Communities      |

Key challenges and themes identified through community engagement and feedback include the following:

- Primary community interest in preserving existing affordable housing and ADUs as new housing stock
- High interest in homebuyer assistance and increased housing education and information
- Key interest in mitigating challenges related to the following special needs groups (in order of priority):

1. Senior Housing
  2. Discrimination and Fair housing issues
  3. Housing for persons with disabilities
- Key issues and constraints related to housing development and access (in order of priority) include:
    1. Preservation and Maintenance
    2. Development Standards
    3. Affordability
    4. Housing fees
    5. Access to housing
    6. Access to funding
    7. Information availability and lack of resources

The City took community comments and feedback into consideration during the analysis and update of the 2021-2029 Housing Element and released a Public Review Draft for 30 days community comment. During the 30 days, the City received no verbal or written comments from the community.

### Fair Housing Issues

Within the legal framework of federal and state laws and based on the guidance provided by the HUD Fair Housing Planning Guide, impediments to fair housing choice can be defined as:

- Any actions, omissions, or decisions taken because of age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.

As a part of the 2019-2024 AI, the County identified fair housing impediments including the following:

- Affordable Housing
- Lack of Available Housing
- Rental Advertising and Viewing the Unit
- Credit Check / Leasing Issues
- Predatory Lending / Steering
- Habitability / Constructive Evictions
- Other Lending / Sales Concerns
- Discrimination against Persons with Disabilities
- Siting and Standards for Transitional and Supportive Housing

#### **Previously Identified Local Contributing Factors**

Of the fair housing impediments listed in the Regional AI, the following directly relate to the City of Murrieta:

- Affordable Housing** - The 2014 A.I. identified affordable housing as an impediment to fair housing choice, indicating that “one of the biggest problems facing low-income individuals is the gap between what they can afford to pay for housing and the actual cost of that housing.” As of 2019, the Regional AI does not consider affordable housing to be an impediment to fair housing choice as it is seen as a result of market conditions. However, limited housing choice and opportunity creates disproportionate burdens on low-income households or often households which are considered a protected class. Increased opportunity for affordable housing lessens the burden of cost and displacement.
- Discrimination against Persons with Disabilities** – Consistent with findings in the 2014 A.I., nearly 63 percent of the discrimination complaints in the County of Riverside over the last five years were on the basis of physical or mental disability. In total, there were 3,108 fair housing complaints surfaced through the work of the Fair Housing Council of Riverside County (FHRC) over the last five years, with 1,586 or 51.03 percent of all discrimination cases reported on the basis of physical disability and with 370 or 11.90 percent of all discrimination cases reported on the basis of mental disability. While direct data for discrimination against persons with disabilities is not available for the City of Murrieta, there is limited accessible and affordable housing for persons with disabilities. In total 10.5 percent of persons in the City have identified as disabled, just below the 11.6 percent in the County of Riverside. While the City reviews reasonable accommodation requests on a case-by-case basis, there is a lack of affordable accessible housing.

**Lending Patterns**

Availability of financing affects a person’s ability to purchase or improve a home. The analysis of the lending patterns and practices within a community or city help to identify persons who are regularly experience disproportionate roadblocks to home ownership. **Table 3-16** below identifies the lending patterns by race and ethnicity, as well as income category for the Riverside San Bernardino Ontario Metropolitan Statistical Area (MSA). According to the data, applicants in the highest income category were more likely to have a loan approved, compared to applicants in the lowest income category where approval rates were consistently under 50 percent. Additionally, within each income category, applicants who identified as White consistently had higher rates of approval than other applicants who identified, for example, as Hispanic or Latino. Overall, applicants who identified as Native Hawaiian, Pacific Islander, and American Indian or Alaska Native had the lowest rates of loan approval in all income categories.

Applications by Race/Ethnicity	Approved (%)	Denied (%)	Other (%)	Total
<b>LESS THAN 50% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	27.9%	36.4%	37.6%	258
Asian	40.0%	35.4%	27.7%	983
Black or African American	48.9%	22.6%	29.8%	1,295
Native Hawaiian or other Pacific Islander	26.9%	50.3%	24.2%	149
White	48.0%	25.4%	29.2%	12,112
Hispanic or Latino	44.1%	28.5%	29.7%	6,251

**Table 3-16: Disposition of Loan Applications by Race/Ethnicity– Riverside San Bernardino Ontario MSA**

Applications by Race/Ethnicity	Approved (%)	Denied (%)	Other (%)	Total
<b>50-79% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	40.9%	36.4%	17.6%	352
Asian	47.0%	30.3%	27.2%	1521
Black or African American	43.8%	27.9%	32.3%	1529
Native Hawaiian or other Pacific Islander	34.7%	48.2%	20.2%	193
White	54.0%	21.7%	29.9%	19017
Hispanic or Latino	51.6%	25.1%	28.2%	11797
<b>80-99% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	44.4%	29.9%	28.5%	144
Asian	50.2%	22.8%	31.7%	880
Black or African American	46.1%	24.7%	32.4%	777
Native Hawaiian or other Pacific Islander	56.9%	27.7%	20.0%	65
White	57.7%	17.9%	16.2%	9,073
Hispanic or Latino	56.0%	19.5%	28.9%	5,678
<b>100-119% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	48.1%	23.9%	30.9%	401
Asian	59.2%	18.7%	27.9%	2,831
Black or African American	53.0%	21.0%	29.5%	2,347
Native Hawaiian or other Pacific Islander	45.2%	32.4%	24.3%	259
White	63.1%	14.6%	27.4%	27,369
Hispanic or Latino	60.8%	16.4%	27.0%	16,178
<b>120% OR MORE OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	51.5%	19.2%	32.8%	927
Asian	60.6%	15.9%	15.4%	12,219
Black or African American	55.0%	18.7%	29.9%	6,393
Native Hawaiian or other Pacific Islander	51.1%	23.1%	30.7%	620
White	65.5%	12.4%	27.9%	78,875
Hispanic or Latino	61.5%	15.5%	27.3%	30,093

Source: FFEIC (2019). Consumer Financial Protection Bureau, Disposition of applications by income, race, ethnicity of applicant, 2019. Retrieved from: <https://ffiec.cfpb.gov/data-publication/aggregate-reports/2019/CA/40140/5> (Accessed September 2020)

### Hate Crimes

Hate crimes are violent acts against people, property, or organizations because of the group to which they belong or identify with. The Federal Fair Housing Act makes it illegal to threaten, harass, intimidate, or act violently toward a person who has exercised their right to free housing choice<sup>3</sup>. In Riverside County there were a total of 153 reported hate crimes between 2014 and 2019. **Table 3-17** below identifies the reported hate crimes in the City of Murrieta in recent years. Data for hate crimes reported in Murrieta was not available by bias for the years 2015, 2018 and 2019. However, from 2014 to 2019 a total of 4 hate

<sup>3</sup> County of Riverside. 2019-2024 Analysis of Impediments.

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crimes were reported in the City, one of which was motivated by race, ethnicity, or ancestry, one of which was motivated by sexual orientation and one of which was motivated by gender.

**Table 3-17: City of Murrieta, Reported Hate Crimes by Bias Motivation (2015-2019)**

Year	Race/ Ethnicity/ Ancestry	Religion	Sexual orientation	Disability	Gender	Gender Identity	Total
2014	0	0	1	0	0	0	1
2015	NA	NA	NA	NA	NA	NA	1
2016	0	0	0	0	1	0	1
2017	1	0	0	0	0	0	1
2018	NA	NA	NA	NA	NA	NA	0
2019	NA	NA	NA	NA	NA	NA	0
<b>Total</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>

*Source: Federal Bureau of Investigation, Uniform Crime Reporting. Hate Crime Statistics Report, 2014, 2015, 2016, 2017, 2018, and 2019.*

### Fair Housing Enforcement and Outreach Capacity

The City of Murrieta utilizes the Fair Housing Council of Riverside County, Inc. (FHCRC), as contracted through the County. The FHCRC is a non-profit organization that fights to protect the housing rights of all individuals. Since 1986, FHCRC's mission is "to provide comprehensive services which affirmatively address and promote fair housing (anti-discrimination) rights and further other housing opportunities for all persons without regard to race, color, national origin, religion, age, sex, familial status (i.e. presence of children), disability, ancestry, marital status, age, source of income, sexual orientation, genetic information, or other arbitrary factors."

FHCRC provides programs and services focused on eliminating housing discrimination, providing general housing assistance, and education and outreach activities to residents in the Riverside County. In recent years the Fair Housing Foundation has performed the following in the region:

- Expanding affordable housing opportunities
- Housing rehabilitation
- Public policies and programs affecting housing development
- Outreach to lenders
- Fair housing services
- Access to home purchasing financing
- Foreclosure prevention outreach services

From 2017 to 2021, the City of Murrieta established a goal of assisting persons with fair housing associated requests or issues through the FHCRC.

The City of Murrieta is in compliance with existing fair housing laws. There have been no findings against the City of Murrieta from the U.S. Department of Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity (FHEO) or from the State Department of Fair Employment and Housing (DFEH).

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The City of Murrieta and the FHCRC investigate fair housing complaints within the City. FHCRC uses government regulated testing methodologies to enforce, support, and conduct fair housing investigations. A housing discrimination complaint can be investigated through testing, the gathering of witness statements and through research surveys. Based on the details provided by the complainant, FHCRC will either investigate the complaint or advise the complainants of their other options, which include conciliation, Housing and Urban Development (HUD), Department of Fair Employment and Housing (DFEH), or a private attorney.

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The FHCRC classifies The City of Murrieta as part of West County. From July 1, 2013 to June 30, 2018 West County has 393 complaints out of the 3,108 complaints received for the whole area FHCRC services. The top three discrimination biases were physical disability (62 percent), race (10.2 percent), and mental disability (8.9 percent). Of the complaints, 56 percent were counselled, 37 percent were provided with fair housing education. 3.3 percent of the complainants hired a private attorney, 3 percent were referred to HUD, and .64 percent were conciliated.

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## 2. Analysis of Federal, State and Local Data and Knowledge

### Local Data and Knowledge

Murrieta officially became an incorporated City in Riverside County in July of 1991. The city had begun developing in the late 1800's around the transcendental railroad. Upon incorporation, the City had about 24,000 residents and by 2005 more than 85,000 people lived in the City. Today, about 112,941 persons live in the City of Murrieta (ACS 2019). Of the residents in the City, 65.5 percent identify as White, 5.9 percent identify as Black, 9.1 percent identify as Asian, and 31.3 percent of all persons identify as Hispanic or Latino. The City's demographics display a large contrast between the population that is White and Non-White. Similarly, about 60 percent of the County of Riverside population is White compared to 6.5 percent who identify as Black, 6.5 percent who identify as Asian and 48.9 percent who identify as Hispanic or Latino of any race.<sup>4</sup>

The City of Murrieta's population requires a diverse array of housing options. Specifically, Murrieta has an aging population. About 13 percent of the population is over the age of 65 compared to 14 percent in the County. About 10 percent of all persons in Murrieta reported at least one disability in 2019, majority of which were seniors (over the age of 65). Senior housing and housing accessibility were key priorities identified by the community during the Housing Element outreach. Additionally, the City has a large

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<sup>4</sup> American Community Survey, DP05 5-year estimates, 2019.

percentage of single parent households, specifically that are female headed, 6.6 percent in Murrieta compared to about 5 percent in Riverside County. Lastly, the median income for non-family households is significantly lower than that of married couple households and family households. The ACS 2019 5-year data reports that nonfamily households earned a median income of \$55,805 annually, compared to family households that earned \$97,194 annually and married-couple households that earned \$108,852 annually. The City does not do fair housing testing, however additional information regarding fair housing concerns and issues was identified through the County of Riverside AI.

Additional housing needs, concerns and disparities are analyzed below in the Fair Housing Analysis. Findings from the analysis are reported below under “Current Local Contributing Factors.”

### Integration and Segregation Patterns and trends

The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating complete integration, to 100 percent, indicating complete segregation. An index number above 60 is considered to show high similarity and a segregated community.

It is important to note that segregation is a complex topic, difficult to generalize, and is influenced by many factors. Individual choices can be a cause of segregation, with some residents choosing to live among people of their own race or ethnic group. For instance, recent immigrants often depend on nearby relatives, friends, and ethnic institutions to help them adjust to a new country.<sup>5</sup> Alternatively, when White residents leave neighborhoods that become more diverse, those neighborhoods can become segregated. Other factors, including housing market dynamics, availability of lending to different ethnic groups, availability of affordable housing, and discrimination can also cause residential segregation.

**Figure 3-5** shows the dissimilarity between each of the identified race and ethnic groups and Murrieta’s White population. The White population within Murrieta make up the majority of the City’s population at approximately 64.2 percent, where 49.7 percent are White (non-Hispanic or Latino) according to 2019 American Community Survey (ACS) estimates. The higher scores indicate higher levels of segregation among those race and ethnic group.

The race and ethnic groups with the highest scores were Native Hawaiian (34) and American Indian (19.2). These scores correlate directly with the percentage of people within that racial or ethnic group that would need to move into a predominately White census tract in order to achieve a more integrated community. For instance, 34 percent of the Native Hawaiian population would need to move into predominately White

<sup>5</sup> Allen, James P. and Turner, Eugene. “Changing Faces, Changing Places: Mapping Southern California”. California State University, Northridge, (2002).

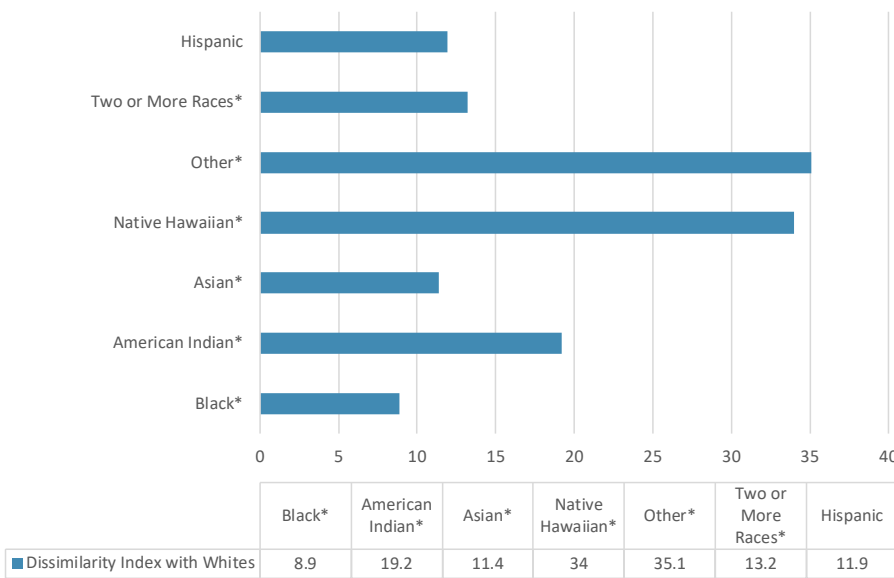
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census tract areas to achieve “perfect” integration or 19.2 percent of the American Indian population would need to move into the predominantly White census tract areas for perfect integration.

As indicated above, a score of 60 or higher indicates a segregated area. The City does not have any racial or ethnic groups with scores higher than 60.

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**Figure 3-5: Dissimilarity Index with White Population in Murrieta**



Source: Census Scope, Social Science Data Analysis Network

**Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)**

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan area, whichever threshold is lower.



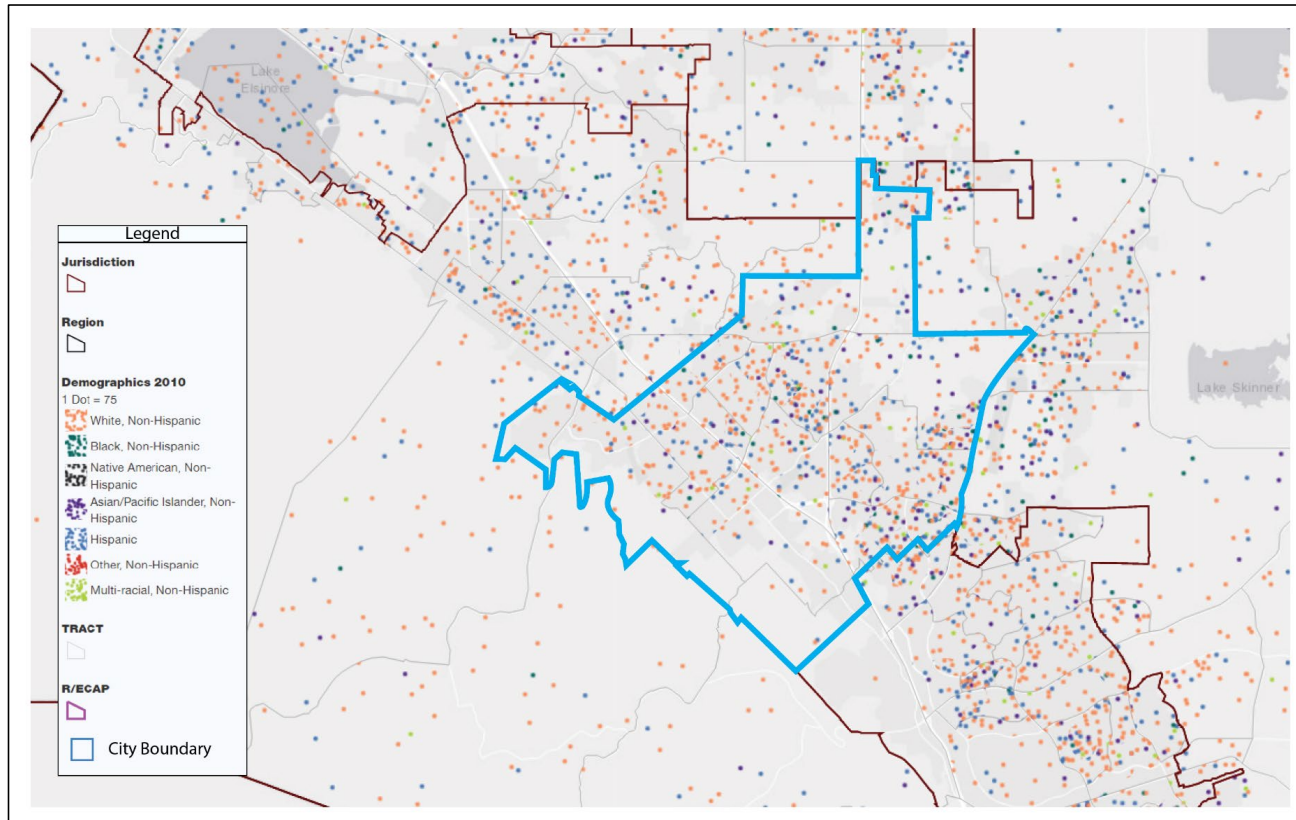
Location of residence can have a substantial effect on mental and physical health, education opportunities, and economic opportunities. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation.<sup>6</sup> However, these areas may also provide different opportunities, such as ethnic enclaves providing proximity to centers of cultural significance, or business, social networks, and communities to help immigrants preserve cultural identity and establish themselves in new places. Overall, it is important to study and identify these areas in order to understand patterns of segregation and poverty in a City.

**Figure 3-6** below displays the R/ECAP analysis of the Murrieta area. The HUD data available does not provide information specific to the City of Murrieta, therefore a broader more regional approach was taken, as shown in the map. The figure shows there are no pockets of racially or ethnically concentrated areas of poverty in or near the City, within the south western portion of Riverside County. While the City has no R/ECAP areas, there are still concentrated areas of poverty in surrounding communities; therefore, the City is committed to increasing housing mobility opportunities for persons outside of the City or in the Riverside County as a whole. Section 4 of this Housing Element outlines housing opportunity, affordable housing, and fair housing strategies to increase opportunities to all households.

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<sup>6</sup> Schulz, A. J., Williams, D. R., Israel, B. A., & Lempert, L. B. (2002). Racial and spatial relations as fundamental determinants of health in Detroit. *The Milbank quarterly*, 80(4), 677–iv. <https://doi.org/10.1111/1468-0009.00028>.

Figure 3-6: R/ECAP Areas, City of Murrieta



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Data Versions: AFFHT0006, July 10, 2020

### Racially Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Poverty have long been analyzed and reviewed as a contributing factor to segregation. However, patterns of segregation in the United States show that of all racial groups, Whites are most severely segregated.<sup>7</sup> Research also identifies segregation of affluence to be greater than the segregation of poverty. Racial and economic segregation can have significant effects on respective communities, including but not limited to, socioeconomic disparities, educational experiences and benefits, exposure to environmental conditions and crime, and access to public goods and services.

Data used in the analysis of Racially Concentrated Areas of Affluence (RCAA) is from the 2012-2016 American Community Survey and measured at the census tract level. The definition for an RCAA is a census tract in which 80 percent or more of the population is White and has a median income of at least \$125,000. The nationwide RCAA analysis identifies the following:

- RCAA tracts have more than twice the median household income of the average tract in their metro area.
- Poverty rates in RCAAs are significantly lower and are, on average about 20 percent of a typical tract.
- RCAAs tracts are more income homogenous than R/ECAPs.
- The average RCAA is about 57 percent affluent, whereas the average R/ECAP had a poverty rate of 48 percent.
- The typical RCAA tract has a rate of affluence 3.2 times that of a typical tract, whereas R/ECAPs on average had a poverty rate 3.2 times that of a typical tract

Overall, RACAs may represent a public policy issue to the extent that they have been created and maintained through exclusionary and discriminatory land use and development practices. Postwar patterns of suburbanization in many metropolitan areas were characterized by White communities erecting barriers to affordable housing and engaging in racially exclusionary practices.<sup>8</sup>

To identify these areas in Murrieta, this analysis examines census tracts with a population that is at least 50% white and a median income over \$100,000. **Table 3-18** displays the RCAA data for Murrieta.

Census Tract	Percent Population White	Median Income
Block Group 2, Census Tract 497	70.8%	\$153,208
Block Group 1, Census Tract 497	70.8%	\$162,697
Block Group 3, Census Tract 497	70.8%	\$135,469

*Source: (U.S. Census Bureau) from HCD AFFH Data Viewer, Accessed September 27, 2021.*

<sup>7</sup> Racially Concentrated Areas of Affluence: A Preliminary Investigation. University of Minnesota. Edwards Goets, Damiano, Williams. 2019.

<sup>8</sup> IBID.

Additionally, **Table 3-19** below shows local (Murrieta) and regional (Riverside County) context for the median household incomes of white residents.

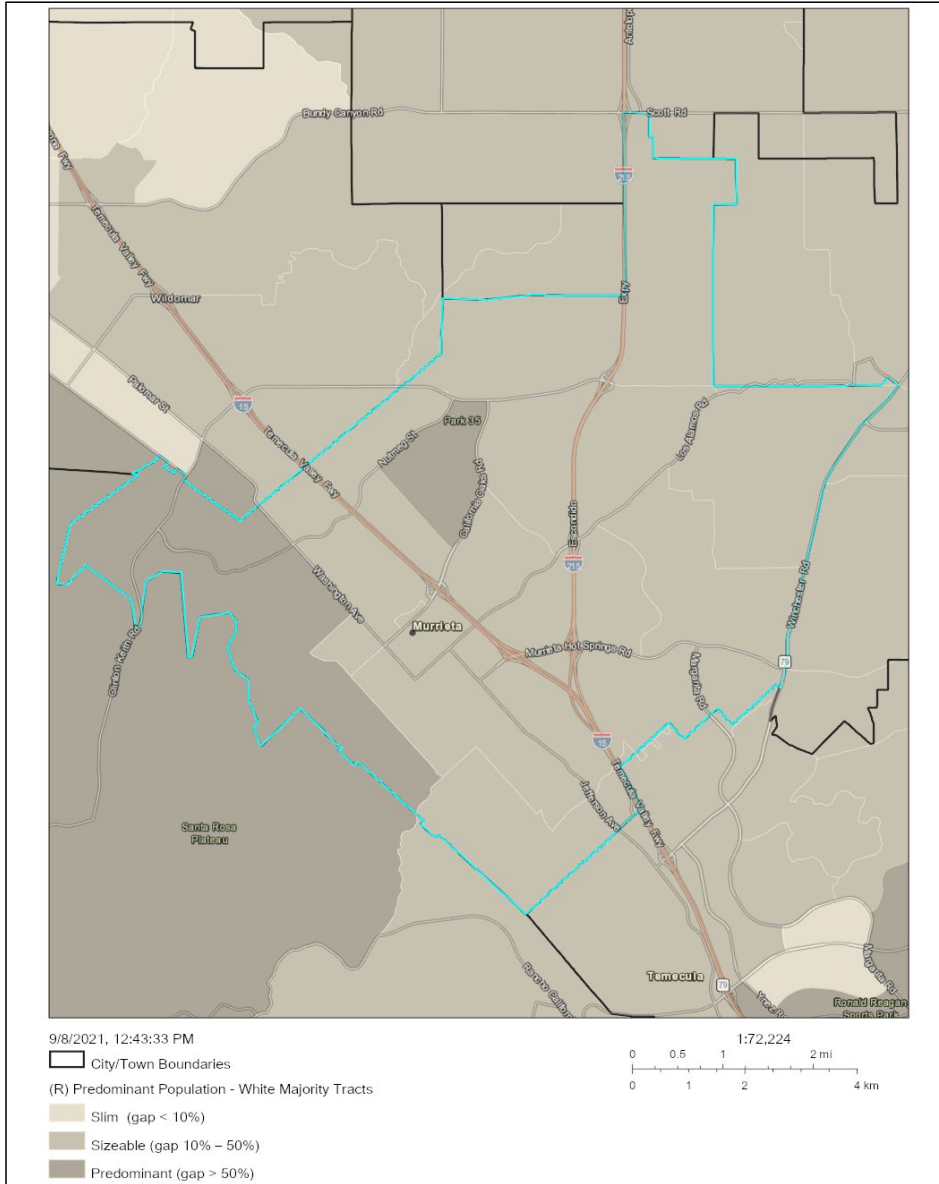
Race	Murrieta		Riverside County	
	Median Income	Population	Median Income	Population
White	\$90,663 <sup>1</sup>	65.5%	\$70,456 <sup>1</sup>	60%
All Households	\$90,535	--	\$67,005	--

Notes: 1. Median household income in the past 12 months (in 2019 inflation-adjusted dollars).  
 Source: American Community Survey, 5-Year Estimates, 2019.

The City of Murrieta has a few areas with a high White population located in the southwestern part of the City and one census tract in towards the center. The southwestern region also reports a larger percentage of households who earn a median annual income of at least \$125,000. The overlap of high racial concentrations (those who identify as White) and high incomes result in an RCAA. No lower income housing sites have been identified in this area due to the High Fire Hazard Severity Zones that are also within this region and the associated safety hazards. Portions of these areas in the southwestern region of the City are also not served by water or sewer.

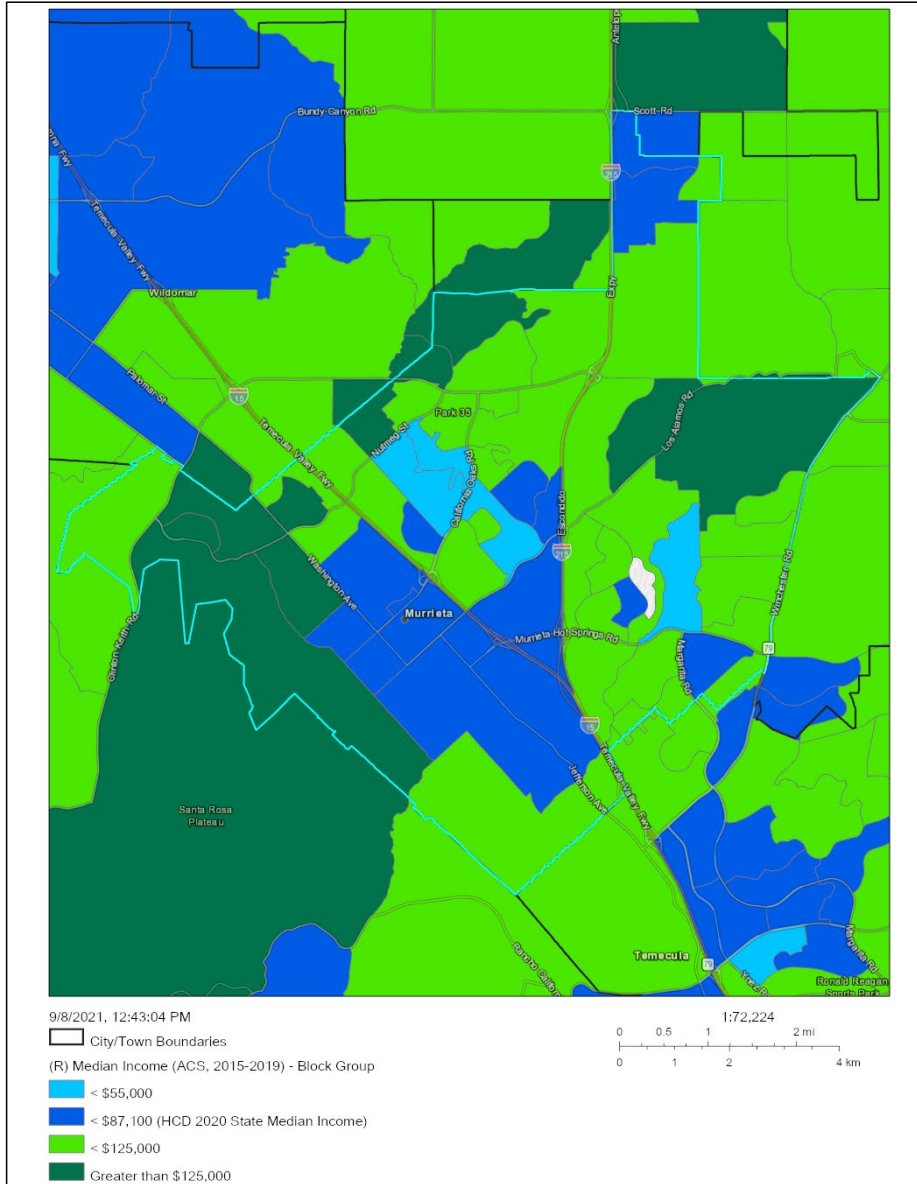
**Figure 3-7 and 3-8** below display the White majority tracts and median incomes throughout Murrieta.

Figure 3-7: Racially Concentrated Areas of Affluence (RCAA) – White Majority Tracts



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-8: Racially Concentrated Areas of Affluence (RCAA) – Median Income



Source: California Department of Housing and Community Development – AFFH Data Viewer

## Disparities in Access to Opportunity

### *Regional Opportunity Index (ROI)*

The UC Davis Center for Regional Change and Rabobank partnered to develop the Regional Opportunity Index (ROI) intended to help communities understand local social and economic opportunities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI incorporates both “people” and “place components, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunity.”

The ROI: People is a relative measure of people’s assets in education, the economy, housing, mobility/transportation, health/environment, and civic life as follows:

- **Education Opportunity:** Assesses people’s relative success in gaining educational assets, in the form of a higher education, elementary school achievement, and regular elementary school attendance.
- **Economic Opportunity:** Measures the relative economic well-being of the people in a community, in the form of employment and income level.
- **Housing Opportunity:** Measures the relative residential stability of a community, in the form of homeownership and housing costs.
- **Mobility/Transportation Opportunity:** Contains indicators that assess a community’s relative opportunities for overcoming rural isolation.
- **Health/Environment Opportunity:** Measures the relative health outcomes of the people within a community, in the form of infant and teen health and general health.
- **Civic Life Opportunity:** A relative social and political engagement of an area, in the form of households that speak English and voter turnout.

The ROI: Place is a relative measure of an area’s assets in education, the economy, housing, mobility/transportation, health/environment, and civic life.

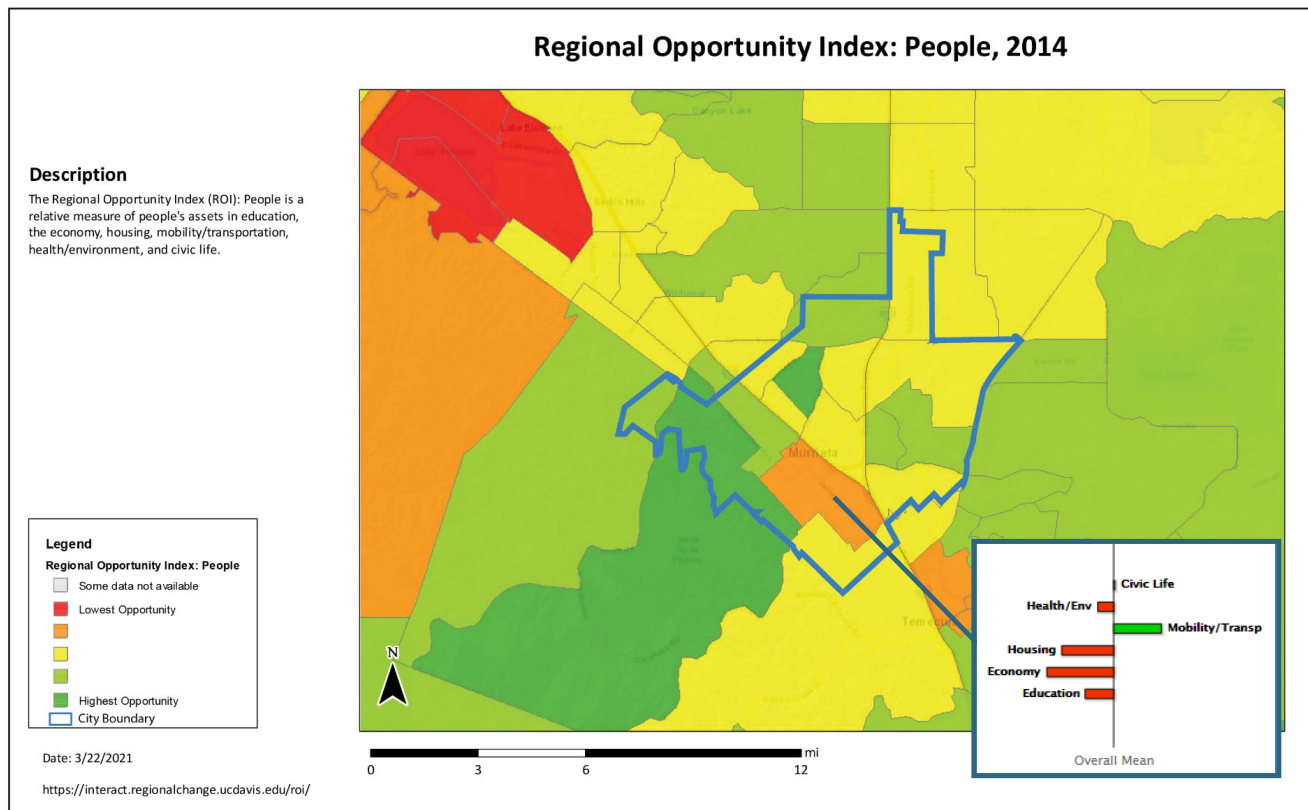
- **Education Opportunity:** Assesses a census tract’s relative ability to provide educational opportunity, in the form of high-quality schools that meet the basic educational and social needs of the population.
- **Economic Opportunity:** Measures the relative economic climate of a community, in the form of access to employment and business climate.
- **Housing Opportunity:** Measures relative availability of housing in a community, in the form of housing sufficiency and housing affordability.
- **Health/Environment Opportunity:** A relative measure of how well communities meet the health needs of their constituents, in the form of access to health care and other health-related environments.
- **Civic Life Opportunity:** Measures the relative social and political stability of an area, in the form of neighborhood stability (living in same residence for one year) and US citizenship.

As shown in **Figures 3-9 and 3-10** below, the majority of the City of Murrieta is classified as a high opportunity zone. This indicates a high level of relative opportunities that people are able to achieve as well as a high level of relative opportunities that Murrieta provides. While the majority of the census tracts within the City are areas of medium and high opportunity, there is a census tract within the ROI People Index shown as orange or low opportunity. **Figure 3-9** identifies the low opportunity census tract showing that persons living within this area have low achievement opportunity for economic, health, and housing. The City has identified portions of this area to accommodate future growth for low and very low-income housing. Increase housing in the area could alleviate burden of low housing opportunity for persons in need of affordable stable housing.

**Figure 3-10** displays the opportunity that different census tracts can provide. The map also notes that majority of the City is classified as high opportunity. There is one census tract within the north eastern portion of the City that is shown as orange, or low opportunity. Further analysis shows that this area provides low opportunity for civic life, health, and economic opportunity. The City has not identified this area to accommodate future housing in accordance with the City's RHNA allocation.

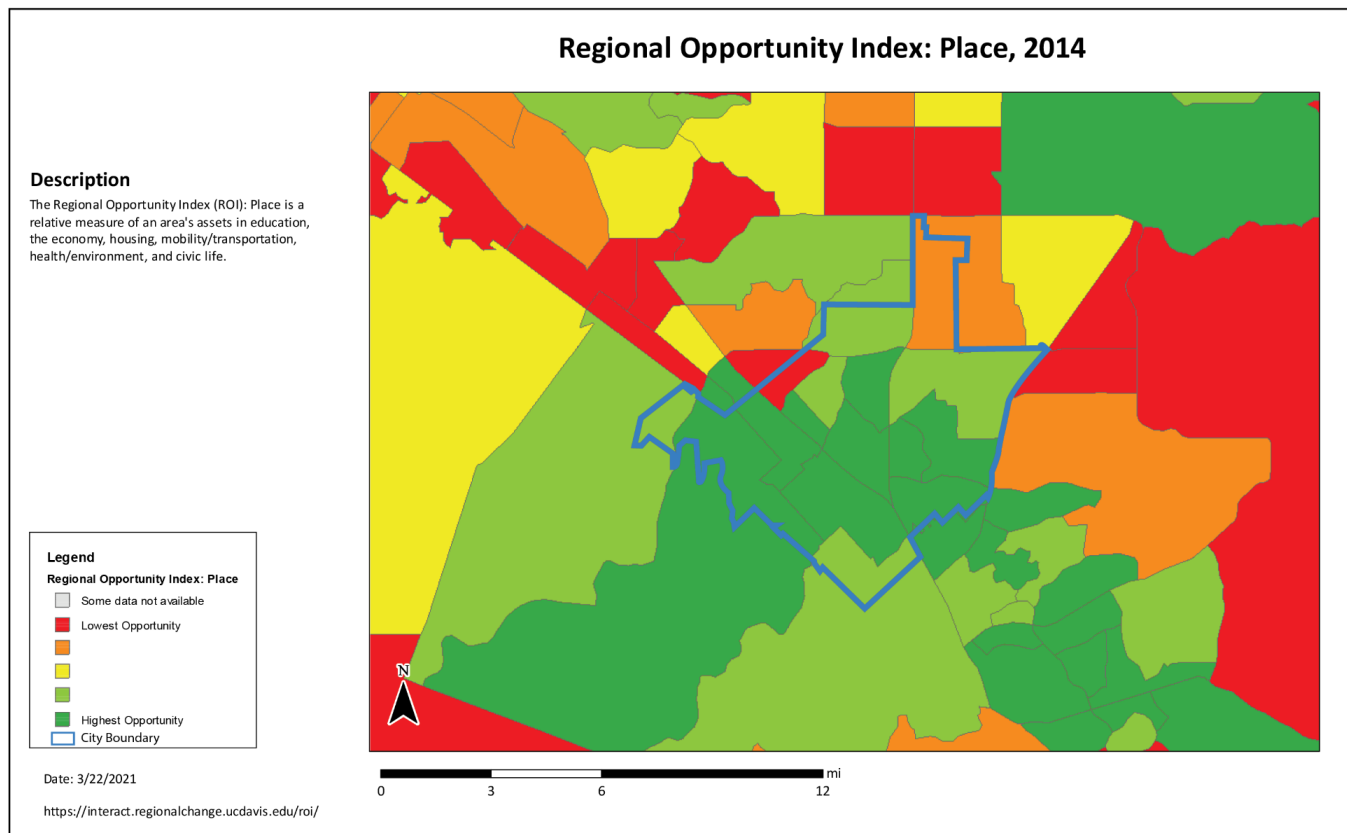


Figure 3-9: Regional Opportunity Index, People – City of Murrieta



Source: UC Davis Center for Regional Change and Rabobank, 2014.

Figure 3-10: Regional Opportunity Index, Place – City of Murrieta



Source: UC Davis Center for Regional Change and Rabobank, 2014.

Additionally, **Table 3-20** and **Figure 3-11** below display the data for Regional Opportunity Index in Murrieta overall compared to the State of California. The data shows the following key findings:

- City residents have higher educational proficiency and access than the State overall. Local residents have high math and English proficiency levels and UC/CSU eligibility. While the elementary truancy rate is higher in Murrieta, the high school discipline rate is half that of the State.
- Employment rates are the same for Murrieta and the State; however, Murrieta residents receive a greater minimum basic income. Murrieta offers less job availability and currently reports lower quality jobs, but job growth in more than double that of the State.
- Murrieta has a greater homeownership percentage amongst local residents as well as lower housing cost burdens, despite lower housing affordability. Housing adequacy is overall very high in the City compared to the State.
- Residents in Murrieta have higher access to vehicles and commute more than overall residents across the State.
- Environmental and health opportunities are fairly high amongst Murrieta residents. The City itself has lower overall air quality than the State, as well as lower prenatal care, access to supermarkets, and health care availability.
- Despite high percentages of English speakers and US citizenship in Murrieta, voter rights are lower than the State.
- In summary, Murrieta is considered a high opportunity area with high achievement rates amongst residents. The City should focus on increasing access and affordable housing options near amenities and services for households seeking to move to Murrieta.

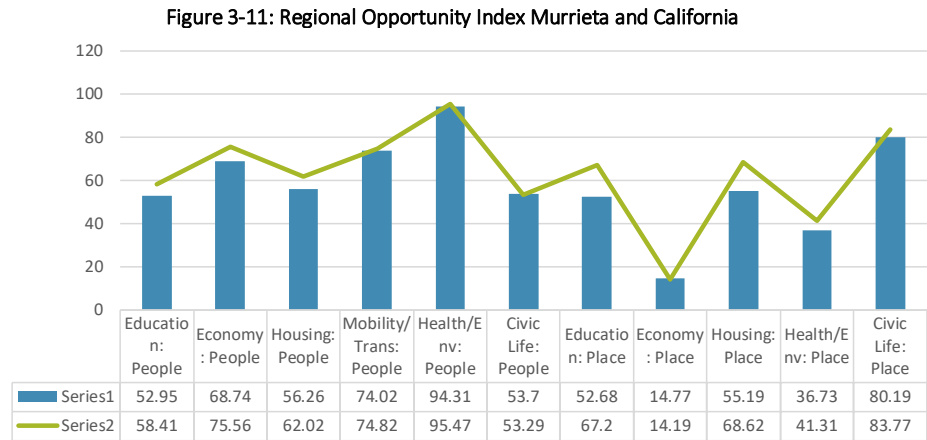
ROI Indicator		Murrieta	California
Education	<b>People</b>		
	College Educated Adults	37%	38%
	Math Proficiency	77%	70%
	English Proficiency	79%	65%
	Elementary Truancy	31%	24%
	<b>Place</b>		
	High School Graduation Rate	94%	83%
	UC/CSU Eligibility	48%	41%
	Teacher Experience	56%	36%
	High School Discipline Rate	3%	6%
Economic	<b>People</b>		
	Employment Rate	89%	89%
	Minimum Basic Income	75%	64%
	<b>Place</b>		
	Job Availability	558.07	701.75
Job Quality	34%	40%	



**Table 3-20: Opportunity Indicators - Murrieta and California**

ROI Indicator		Murrieta	California
	Job Growth	10%	3%
	Bank Accessibility	0.25	0.24
Housing	<b>People</b>		
	Home Ownership	67%	55%
	Housing Cost Burden	50%	52%
	<b>Place</b>		
	Housing Adequacy	97%	91%
	Housing Affordability	0.25	0.19
Mobility	<b>People</b>		
	Vehicle Availability	93%	86%
	Commute Time	51%	60%
	Internet Access	5	4
Healthy/Environmental	<b>Place</b>		
	Infant Health	95%	95%
	Birth to Teens	5%	7%
	Years of Life Lost	5	29.84
	<b>Place</b>		
	Air Quality	7.01	10.01
	Prenatal Care	82%	83%
	Access to Supermarket	39%	53%
	Health Care Availability	1.68	1.76
Civic Life	<b>People</b>		
	Voting Rates	26%	31%
	English Speakers	98%	88%
	<b>Place</b>		
	US Citizenship	93%	83%
Neighborhood Stability	79%	85%	

Source: UC Davis Center for Regional Change and Rabobank, 2014.



Source: UC Davis Center for Regional Change and Rabobank, 2014.

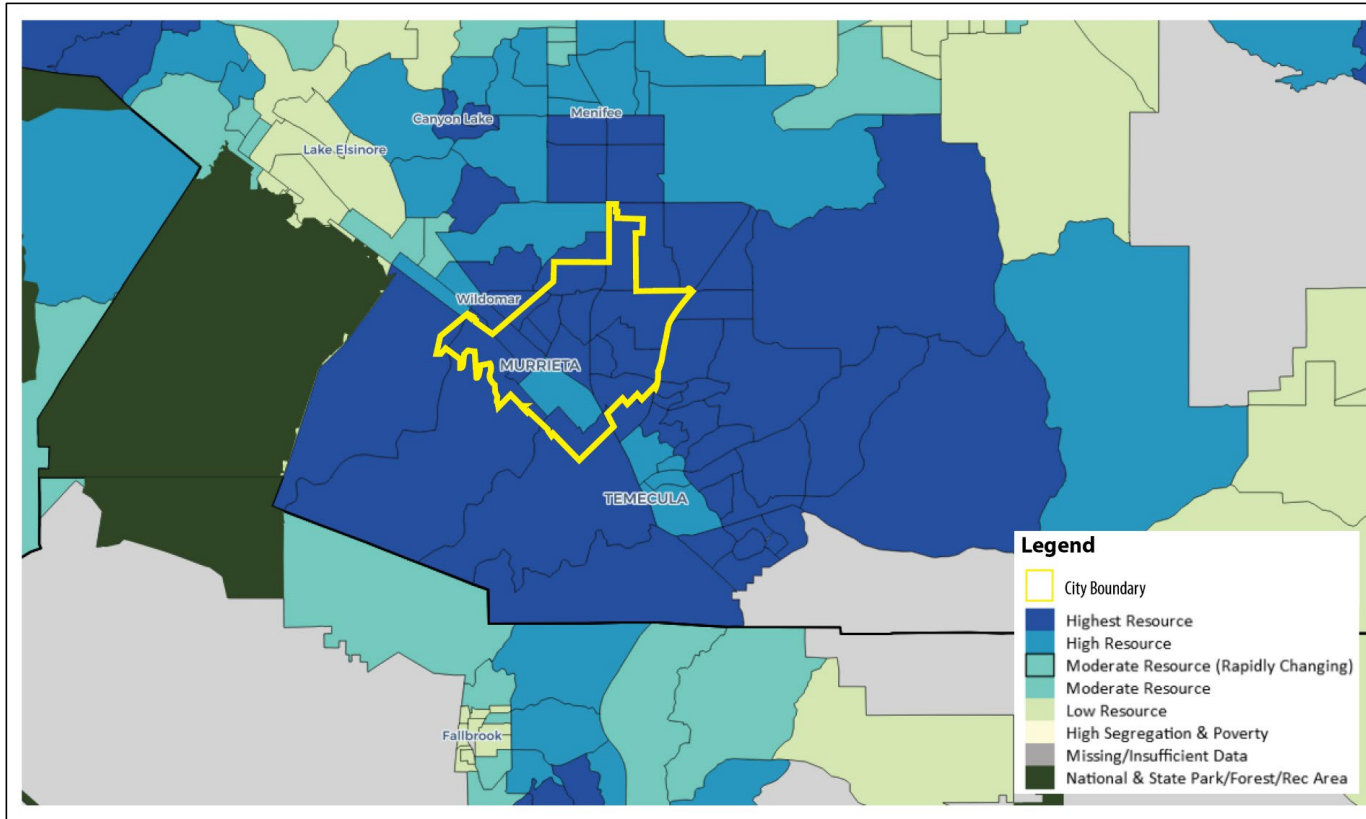
As Murrieta is considered a high opportunity region, the City is committed to implementing policies and programs to encourage new opportunities and access to existing and future residents. **Section 4: Housing Plan** identifies the strategies the City will explore in order to provide opportunity and housing for persons within the Murrieta/Riverside region.

**California Tax Credit Allocation Committee (TCAC) Opportunity Area Maps**

The Department of Housing and Community Development (HCD) together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the TCAC/HCD opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force’s methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the “Highest Resource” designation and the next 20 percent to the “High Resource” designation. Each region then ends up with 40 percent of its total tracts as “Highest” or “High” resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. As shown in **Figure 3-12** below, nearly all of Murrieta is classified as high to highest resource areas. The City of Murrieta is committed to exploring programs and avenues to increase housing access and opportunity to both existing residents, future residents, and households in nearby areas.

Figure 3-12: TCAC/HCD Opportunity Map – City of Murrieta



Source: California Tax Credit Allocation Committee and Department of Housing and Community Development, 2020.

### **Opportunity Indicators**

Opportunity indicators also help inform communities about disparities in access to opportunity. The Department of Housing and Urban Development (HUD) developed the opportunity indicators to help inform communities about disparities in access to opportunity, the scores are based on nationally available data sources and assess resident's access to key opportunity assets in the City. **Table 3-21** provides the index scores (ranging from zero to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50% of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

**Table 3-21** below displays the opportunity indices by race and ethnicity for persons living in Riverside County; opportunity indicators data is not available for the City of Murrieta. **Table 3-21** shows poverty among the County's Hispanic and Native American, Non-Hispanic, populations. Almost all racial and ethnic groups in the County are reported having low scores for school proficiency, labor market, transit, low transportation costs, and job proximity. The Asian or Pacific Islander, Non-Hispanic, population is the only one to score above 50 in the school proficiency index category. The County's whole population are subject to fairly low levels of environmental health.

**Table 3-21: Opportunity Indicators, Riverside County**

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(Riverside County, CA CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
<b>Total Population</b>							
White, Non-Hispanic	55.42	50.59	32.21	42.95	36.27	35.59	51.35
Black, Non-Hispanic	53.05	48.56	28.83	43.34	35.68	36.13	45.38
Hispanic	38.72	37.59	23.26	46.71	39.19	31.93	50.77
Asian or Pacific Islander, Non-Hispanic	66.75	61.81	42.07	48.13	31.22	37.62	39.79
Native American, Non-Hispanic	41.33	36.49	22.15	40.93	37.76	32.05	59.71
<b>Population Below Federal Poverty Line</b>							
White, Non-Hispanic	43.49	39.50	24.61	43.08	39.64	32.15	55.33
Black, Non-Hispanic	32.37	33.01	20.20	41.20	39.83	26.04	54.93
Hispanic	24.54	28.02	15.14	49.53	42.62	29.52	53.26
Asian or Pacific Islander, Non-Hispanic	54.59	51.62	32.00	44.78	35.62	41.21	45.47
Native American, Non-Hispanic	34.71	30.52	17.33	39.34	41.01	40.69	56.10

*Source: Department of Housing and Urban Development, Affirmatively Furthering Fair Housing Online Mapping tool, Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA*

### School Proficiency

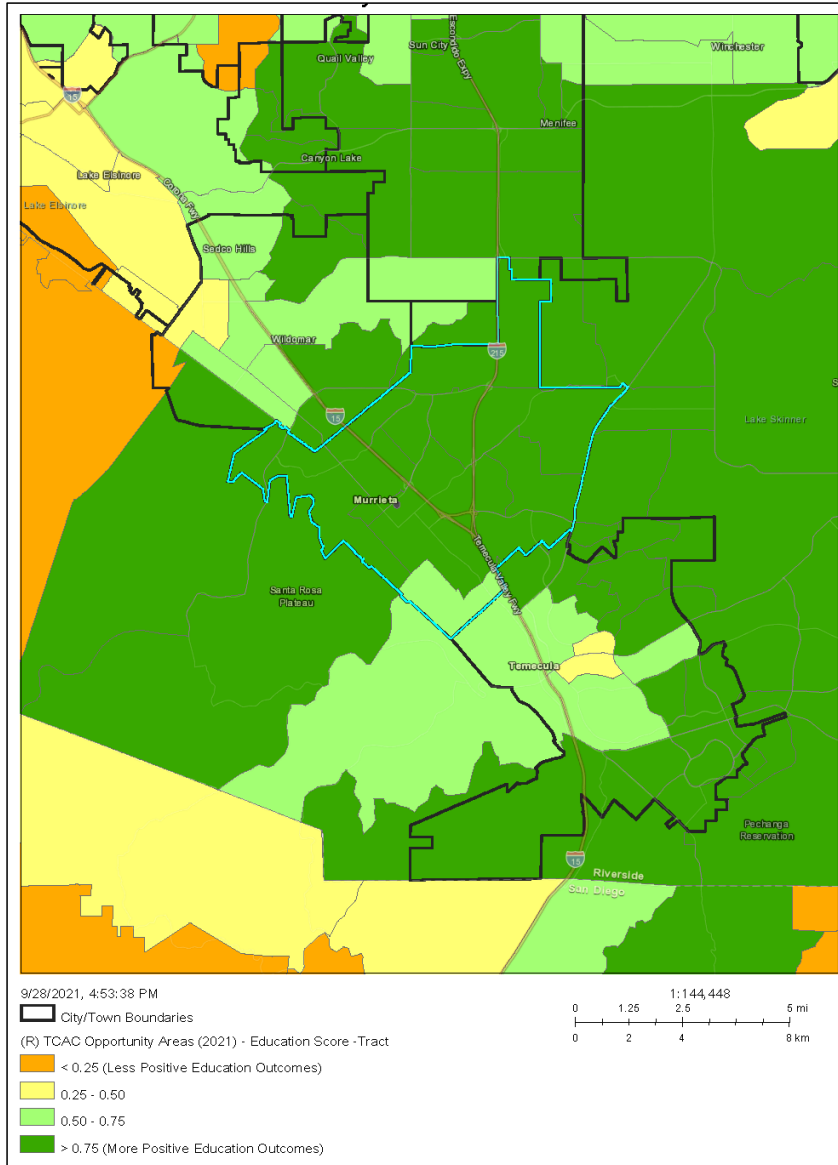
TCAC and HCD charged the Task Force with creating an opportunity map to identify areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children.<sup>9</sup> the TCAC reviews elementary school test scores, graduation rates for high schools and demographic attributes related to race, ethnicity and poverty for school enrollment to create the school proficiency indicator.<sup>10</sup> **Figure 3-13** shows that all of Murrieta is considered high proficiency.

<sup>9</sup> California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Map, December 2020. Accessed online September 2021.

<sup>10</sup> IBID.



Figure 3-13: Education Score – TCAC Opportunity Areas, Murrieta



Source: California Department of Housing and Community Development – AFFH Data Viewer

### Jobs Proximity Index and Economic Score

In addition to school proficiency, the TCAC opportunity maps identify economic indicators such as job proximity and economic opportunity. The economic domain of the TCAC studies the following indicators to identify economic opportunities in a city:

- **Poverty Indicator:** The Task Force chose to use 200 percent of the poverty line to reflect the higher cost of living in California. Because each indicator in this domain is designed to measure opportunity in a positive sense, this indicator is measured as the percent of a tract's or rural block group's residents who live above 200 percent of the federal poverty line.<sup>11</sup>
- **Adult Education Indicator:** This indicator was measured by calculating the percent of adults 25 years and older who have earned at least a bachelor's degree in each tract and rural block group.
- **Employment Indicator:** The employment rate was calculated as the percent of individuals in each tract and rural block group age 20-64 who are employed in either the civilian labor force or the armed forces. The Task Force opted to use the employment rate because the unemployment rate does not account for individuals who have dropped out of the labor force due to disillusionment with their job prospects.

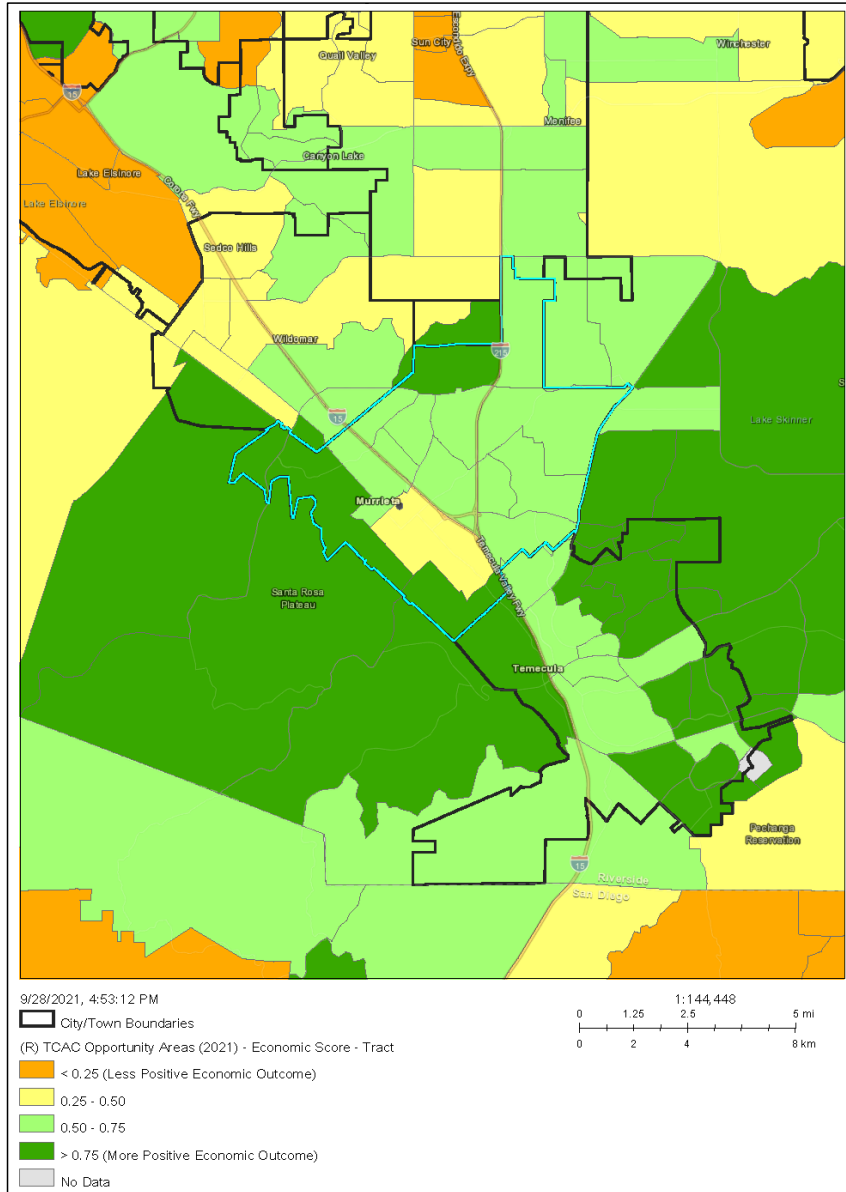
**Proximity to Jobs Indicator:** This indicator was calculated in two stages. The first stage uses Longitudinal Employer Household Dynamics Origin-Destination Employment Statistics (LEHD-LODES) data from 2017 to calculate the population-weighted median distance traveled by workers earning \$1,250 a month or less (or the equivalent of \$15,000 a year).<sup>12</sup> The second stage calculates the number of "proximate" jobs by aggregating the number of jobs filled by individuals without bachelor's degrees that fall within the typical commute distance.

**Figures 3-14** displays the TCAC economic indicators score. The map shows that the City of Murrieta has a majority positive economic score Citywide. The downtown area of Murrieta shows a lower positive outcome (0.5-.075), however when compared to the TCAC overall opportunity indicators, the data shows that the area is rapidly changing with increased opportunity. Additionally, **Figure 3-15** displays the TCAC data for job proximity. The maps shows that the northern and eastern part of the city have lower job proximity and overall higher commute times (these areas are primarily single family). The data also shows that the downtown area has the closest job proximity rates.

<sup>11</sup> California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Map, December 2020. Accessed online September 2021.

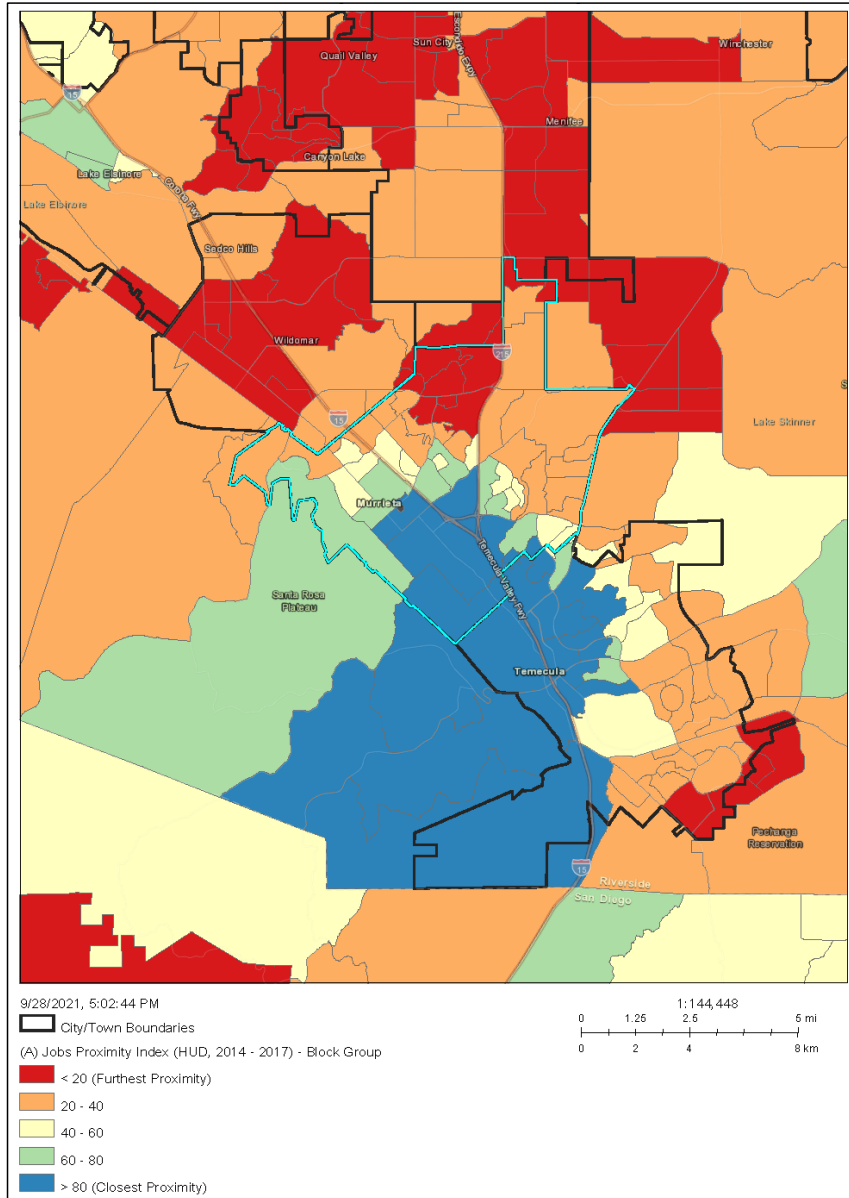
<sup>12</sup> Note: The Task Force chose this benchmark in recognition that low-wage workers tend to commute shorter distances than higher-wage employees due to constraints on mode and cost of travel.

Figure 3-14: Economic Score – TCAC Opportunity Areas, Murrieta



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-15: Jobs Proximity Index, Murrieta



Source: California Department of Housing and Community Development – AFFH Data Viewer

### Access to Transit

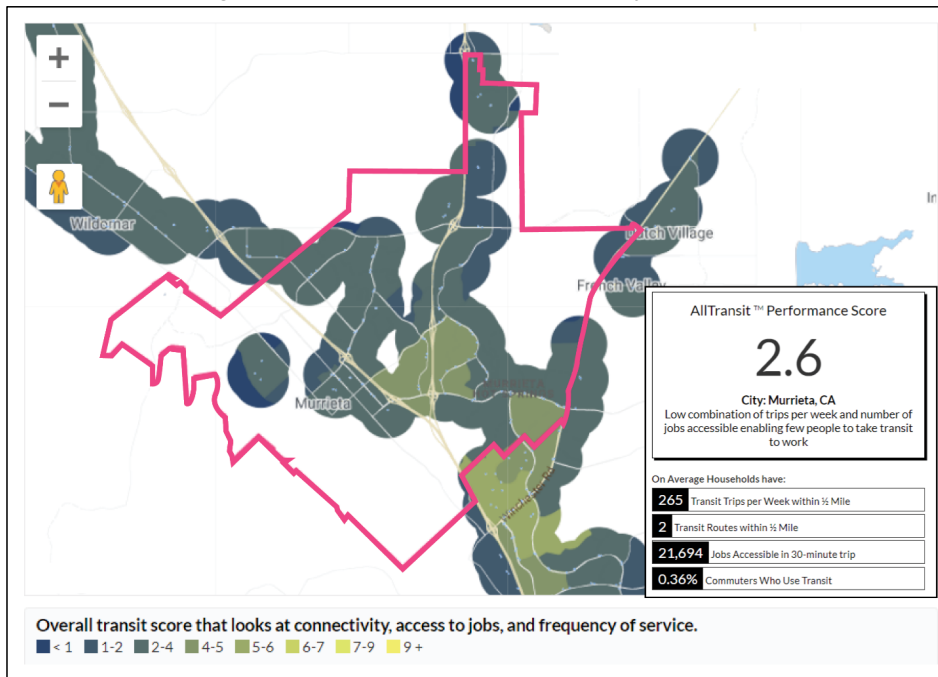
AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided, Murrieta scored a 2.6 AllTransit performance score, illustrating a low to moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. By comparison, the City of Temecula scored 2.2 and the City of Menifee scored 2.7. Access to transportation increases both economic and environmental/health opportunities. In an effort to increase both mobility and economic access, the City of Murrieta has identified the downtown area and the Transit Oriented Development overlay area, as a primary source of land to accommodate low and very low units. As the map below shows, these areas score well with connectivity compared to the majority of the other areas of the City.

**Table 3-22: Opportunity Indicator – Transit**

Jurisdiction	All Transit Performance Score	Transit Trips Per Week within 1/2 Mile	Jobs Accessible in 30-min trip	Commuters Who Use Transit	Transit Routes within 1/2 Mile
Murrieta	2.6	265	21,694	0.36%	2

Source: All transit, American Community Survey 2019.

**Figure 3-16: AllTransit Performance Score – City of Murrieta**



Source: AllTransit Metrics, ACS 2017.



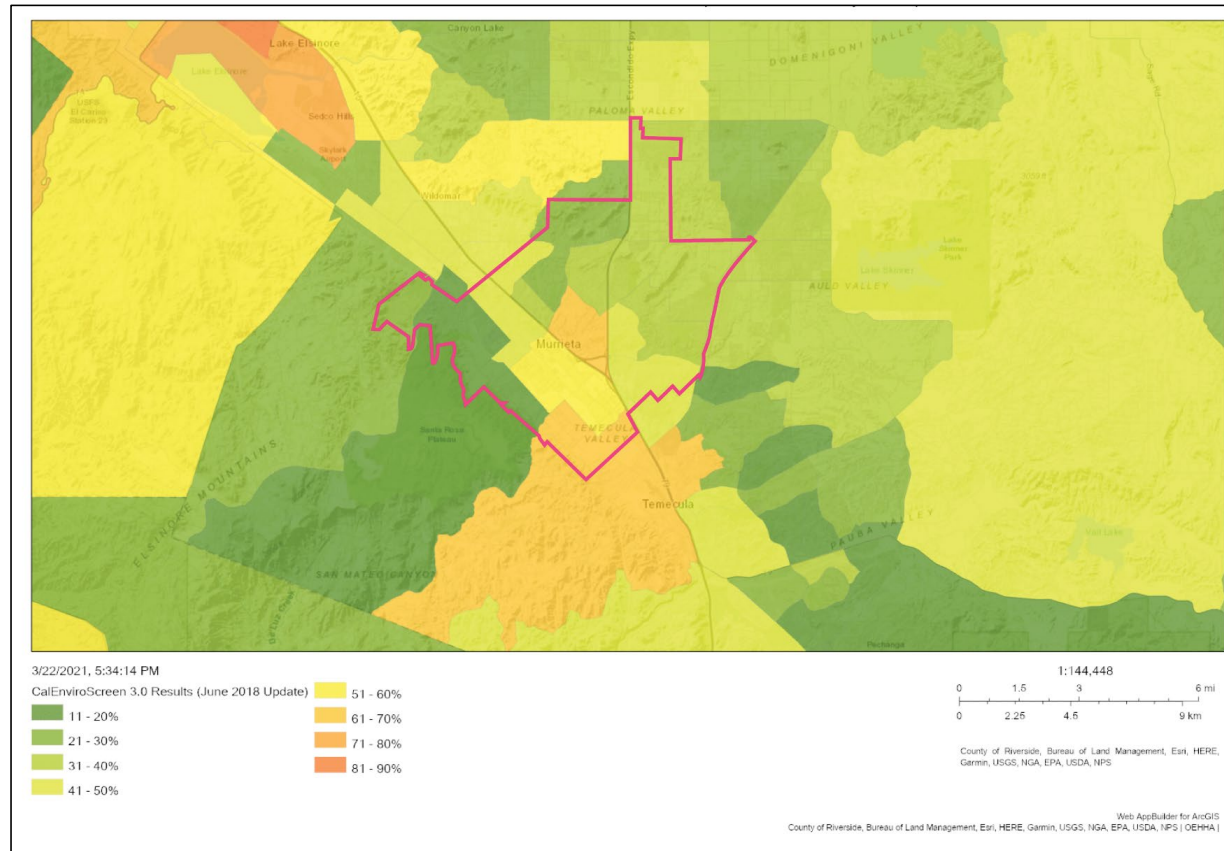
### Environmental Justice

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviro Screen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviro Screen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants. **Figure 3-17** below displays mapped results for the CalEnviro Screen in Murrieta. The Map shows that all of Murrieta is primarily low scoring, with the exception of one census tract (6065043206) in the central portion of the City. Overall, low scoring signifies low pollution burdens in the City. **Table 3-23** below identifies the CalEnviro Screen scores given to this census tract.

Pollutant	Percentile*	Health Risk/Burden	Percentile*
Ozone	82	Asthma	30
PM 2.5	12	Low Birth Weight	52
Diesel	71	Cardiovascular Rate	74
Pesticides	0	Education	42
Toxic Releases	34	Linguistic Isolation	29
Traffic	84	Poverty	51
Drinking Water	98	Unemployment	85
Cleanups	0	Housing Burden	61
Groundwater Threats	61		
Hazardous Waste	61		
Impaired Water	0		
Solid Waste	20		

\*Percentile derived using a weighted scoring system to determine average pollution burden/socioeconomic scores relative to other census tracts.  
 Source: CalEnviro Screen 3.0 Map Tool, June 2018 Update. Accessed March 23, 2021.

Figure 3-17: CalEnviro Screen, City of Murrieta



Source: CalEnviro Screen 3.0 Map Tool, June 2018 Update. Accessed March 23, 2021.

### 2.3. Discussion of Disproportionate Housing Needs

The analysis of disproportionate housing needs within Murrieta evaluated existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate.

#### Existing Needs

As described in Section 3.F.1 of this Housing Element, the Riverside County Housing Authority administers Section 8 Housing Choice vouchers within the City of Murrieta. For the year 2020 within the City of Murrieta, there were 187 Section 8 voucher holders within the community: 90 for persons with disabilities, 146 for seniors and 38 with at least one dependent. Additionally, the County currently has a 114,320-person waitlist to receive Section 8 Housing Choice vouchers Countywide, with approximately 1,780 people from that list being at a Murrieta mailing address.

#### Housing Needs in Murrieta

A variety of factors affect housing needs for different households. Most commonly, disability, household income and households’ characteristics shape the type and size of housing units needed, as well as accessibility based on existing units in a City. **Tables 3-24 through 3-31** displayed data for demographic characteristics of Murrieta, as compared to the County of Riverside and the State of California. Additional detailed analysis of the Murrieta community demographics is outline in **Chapter 2: Community Profile** of this Housing Element.

#### Disability

**Table 3-24** displays the data for persons with disabilities in the City, County, and State. Overall, about 10 percent of the California population reported having at least one disability. Similarly, in the City, nearly 10 percent of persons reported at least one disability. The County reported a slightly higher percentage than the State and the City at 11.6 percent. Of the 10.5 percent Murrieta residents who reported a disability, the majority were ambulatory difficulties, which could be tied to the City’s senior population. Ease of reasonable accommodation procedures and opportunity for accessible housing can provide increased housing security for the population with disabilities.

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Table 3-24: Population by Disability Type, Compared by Geography, 2019

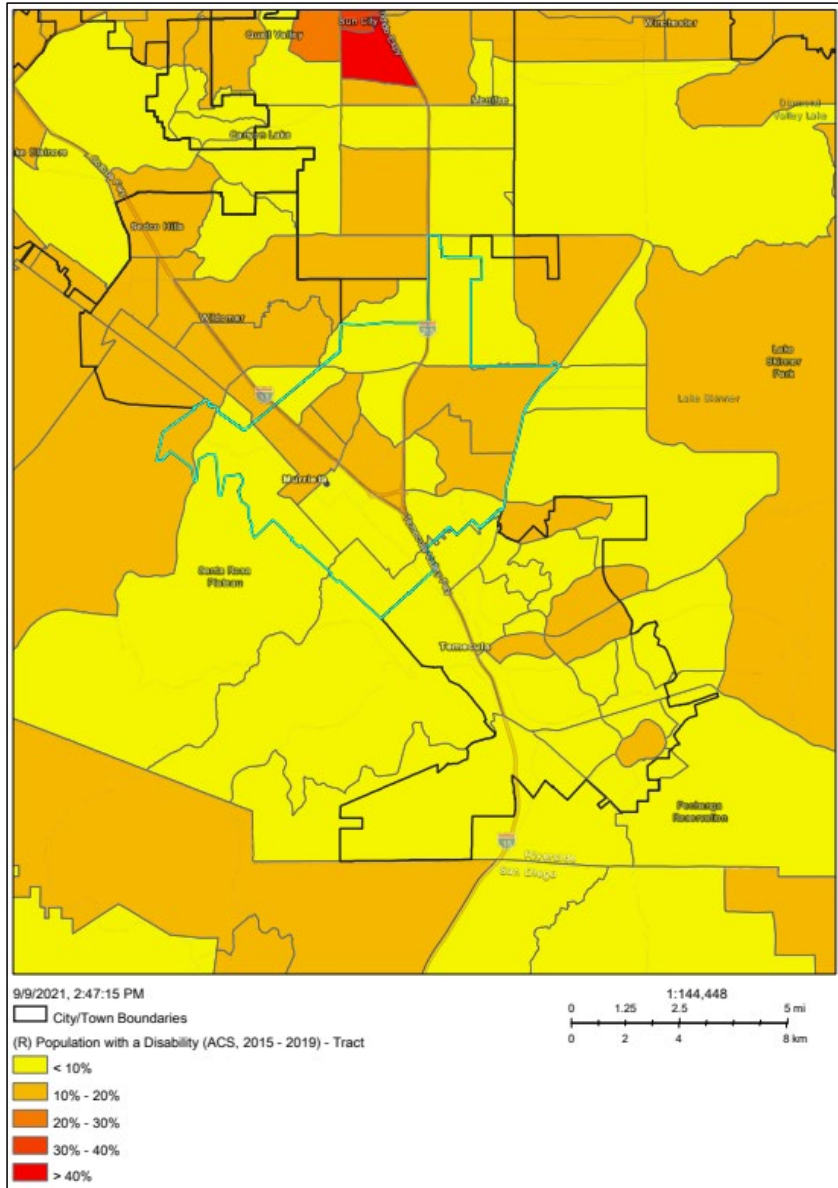
Disability	City of Murrieta	County of Riverside	California
<b>Total with a Disability</b>	10.5%	11.6%	10.6%
<b>Hearing Difficulty</b>	2.9%	3.3%	2.9%
<b>Vision Difficulty</b>	2.1%	2.3%	2%
<b>Cognitive Difficulty</b>	4.9%	4.5%	4.3%
<b>Ambulatory Difficulty</b>	5.6%	6.5%	5.8%
<b>Self-care Difficulty</b>	2.9%	2.8%	2.6%
<b>Independent Living</b>	6%	5.9%	5.5%

Source: American Community Survey, 5-Year Estimates, 2019.



**Figure 3-18** below identifies the percentage of persons with disabilities living in Murrieta, according to 2019 ACS data. As the figure illustrates, the City of Murrieta has a fairly low disabled population, with census tracts towards the center of the City containing 10 to 20 percentage. These figures are similar to those of neighboring jurisdictions. A number of sites identified as part of the Sites Analysis are located within census tracts with a greater representation of persons with disabilities, compared to the rest of the City. Potential future housing sites in these areas may provide additional opportunities for affordable housing in conjunction with or near services for populations with special needs.

Figure 3-18: Murrieta Population with a Disability



Source: California Department of Housing and Community Development – AFFH Data Viewer

**Familial Status**

Tables 3-25 and 3-26 display household type and income data for the State, County and City. Overall, the City has a larger percentage of family households than the County and State; this includes family households, married-couple family households, and those with children. Of the three jurisdictions, the State has the largest percentage of non-family households at approximately 2 percent more than Murrieta. The City has a percentage of households with at least one senior over the age of 60 that is near that of the State but is approximately 3 percent less than that of the County.

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Table 3-25: Population by Familial Status, Compared by Geography, 2019

Familial Status	City of Murrieta	County of Riverside	California
Total Households	32,175	724,893	13,044,266
Family Households	79.7%	72.7%	68.7%
Married-Couple Family Households	61.8%	53.8%	49.8%
With Children	44.8%	37.2%	34%
Non-Family Households	20.3%	27.3%	31.3%
Households with one or more people 60 years+	28.9%	31.6%	29.2%

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Additionally, Figures 19 through 22 display household type and structure in the City of Murrieta. Figure 3-19 below shows a large distribution of census tracts made up of 40 to 60 percent married-couple households. A small southern section of the City shows higher rates of married-couple households; this area includes all single-family homes and currently vacant hillside. Directly adjacent to this area is the City's lowest percentage of married-couple households. This area, however, is made up of industrial uses, water basins, and some residential neighborhoods.

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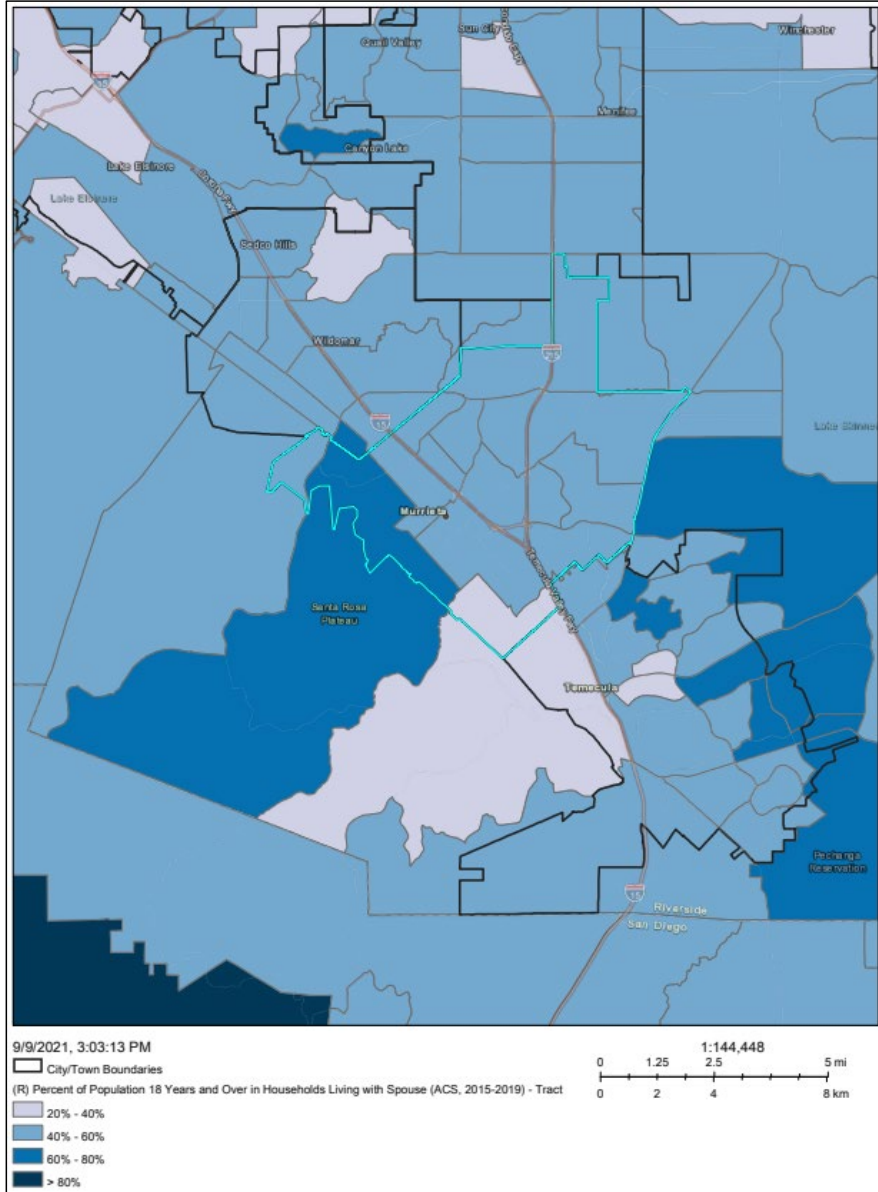
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Figure 3-20 illustrates the density of children in married-couple family households throughout Murrieta. As the figure shows, the propensity of children aligns with the percentages of married-couple households, as shown in Figure 3-19. However, an area in the eastern region of the City reports lower percentages of children in married-couple households, which is also surrounded by areas of higher percentages of children in married-couple households.

As percentages of married-couple households are higher in the City, it is expected for female-headed households, with no spouse present, to be lower. Figure 3-21 shows low percentages of children living in female-headed households, except for the south-eastern area that reports low percentages of married-couple households. Moderate percentages of female-headed households are mostly found towards the center of the City.

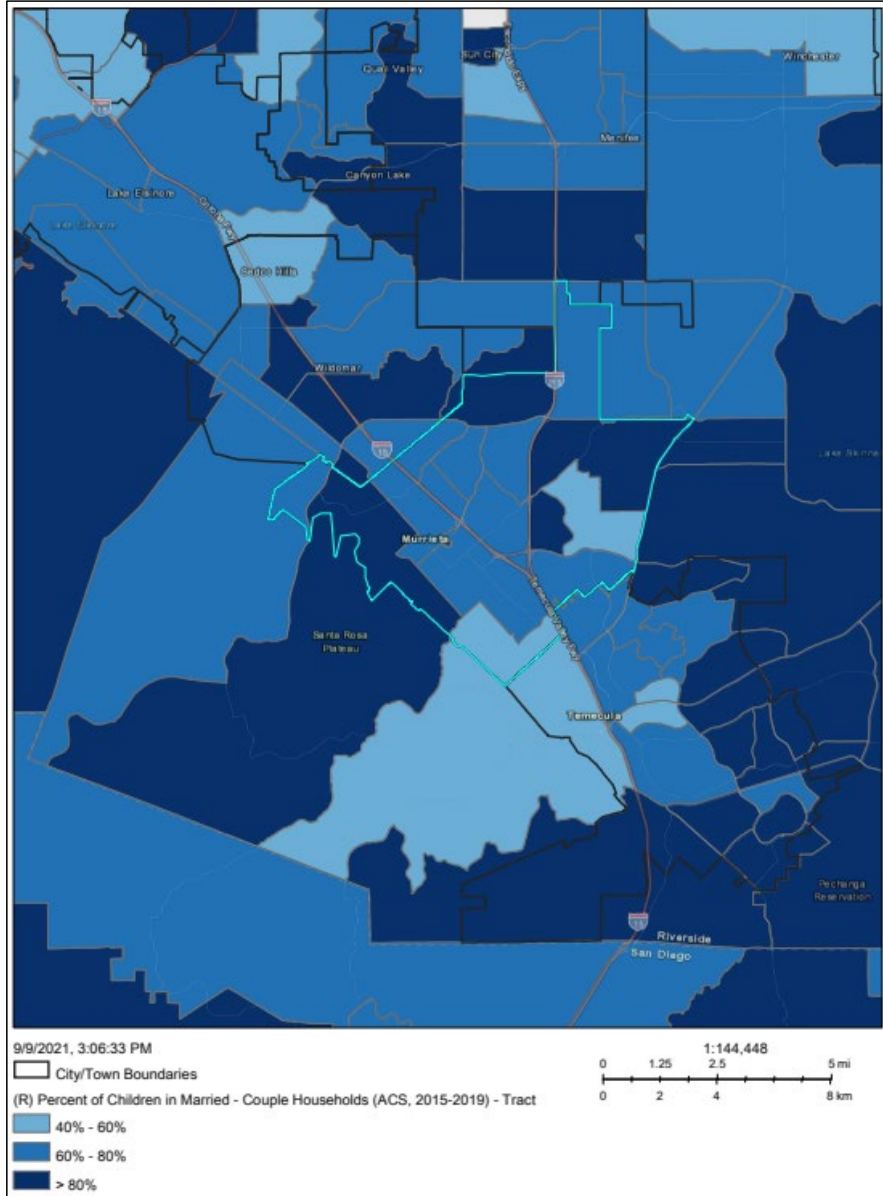
Lastly, as evident in the high rates of married-couple households and moderate rates of female-headed households, Figure 3-22 shows very low percentages of persons over 18 years of age living alone throughout the entire City. This is similar to neighboring cities which are also entirely made up of less than 20 percent individuals living alone.

Figure 3-19: Murrieta Married-Couple Households



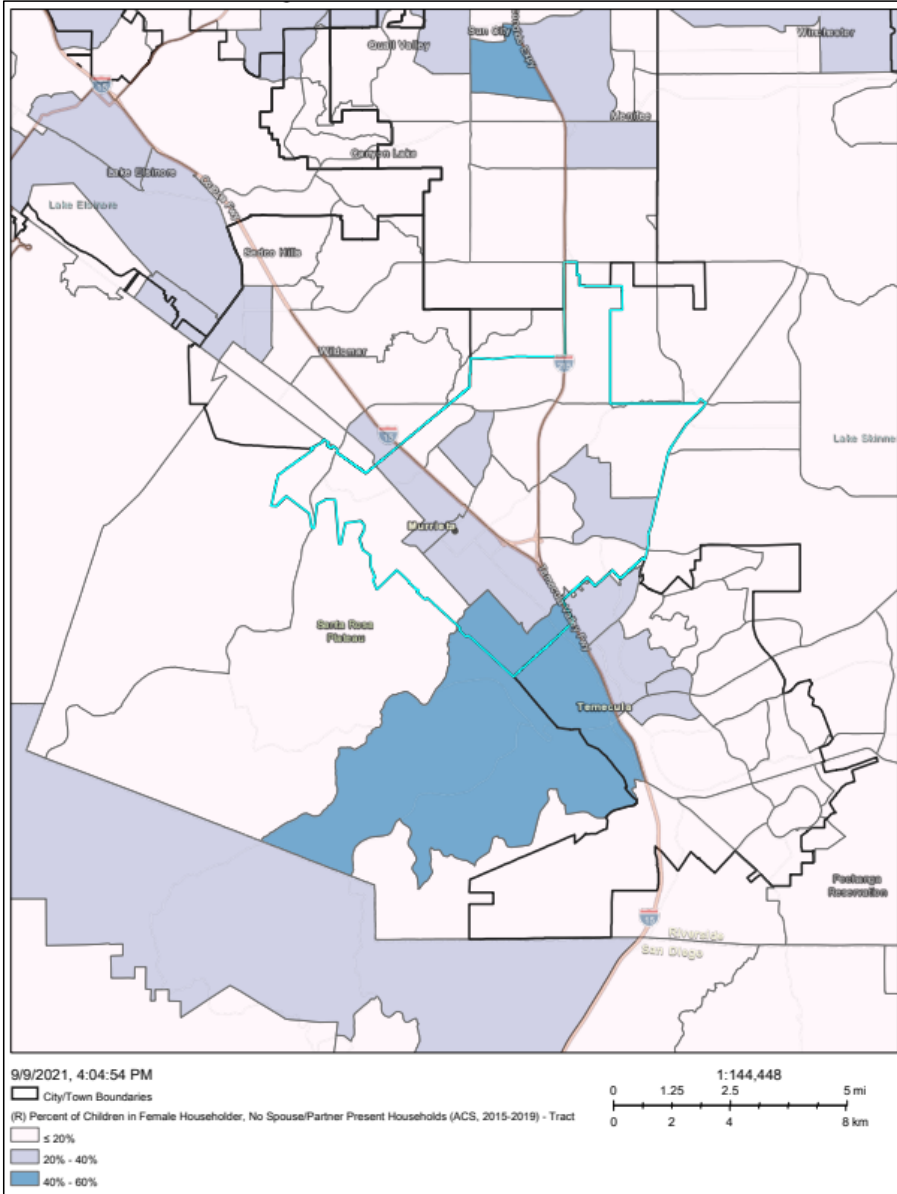
Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-20: Children in Married-Couple Households



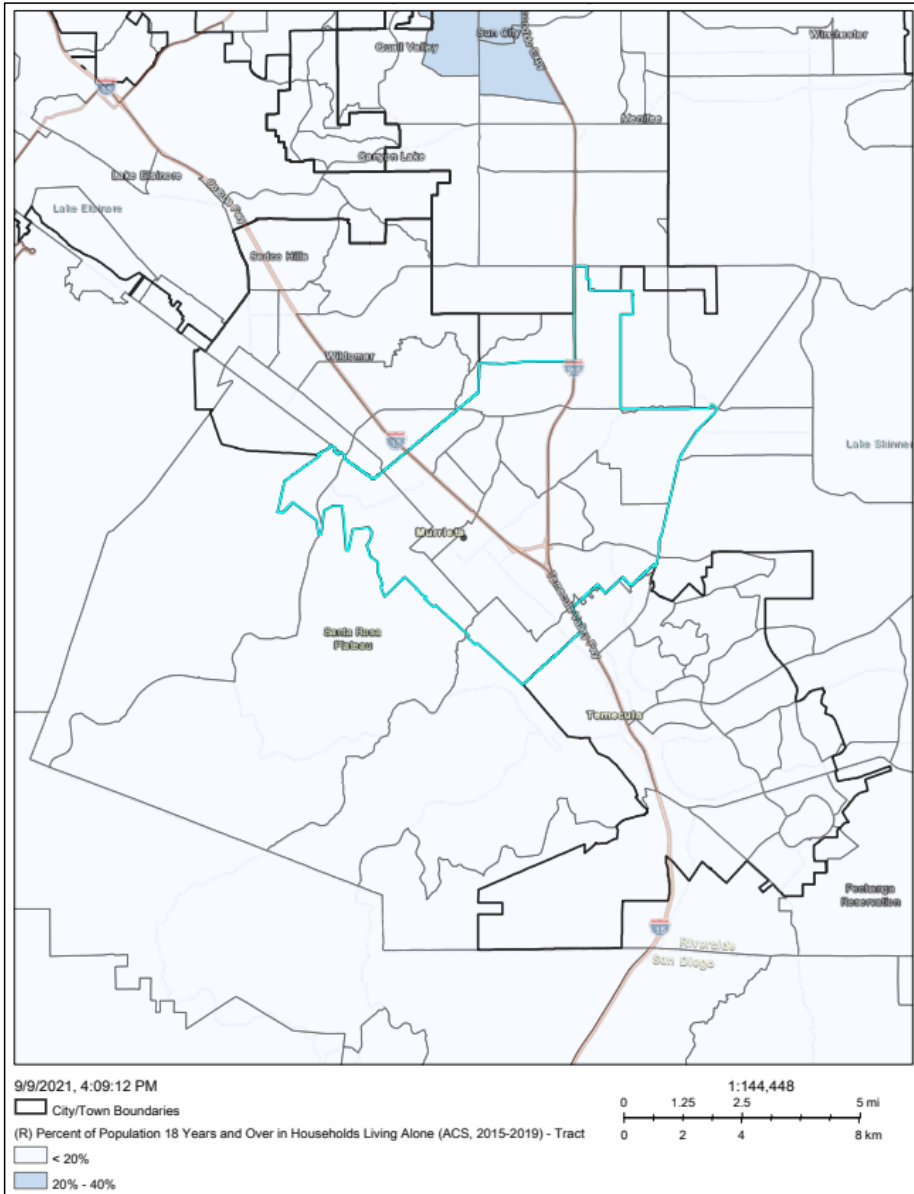
Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-21: Children in Female Households with no Spouse Present



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-22: Households Living Alone



Source: California Department of Housing and Community Development – AFFH Data Viewer

**Income**

Regarding household income, the City had a higher median household income than the County and State in 2019. As **Table 3-26** shows, Murrieta trends towards higher percentages of its residents earning higher incomes. Just under 25 percent of City residents earn a median income under \$50,000 annually, compared to 38 percent and 34 percent for the County and State, respectively. Households earning over \$100,000 annually represent about 44 percent in Murrieta, 32 percent in Riverside County, and 38 percent in California.

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**Table 3-26: Households by Income, Compared by Geography, 2019**

Households Income	City of Murrieta	County of Riverside	California
Less than \$10,000	2.9%	5.4%	4.8%
\$10,000-\$14,999	2.0%	3.9%	4.1%
\$15,000-\$24,999	5.0%	8.4%	7.5%
\$25,000-\$34,999	6.3%	8.5%	7.5%
\$35,000-\$49,999	8.7%	11.7%	10.5%
\$50,000-\$74,999	15.9%	17.1%	15.5%
\$75,000-\$99,999	15.0%	13.1%	12.4%
\$100,000-\$149,999	21.8%	16.9%	16.6%
\$150,000-\$199,999	11.9%	7.9%	8.9%
\$200,000 or More	10.5%	7.1%	12.2%
Median Income	\$90,535	\$67,005	\$75,235

Source: American Community Survey, 5-Year Estimates, 2019

**Overpayment**

**Table 3-27 and 3-28** displays data for households experiencing overpayment or cost burden in the State, County and City as well as data trends related cost burden over time. Housing Cost burden has a number of consequences for a household, mainly displacement from their existing living situation creating limited access essential goods and often employment by potentially increasing commute times.

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Table 3-28 below displays the CHAS data for overpayment and cost burden for renters and owners in Murrieta from 2000 to 2014. The data shows that in 2000, very few households experienced cost burdens, both renters and owners. Overtime, the data shows that owners and renters experienced increased housing cost burden. From 2006 to 2010, over half of renters and nearly half of owners experienced moderate housing cost burden and nearly of renters and owners experience severe housing cost burdens. More recently, from 2014 to 2018, the data is consistent, showing that renters are disproportionately affect by overpayment.

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**Table 3-27: Households by Overpayment, Murrieta**

Overpayment/Cost Burden	2000		2006-2010		2014-2018	
	Renter	Owner	Renter	Owner	Renter	Owner
<b>Cost Burden &gt; 30%</b>	1.5%	0.2%	53.5%	46.99%	52.9%	31.8%
<b>Cost Burden &gt; 50%</b>	0.7%	0.1%	24.2%	18.4%	23.7%	12.5%

*Source: SOCDs CHAS Data: Housing Problems Output for All Households - 2000 (Tables F5A, F5B, F5C, F5D), Consolidated Planning/CHAS Data, and 2013- 2017.*

*CONSOLIDATED PLANNING/CHAS DATA, 2006-2018, Accessed online: January 20, 2022.*

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Overall, the percentage of households that experience a cost burden greater than 30 percent is similar amongst the City, County, and State with all three reporting about 40 percent. The City has a slightly lower percentage of households that have a high-cost burden over 50 percent. Increased opportunity for affordable housing and housing assistance funds help to prevent cost burden on households.

**Table 3-28: Households by Overpayment, Compared by Geography**

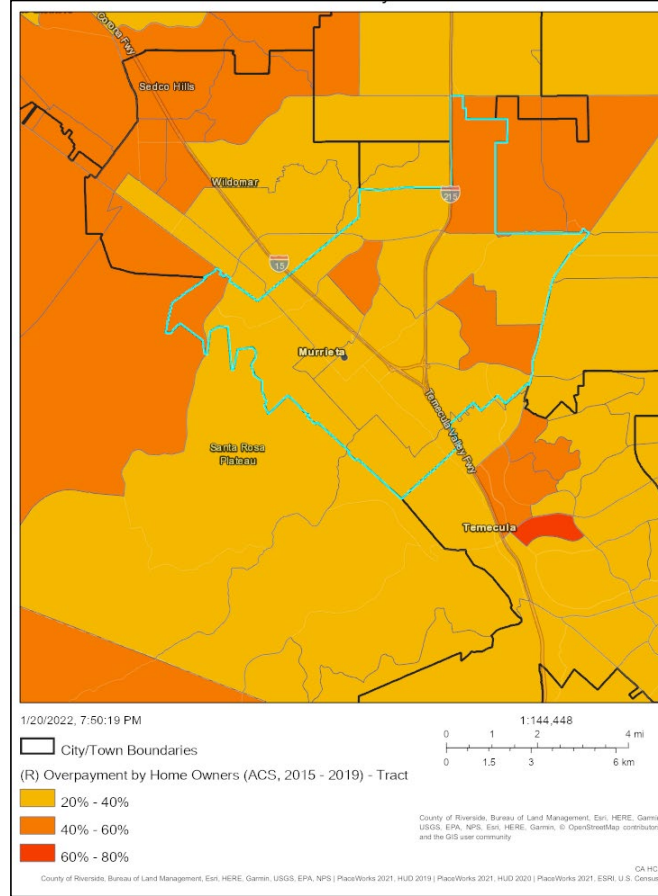
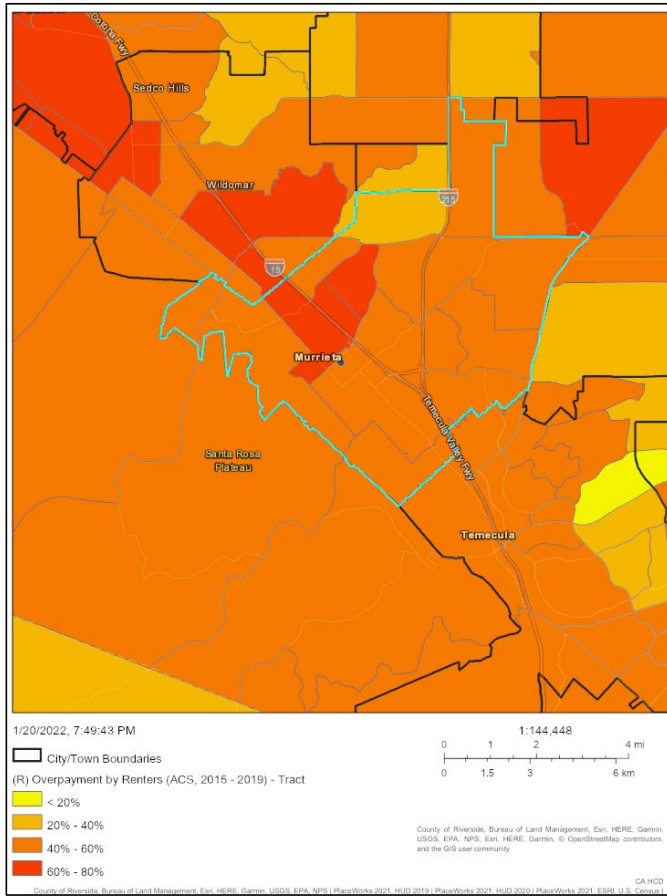
Overpayment/Cost Burden	City of Murrieta	County of Riverside	California
<b>Cost Burden &gt; 30%</b>	40%	40.3%	40.1%
<b>Cost Burden &gt; 50%</b>	16.7%	19.2%	19.4%
<b>Cost Burden Not Available</b>	0.9%	1.5%	1.4%

*Source: Consolidated Planning/CHAS Data, 2013- 2017.*

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Additionally, Figures 3-23a and 3-23b below display data for overpayment by census tract. The map on the left displays overpayment for renters and the map on the right shows overpayment for owners, both utilize ACS data for 2015-2019. The data shows that majority of the City experiences cost burden. Additionally, renters that experience overpayment or cost burden tend to concentrate in the north west region of the city where 60 to 80 percent of households experience some cost burden. The data also shows that owners experience lower rates of cost burden compared to renters, where most of the City shows that 20 to 40 percent of owner households experience some type of cost burden and 40 to 60 percent of renter households experience cost burden.

**Figure 3-23a and 3-23b: Overpayment by Renters (left) and homeowners (right), 2015-2019**



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Source: California Department of Housing and Community Development – AFFH Data Viewer

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**Tenure**

Table 3-298 displays data for household tenure (owner vs. renter) for the State, County and City. Homeownership is a crucial foundation for helping families with low incomes build strength, stability, and independence. The opportunity for transition into the homebuyer’s market is important for persons and households in different communities, homeownership allows for increased stability and opportunity to age in place. Table 3-298 shows that the City has a lower rate of homeownership compared to the County and State.

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Household Tenure	City of Murrieta	County of Riverside	California
Owner Households	54.8%	66.3%	66.0%
Renter Households	45.2%	33.7%	34.0%
Total Occupied Housing Units	32,175	724,893	13,044,266

Source: American Community Survey, 5-Year Estimates, 2019.

**Overcrowding**

Additionally, Table 3-3029 displays data for overcrowding in the State, County and City. Overcrowding is defined as between 1.01 and 1.5 persons per room in a household, and severe overcrowding is defined as more than 1.51 persons per room. Overcrowding often occurs when nonfamily members combine incomes to live in one household, such as college students and roommates, it also occurs when there are not enough size appropriate housing options for large or multigenerational families. The City experiences low rates of overcrowding in comparison to the County and the State. Overcrowding is also shown to occur more often in renter households rather than owner households. In Murrieta, owner households that are severely overcrowded represent 0.2 percent of all households, while severely overcrowded renter households represent 1.1 percent.

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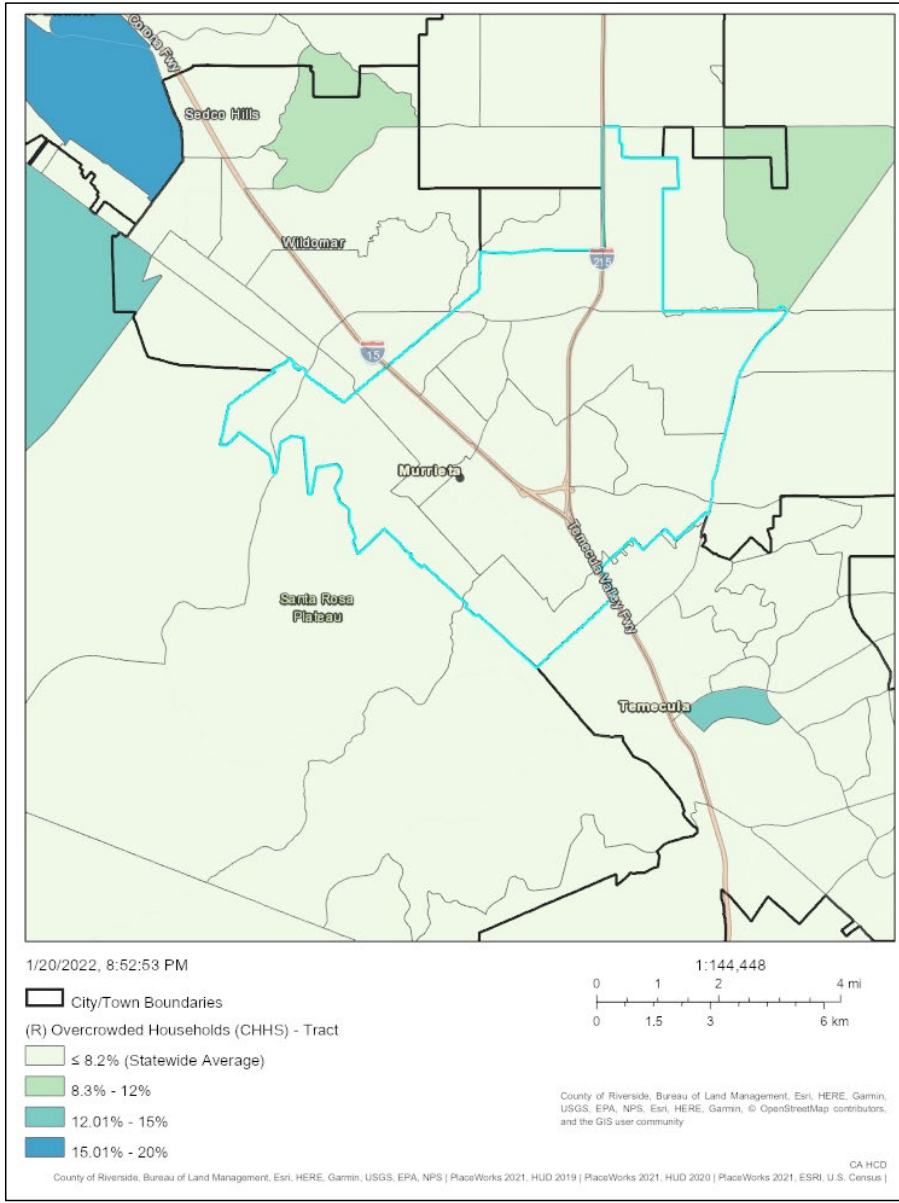
Overcrowding and Tenure	City of Murrieta	County of Riverside	California
<b>Owner Households</b>			
Overcrowded	1.2%	2.1%	1.6%
Severely Overcrowded	0.2%	0.8%	0.6%
<b>Renter Households</b>			
Overcrowded	2.1%	3.0%	3.6%
Severely Overcrowded	1.1%	1.1%	2.4%

Source: American Community Survey, 5-Year Estimates, 2019.

Figure 3-24 below displays geographic ACS data for 2019 by census tract for overcrowded households. The data shows that across Murrieta, there are very few households that experience overcrowding. Specifically, all census tracts in Murrieta have less than 8.2 percent of overcrowded households, which is less than the stat average.

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**Figure 3-24; Overcrowded Households, 2015-2019**



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*Source: California Department of Housing and Community Development – AFFH Data Viewer*

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### Housing Stock in Murrieta

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Tables 3-30 and 3-31 display comparative housing stock data for the State, County and City. **Table 3-310** below shows data for occupied housing units by type. A variety of housing stock provides increased opportunity in communities for different size and households types. The majority of housing stock in Murrieta is classified as one-unit, detached housing, or single-family housing. Just under 10 percent of Murrieta homes include 10 or more units and are referred to as multi-family housing. In comparison to the County and the State, Murrieta has a greater amount of single-family homes and multi-family housing that includes at least 10 units.

**Table 3-310: Occupied Housing Units by Type, Compared by Geography**

Housing Unit Type	City of Murrieta	County of Riverside	California
<b>1, detached</b>	74.9%	68.3%	57.7%
<b>1, attached</b>	3.6%	5.4%	7.0%
<b>2 apartments</b>	0.4%	1.5%	2.4%
<b>3 or 4 apartments</b>	3.7%	3.7%	5.5%
<b>5 to 9 apartments</b>	4.6%	4.4%	6.0%
<b>10 or more apartments</b>	9.5%	7.8%	17.5%
<b>Mobile home or other type of housing</b>	3.3%	8.9%	3.8%

Source: American Community Survey, 5-Year Estimates, 2019.

Table 3-321 below displays housing stock by year built or the City, County, and State. Older housing generally requires more upkeep, regular maintenance and can cause a cost burden on both renters and homeowners. Majority of Murrieta and the State’s housing units were built between 1980 and 2009 whereas the distribution of development was more dispersed from 1950 to 1990 in the State. Overall, increased numbers of older housing can lead to displacement, cost burden, and substandard living conditions. An analysis of the housing stock is provided above in **Section 3.G.1 Local Contributing Factors**.

**Table 3-321: Housing Unit by Type, Compared by Geography**

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Year Built	City of Murrieta	County of Riverside	California
<b>Built 2014 or later</b>	1.3%	2.3%	1.7%
<b>Built 2010 to 2013</b>	2.1%	2.6%	1.7%
<b>Built 2000 to 2009</b>	46.7%	26.0%	11.2%
<b>Built 1990 to 1999</b>	22.8%	15.8%	10.9%
<b>Built 1980 to 1989</b>	22.0%	21.3%	15.0%
<b>Built 1970 to 1979</b>	2.8%	14.5%	17.6%
<b>Built 1960 to 1969</b>	1.0%	7.7%	13.4%
<b>Built 1950 to 1959</b>	0.4%	6.0%	13.4%
<b>Built 1940 to 1949</b>	0.6%	1.8%	5.9%
<b>Built 1939 or earlier</b>	0.3%	2.1%	9.1%

Source: American Community Survey, 5-Year Estimates, 2019.

### Future Growth Need

The City’s future growth need is based on the RHNA production of 1,009 very low and 583 low-income units within the 2021-2029 planning period. Appendix B of this Housing Element shows the City’s ability to meet its 2021-2029 RHNA need at all income levels. This demonstrates the City’s ability to accommodate the anticipated future affordable housing needs of the community.

### Displacement Risk

The potential for economic displacement risk can result from a variety of factors, including large-scale development activity, neighborhood reinvestment, infrastructure investments, and changes in local and regional employment opportunity. Economic displacement can be an inadvertent result of public and private investment, where individuals and families may not be able to keep pace with increased property values and market rental rates.

#### Urban Displacement Analysis

The UC Berkeley Urban Displacement projects provides a database for Los Angeles, Orange and San Diego Counties displaying gentrifications and socioeconomic indicators based on 2015 ACS data. The final (2018) version of the database shows whether each Census tract comprising these three Southern California counties gentrified between 1990 and 2000; gentrified between 2000 and 2015; gentrified during both of these periods; or exhibited characteristics of a “disadvantaged” tract that did not gentrify between 1990 and 2015. The outcome of the data is a map which displays displacement typology by census tract (outlined below).

**Table 3-33: Displacement Typologies**

Displacement Typology	Definition and Qualifier
<u>Low Income/Susceptible to Displacement:</u>	<ul style="list-style-type: none"> <li>• <u>Low or mixed low-income tract in 2018</u></li> </ul>
<u>Ongoing Displacement of Low-Income Households:</u>	<ul style="list-style-type: none"> <li>• <u>Low or mixed low-income tract in 2018</u></li> <li>• <u>Absolute loss of low-income households, 2000-2018</u></li> </ul>
<u>At Risk of Gentrification:</u>	<ul style="list-style-type: none"> <li>• <u>Low-income or mixed low-income tract in 2018</u></li> <li>• <u>Housing affordable to low or mixed low-income households in 2018</u></li> <li>• <u>Didn't gentrify 1990-2000 OR 2000-2018</u></li> <li>• <u>Marginal change in housing costs OR Zillow home or rental value increases in the 90th percentile between 2012-2018</u></li> <li>• <u>Local and nearby increases in rent were greater than the regional median between 2012-2018 OR the 2018 rent gap is greater than the regional median rent gap</u></li> </ul>
<u>Early/Ongoing Gentrification:</u>	<ul style="list-style-type: none"> <li>• <u>Low-income or mixed low-income tract in 2018</u></li> <li>• <u>Housing affordable to moderate or mixed moderate-income households in 2018</u></li> <li>• <u>Increase or rapid increase in housing costs OR above regional median change in Zillow home or rental values between 2012-2018</u></li> <li>• <u>Gentrified in 1990-2000 or 2000-2018</u></li> </ul>

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**Table 3-33: Displacement Typologies**

<u>Displacement Typology</u>	<u>Definition and Qualifier</u>
<u>Advanced Gentrification</u>	<ul style="list-style-type: none"> <li>• <u>Moderate, mixed moderate, mixed high, or high-income tract in 2018</u></li> <li>• <u>Housing affordable to middle, high, mixed moderate, and mixed high income households in 2018</u></li> <li>• <u>Marginal change, increase, or rapid increase in housing costs</u></li> <li>• <u>Gentrified in 1990-2000 or 2000-2018</u></li> </ul>
<u>Stable Moderate/Mixed Income:</u>	<ul style="list-style-type: none"> <li>• <u>Moderate, mixed moderate, mixed high, or high-income tract in 2018</u></li> </ul>
<u>Risk of Becoming Exclusive:</u>	<ul style="list-style-type: none"> <li>• <u>Moderate, mixed moderate, mixed high, or high-income tract in 2018</u></li> <li>• <u>Housing affordable to middle, high, mixed moderate, and mixed high income households in 2018</u></li> <li>• <u>Marginal change or increase in housing costs</u></li> </ul>
<u>Becoming Exclusive:</u>	<ul style="list-style-type: none"> <li>• <u>Moderate, mixed moderate, mixed high, or high-income tract in 2018</u></li> <li>• <u>Housing affordable to middle, high, mixed moderate, and mixed high income households in 2018</u></li> <li>• <u>Rapid increase in housing costs</u></li> <li>• <u>Absolute loss of low-income households, 2000-2018</u></li> <li>• <u>Declining low-income in-migration rate, 2012-2018</u></li> <li>• <u>Median income higher in 2018 than in 2000</u></li> </ul>
<u>Stable/Advanced Exclusive:</u>	<ul style="list-style-type: none"> <li>• <u>High-income tract in 2000 and 2018</u></li> <li>• <u>Affordable to high or mixed high-income households in 2018</u></li> <li>• <u>Marginal change, increase, or rapid increase in housing costs</u></li> </ul>

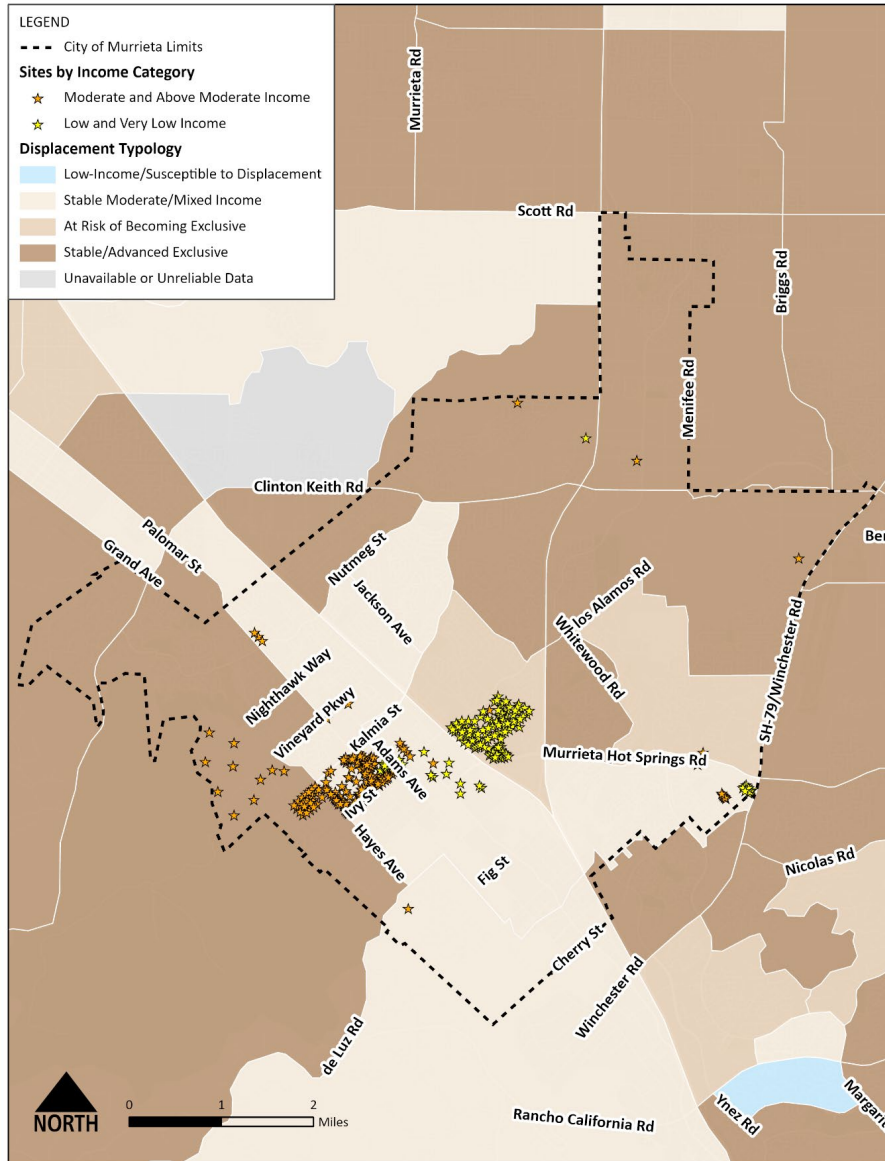
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**Figure 3-25** below displays the mapped displacement typology for Murrieta. The data shows that nearly all of Murrieta ranges from stable with moderate and mixed income to stable advanced exclusive. The map shows that most of Murrieta is high income and high housing cost, creating barriers to housing mobility for lower income households. The northeastern and southwestern areas of the City are primarily advanced exclusive, while the center and downtown regions are classified as stable or at risk of becoming exclusive. A diverse array of affordable housing can help to mitigate displacement in communities at risk of becoming exclusive.

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**Figure 3-25: Displacement Risk, Murrieta**

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Source: UC Berkeley, Urban Displacement Project, "Mapping Neighborhood Change in Southern California," Accessed December 20, 2021



***Assisted Units “At-Risk” of Conversion***

Affordable covenants help to ensure that certain housing units remain affordable for an extended period of time. Covenants help balance the housing market in a community and provide lasting affordable options to low and very low-income households. The City of Murrieta has multiple housing projects which include units with affordability covenants.

Jurisdictions are required by State Housing Element Law to analyze government-assisted housing that is eligible to convert from lower income to market rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy or mortgage insurance to an assisted housing development. Government assisted housing may convert to market rate housing for several reasons, including expiring subsidies, mortgage repayments, or expiration of affordability restrictions. Consistent with the requirements to analyze the impacts of the potential conversion of 40 units to market-rate units, this section provides an analysis of preservation of assisted housing units at-risk of conversion.



**Table 3-34: Affordable Housing Units in Murrieta with Covenants**

Accessor Parcel Number	Project Name/Address	Number of Affordable Units	Units by Bedroom Size					Year Built/Rehabilitated	Funding Source	Covenant Recordation Number	Recordation Date	Covenant Expiration	Affordability Period (Yrs.)
			Studio	1 BR	2 BR	3 BR	4 BR						
<b>Rental Family and Senior Housing</b>													
949-600-031	Monte Vista Apartments 24740 Jefferson Ave.	64	--	16	24	24	--	2005	Low-Income Housing State Tax Credits (TCAC), Redevelopment Loan (Murrieta Housing Authority), Land Lease	2004-0144429	3/2/2004	3/2/2059	55
949-100-055	Fountain Glen at Grand Isle Senior Apartments 24405 Village Walk Place	88	--	88	--	--	--	2007	Low-Income Housing State Tax Credits (TCAC)	2006-0683933	9/15/2006	9/15/2061	55
948-320-003	Rancho Las Brisas 40125 Los Alamos (now Murrieta Meadows)	40	--	9	31	--	--	2011	TEFRA, Tax Exempt Obligation Bonds with CSCDA	2011-0569308	12/23/2011	12/19/2027	15
<b>Ownership Housing</b>													
<b>Amberwalk</b>													
909-023-007	41543 King Palm Ave. #2	1	--	--	--	1	--	2006	CHFA, CFD, Low and Moderate Housing Fund (Redevelopment Housing funds, RDA Inclusionary Housing)	2006-0061122	1/26/2006	1/26/2051	45
909-023-061	41536 Blue Canyon Ave. #5	1	--	--	--	1	--	2006	CHFA, CFD, Low and Moderate Housing Fund (Redevelopment Housing funds, RDA Inclusionary Housing)	2006-0396388	5/31/2006	5/31/2051	45
909-023-051	25031 Quince Hill St. #2	1	--	--	--	1	--	2006	CHFA, CFD, Low and Moderate Housing Fund (Redevelopment Housing funds, RDA Inclusionary Housing)	2006-0223931	3/29/2006	3/29/2051	45
909-023-045	25039 Quince Hill St. #2	1	--	--	--	1	--	2006	CHFA, CFD, Low and Moderate Housing Fund (Redevelopment Housing funds, RDA Inclusionary Housing)	2006-0246068	4/6/2006	4/6/2051	45
909-023-042	25039 Quince Hill St. #5	1	--	--	--	1	--	2006	CHFA, CFD, Low and Moderate Housing Fund (Redevelopment Housing funds, RDA Inclusionary Housing)	2006-0314225	5/1/2006	5/1/2051	45
<b>Reserves at Madison Park</b>													
949-222-016	41410 Juniper St. #624	1	--	--	1	--	--	2005	CALHOME Program, CFD, Low and Moderate Housing Fund (Redevelopment Housing funds, RDA Inclusionary Housing)	2006-0599652	8/15/2006	8/15/2051	45
949-223-003	41410 Juniper St. #1213	1	--	--	1	--	--	2005	CALHOME Program, CFD, Low and Moderate Housing Fund (Redevelopment Housing funds, RDA Inclusionary Housing)	2006-0342686	5/11/2006	5/11/2051	45
949-222-036	41410 Juniper St. #1614	1	--	1	--	--	--	2005	CALHOME Program, CFD, Low and Moderate Housing Fund (Redevelopment Housing funds, RDA Inclusionary Housing)	2005-0560140	7/13/2005	7/13/2050	45
949-222-039	41410 Juniper St. #1623	1	--	1	--	--	--	2005	CALHOME Program, CFD, Low and Moderate Housing Fund (Redevelopment Housing funds, RDA Inclusionary Housing)	2005-0588607	7/22/2005	7/22/2050	45
949-221-036	41410 Juniper St. #1713	1	--	--	1	--	--	2005	CALHOME Program, CFD, Low and Moderate Housing Fund (Redevelopment Housing funds, RDA Inclusionary Housing)	2006-0210678	3/24/2006	3/24/2051	45



**Table 3-34: Affordable Housing Units in Murrieta with Covenants**

Accessor Parcel Number	Project Name/Address	Number of Affordable Units	Units by Bedroom Size					Year Built/Rehabilitated	Funding Source	Covenant Recordation Number	Recordation Date	Covenant Expiration	Affordability Period (Yrs.)
			Studio	1 BR	2 BR	3 BR	4 BR						
949-221-039	41410 Juniper St. #1722	1	--	--	1	--	--	2005	CALHOME Program, CFD, Low and Moderate Housing Fund (Redevelopment Housing funds, RDA Inclusionary Housing)	2006-0184020	3/15/2006	3/15/2051	45
949-223-027	41410 Juniper St. #2313	1	--	1	--	--	--	2005	CALHOME Program, CFD, Low and Moderate Housing Fund (Redevelopment Housing funds, RDA Inclusionary Housing)	2006-0089650	2/6/2006	2/6/2051	45
949-222-039	41410 Juniper St. #2423	1	--	--	1	--	--	2005	CALHOME Program, CFD, Low and Moderate Housing Fund (Redevelopment Housing funds, RDA Inclusionary Housing)	2006-0354831	5/16/2006	5/16/2051	45
949-223-040	41410 Juniper St. #2424	1	--	--	1	--	--	2005	CALHOME Program, CFD, Low and Moderate Housing Fund (Redevelopment Housing funds, RDA Inclusionary Housing)	2006-0464210	6/27/2006	6/27/2051	45
949-223-044	41410 Juniper St. #2514	1	--	--	1	--	--	2005	CALHOME Program, CFD, Low and Moderate Housing Fund (Redevelopment Housing funds, RDA Inclusionary Housing)	2006-0650603	9/1/2006	9/1/2051	45
949-223-051	41410 Juniper St. #2613	1	--	1	--	--	--	2005	CALHOME Program, CFD, Low and Moderate Housing Fund (Redevelopment Housing funds, RDA Inclusionary Housing)	2005-0931120	11/9/2005	11/9/2050	45
949-223-052	41410 Juniper St. #2614	1	--	1	--	--	--	2005	CALHOME Program, CFD, Low and Moderate Housing Fund (Redevelopment Housing funds, RDA Inclusionary Housing)	2005-0870532	10/21/2005	10/21/2050	45
949-223-055	41410 Juniper St. #2623	1	--	1	--	--	--	2005	CALHOME Program, CFD, Low and Moderate Housing Fund (Redevelopment Housing funds, RDA Inclusionary Housing)	2005-0895995	10/28/2005	10/28/2050	45
949-221-068	41410 Juniper St. #3013	1	--	--	1	--	--	2005	CALHOME Program, CFD, Low and Moderate Housing Fund (Redevelopment Housing funds, RDA Inclusionary Housing)	2006-0324120	5/4/2006	5/4/2051	45
949-221-076	41410 Juniper St. #3113	1	--	1	--	--	--	2005	CALHOME Program, CFD, Low and Moderate Housing Fund (Redevelopment Housing funds, RDA Inclusionary Housing)	2005-0720323	8/31/2005	8/31/2051	45
949-221-077	41410 Juniper St. #3114	1	--	1	--	--	--	2005	CALHOME Program, CFD, Low and Moderate Housing Fund (Redevelopment Housing funds, RDA Inclusionary Housing)	2005-0720333	8/31/2005	8/31/2051	45
949-221-080	41410 Juniper St. #3123	1	--	1	--	--	--	2005	CALHOME Program, CFD, Low and Moderate Housing Fund (Redevelopment Housing funds, RDA Inclusionary Housing)	2005-0712356	8/30/2005	8/30/2051	45
949-221-081	41410 Juniper St. #3124	1	--	1	--	--	--	2005	CALHOME Program, CFD, Low and Moderate Housing Fund (Redevelopment Housing funds, RDA Inclusionary Housing)	2005-0720336	8/31/2005	8/31/2051	45
<b>TOTAL</b>		<b>215</b>	<b>0</b>	<b>123</b>	<b>63</b>	<b>29</b>	<b>0</b>						
<b>TOTAL AT-RISK</b>		<b>40</b>	<b>0</b>	<b>9</b>	<b>31</b>	<b>0</b>	<b>0</b>						

Source: City of Murrieta, Housing Database, <https://www.murrietaca.gov/DocumentCenter/View/715/Affordable-Housing-Units-Database-PDF>

**Cost of Preservation of Units**

While there are many options to preserving units including providing financial incentives to project owners to extend lower income use restrictions, purchasing affordable housing units by a non-profit or public agency, or providing local subsidies to offset the difference between the affordable and market rate units, the strategy considered below is to provide local rental subsidy to residents. The rent subsidy would provide financial assistance to residents if their affordable units converted to market rate. To determine the subsidy needed, Fair Market Rents were compared to market rate rents.

**Table 3-353: 2022 HUD Fair Market Rent**

Size of Unit	Fair Market Rent
Efficiency	\$1,062
1-Bedroom	\$1,202
2-Bedroom	\$1,509
3-Bedroom	\$2,065
4-Bedroom	\$2,542

*Source: HUD FY 2022 Fair Market Rent Documentation System – Riverside-San Bernardino-Ontario MSA*

**Table 3-364: Estimated Monthly Subsidy to Preserve “At-Risk” Units**

Unit Size	Monthly Rents		Number of Units At-Risk	Difference	Monthly Subsidy	Annual Subsidy
	Fair Market Rents <sup>1</sup>	Market Rate <sup>2</sup>				
Efficiency	\$1,062	\$1,625	0	\$563	--	--
1-Bedroom	\$1,202	\$1,845	9	\$643	\$5,787	\$69,444
2-Bedroom	\$1,509	\$2,269	31	\$760	\$23,560	\$282,720
3-Bedroom	\$2,065	\$2,714	0	\$649	--	--
4-Bedroom	\$2,542	N/A	0	--	--	--
<b>TOTAL</b>						<b>\$352,164</b>

*Source:*  
 1. HUD FY 2022 Fair Market Rent Documentation System – Riverside-San Bernardino-Ontario MSA  
 2. Kimley-Horn and Associate Analysis – based on apartments listed for rent across ten properties on September 22, 2021.

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**Cost of Replacement of Units**

The City of Murrieta can also consider the cost of replacing the units with new construction. Construction cost estimates include all hard and soft costs associated with construction in addition to per unit land costs. The analysis assumes the replacement units are apartments with concrete block with steel frame buildings and parking provided on-site. Square footage estimates are based on estimated size of units to be replaced and assume housing units are developed on multi-family zoned properties. Land costs have been determined on a per unit basis.

**Table 3-375: Replacement Cost by Unit Type**

Size of Unit	Cost Per Square Foot <sup>1</sup>	Average Square Foot/Unit <sup>2</sup>	Replacement Cost/Unit <sup>3</sup>	Number of Units	Total Replacement Cost
Efficiency	131.24	459	\$60,239	0	--
1-Bedroom	131.24	679	\$89,112	9	\$802,008
2-Bedroom	131.24	958	\$125,728	31	\$3,897,566
3-Bedroom	131.24	1,227	\$161,031	0	--
4-Bedroom	131.24	N/A	--	0	--
<b>TOTAL</b>					<b>\$4,699,573</b>

Source:  
 1. International Code Council – August 2020 Report.  
 2. Kimley-Horn and Associate Analysis – based on apartments listed for rent across ten properties on September 22, 2021.  
 3. Includes financing and land acquisition costs of \$30,000 per unit.

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**Resources to Preserve At-Risk Units**

A variety of programs exist to help cities acquire, replace, or subsidize at-risk affordable housing units. The following summarizes financial resources available:

- **Community Development Block Grant (CDBG)** – CDBG funds are awarded to cities on a formula basis for housing activities. The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment and economic opportunity for principally low- and moderate-income persons. Eligible activities include administration, fair housing, energy conservation and renewable energy sources, assistance for economic development, public facilities and improvements and public services.
- **HOME Investment Partnership** – Local jurisdiction can receive funds by formula from the Department of Housing and Urban Development (HUD) to increase the supply of decent, safe, sanitary, and affordable housing to lower income households. Eligible activities include housing acquisition, rehabilitation, and development, homebuyer assistance, and rental assistance.
- **Section 8 Rental Assistance Program** – The Section 8 Rental Assistance Program provides rental assistance payments to owners of private, market rate units on behalf of very low-income tenants, senior citizens, disabled and/or handicapped persons, and other individuals for securing affordable housing.
- **Section 202/811 Program** – Non-profit and consumer cooperatives can receive no-interest capital advances from HUD under the Section 202 program for the construction of very low-income rental housing with the availability of supportive services for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. The capital advance funding can also provide project rental assistance for the properties developed using the funds. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.
- **California Housing Finance Agency (CalHFA) Multifamily Programs** – CalHFA’s Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation of

new construction of rental housing that includes affordable rents for low- and moderate-income families and individuals. One of the programs is the Preservation Loan program which provides acquisition/rehabilitation and permanent loan financing designed to preserve or increase the affordability status of existing multifamily housing projects.

- **Low-Income Housing Tax Credit (LIHTC)** – This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to those with high tax liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.
- **California Community Reinvestment Corporation (CCRC)** – The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.

#### ***Qualified Entities to Preserve***

The following organizations have the experience and capacity to potentially assist in preserving at-risk units:

- Valley Housing Coalition
- Southern California Presbyterian  
Jamboree Housing Corporation
- Neighborhood Housing Services of the  
Inland Empire, Inc.
- Southern California Housing  
Development Corporation
- Jamboree Housing Corporation
- Nexus for Affordable Housing, Inc.
- Century Housing

### **Quantified Objectives**

Housing Element law requires that cities establish the maximum number of units that can be preserved over the planning period. The City's objective is to preserve the 40 affordable housing units "at-risk" of converting to market rate through policy programs provided in **Chapter 4: Housing Plan**.

### **SB 330**

Effective January 1, 2020, Senate Bill 330 (SB 330) aims to increase residential unit development, protect existing housing inventory, and expedite permit processing. Under this legislation, municipal and county agencies are restricted in ordinances and polices that can be applied to residential development. The revised definition of "Housing Development" now contains residential projects of two or more units, mixed-use projects (with two-thirds of the floor area designated for residential use), transitional, supportive, and emergency housing projects. SB330 sets a temporary 5-year prohibition of residential density reduction associated with a "housing development project", from January 1, 2020, to January 1, 2025. For example, during this temporary prohibition, a residential triplex cannot be demolished and replaced with a duplex as this would be a net loss of one unit.

None of the housing strategy sites contain significant existing housing with low-income tenants who will be displaced if the sites redevelop. To the extent that there is existing housing, all housing must be replaced (Government Code Section 66300). The City has developed a publicly available fact sheet about SB 330 which outlines the processes for unit replacement in Murrieta. The fact sheet is in the City's web-based document portal. SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted just cause eviction provisions and statewide rent control to protect tenants from displacement.

The City is committed to making diligent efforts to engage underrepresented and disadvantaged communities in studying displacement.

## **3.4. Assessment of Contributing Factors to Fair Housing**

### **Previously Identified Contributing Factors to Fair Housing**

The AI does not identify impediments to fair housing specific to Murrieta, however some of the regional impediments to fair housing identified within jurisdictions in Riverside County may assist Murrieta in opening the community up to a broader range of future residents:

- Fair housing information needs to be disseminated through many media forms to reach the targeted groups.
- Hispanics and Blacks continue to be under-represented in the homebuyer market and experience large disparities in loan approval rates.
- Housing choices for special needs groups, especially persons with disabilities and seniors, are limited.
- Fair housing enforcement activities, such as random testing, are limited.

Patterns of racial and ethnic concentration exist in the region, although there are no racially or ethnically concentrated areas of poverty in Murrieta.

### Current Local Contributing Factors

The analysis conducted in this section regarding fair housing issues within Murrieta yielded the following conclusions:

- There are no racially or ethnically concentrated census tracts (R/ECAPs) within Murrieta as identified by HUD. This indicates that there are no census tracts within Murrieta with a non-white population of 50 percent or more or any census tracts that have a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan area.
- The UC Davis Regional Opportunity Index shows that the majority of residents within Murrieta have a high level of access to opportunity throughout the majority of the City, with all but one census tracts showing moderate to highest level of access to opportunity. Additionally, analysis of the TCAC/HCD opportunity Area Maps show that all census tracts in Murrieta are classified with the “Highest Resource” designation. This indicates that these census tracts are within the top twenty percent in the region in terms of areas that lower-income residents may thrive if given the opportunity to live there.
- The City has demonstrated the ability to meet the anticipated future affordable housing needs of the community through the designation of sites to meet the very low and low income RHNA need (Appendix B) These sites are dispersed throughout the community.
- There are 40 current units with affordable covenants at risk of converting to market rate before the year 2030 in the City.

There are a number of factors and elements that contribute to and may cause these fair housing issues listed above. The following lists a number of contributing factors unique to the City of Murrieta:

- **Opportunities for Persons with Disabilities** – The County’s 2014 AI listed discrimination against persons with disabilities as a contributing factor to fair housing issues. Over half of fair housing complaints filled were based on physical or mental ability. While the City of Murrieta is considered to be a high opportunity area, a large percentage of such complaints represent a lack of knowledge on disability rights and a lack of opportunities for disabled individuals, specifically. The City could provide informational outreach and educational opportunities for both residents and landlords.
- **Fair Housing Enforcement and Outreach** – As with information regarding housing for disabled individuals, the City could provide additional general information and outreach on fair housing within Murrieta. The City is considered a high opportunity and resource area; however, additional enforcement and outreach on fair housing may improve opportunities for households in the region to move to Murrieta.
- **Economic Pressures** – Murrieta residents generally earn a high annual income. As **Figure 3-8** shows, a large percentage of the City earns around \$125,000. Additionally, Table 2-34 of Section 2.F.5 of this Housing Element states the median home value in Murrieta is \$367,400, which is the second highest value and greater than the County overall. Given current housing



market trends and the high propensity for larger incomes, lower income households may feel economic pressures to relocate out of the City and resources may become more accessible to wealthier households. The City could provide additional assistance to the development of affordable housing units near community facilities and services to assist retain a diversity of incomes and households.

#### 4.5. Analysis of Sites Pursuant to AB 686

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in **Appendix B**), but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

Figures 3-23 through 3-28 below identify the sites to accommodate future housing, as identified in the adequate sites analysis, overlaid on demographic data using the 2018 American Community Survey 5-year Estimates.

- **Figure 3-263** - Murrieta Proposed RHNA Sites, Hispanic/Latino, 2018
- **Figure 3-274** - Murrieta Proposed RHNA Sites, Non-White Population 2018
- **Figure 3-285** - Murrieta Proposed RHNA Sites, Low and Moderate Income, 2018
- **Figure 3-296** - Murrieta Proposed RHNA Sites, R/ECAP Areas
- **Figure 3-3027** - Murrieta Proposed RHNA Sites, RCAA
- **Figure 3-3128** - Murrieta Proposed RHNA, TCAC Opportunity Areas
- **Figure 3-3229** - Murrieta Proposed RHNA, UC Berkeley Displacement Indicators

Figure 3-2623 shows the proposed candidate sites to meet the RHNA for Murrieta in relation to the location of residents of Hispanic origin. These sites take into consideration access to vital goods, services, and public transportation and are therefore ideal areas for the City to focus much of its future housing growth. It is anticipated that accessory dwelling unit (ADU) growth, including growth for affordable ADUs, will occur in the less dense areas of the community.

Figure 3-263 shows the following findings:

- ~~145-148~~ proposed sites to accommodate the RHNA allocation (totaling ~~1,303-434~~ potential units, or ~~22.620~~% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic greater than 46 percent. 250 of which are affordable to low and very low-income households.
- ~~186~~ proposed sites to accommodate the RHNA allocation (totaling 93 potential units, or 1.6% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 33 and 46 percent. 85 of which are affordable to low and very low-income households.
- 20 proposed sites to accommodate the RHNA allocation (totaling 990 potential units, or ~~17.216.8~~% of the total potential units) are located within block groups that have a percentage

of the population that identifies as Hispanic between 23 and 33 percent. 424 of which are affordable to low and very low-income households.

- 1094 proposed sites to accommodate the RHNA allocation (totaling 1,828 potential units, or 31.07% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 14 and 23 percent. 1,203 of which are affordable to low and very low-income households.
- 37 proposed sites to accommodate the RHNA allocation (totaling 1,552 potential units, or 26.39% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic below 14 percent. None of which are affordable to low and very low-income households.

The data shows that the proposed candidate sites to meet the very low- and low-income RHNA allocation are predominantly concentrated in the downtown region of the City. This is due to the area having the highest opportunity and resource ratings, as well as the highest transit connectivity. The location of potential units does not disproportionately impact areas with larger concentrations of the Hispanic population.

In addition, potential site locations for lower-income units to meet the RHNA allocation were limited due to environmental constraints and the presence of the Wildland/Urban Interface and Very High Fire Hazard Severity Zones (VHFHSZs). VHFHSZs encompass large portions of the City to the north and east, as well as the western and southern edges of the City. Therefore, when also considering access to resources and services, potential lower-income housing units are limited to the downtown region of Murrieta.

Figure 3-263: Proposed Housing Units in Murrieta, Hispanic Population

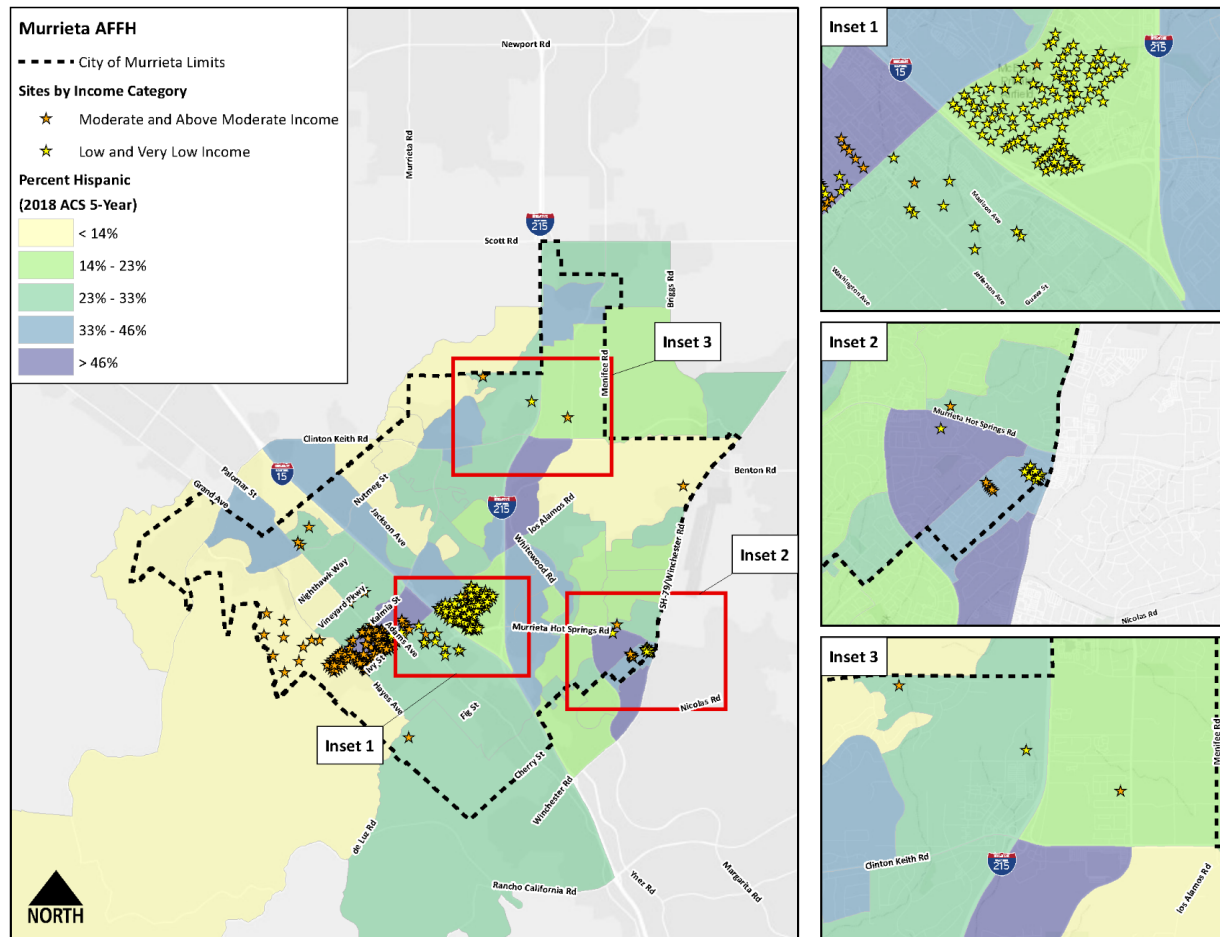


Figure 3-274 shows the proposed candidate sites to meet the RHNA for Murrieta in relation with census data showing the percentage of the population within each block group that is non-white.

Figure 3-274 shows the following findings:

- 2 proposed sites to accommodate the RHNA allocation (totaling 195 units or 3.4% of the total potential units) located within block groups that have a percentage of the population that is non-white greater than 55 percent. None of which are affordable to low and very low-income households.
- 265 proposed sites to accommodate the RHNA allocation (totaling 3,424 units or 59.4% of the total potential units) located within block groups that have a percentage of the population that is non-white between 40 and 55 percent. 1,538 of which are affordable to low and very low-income households.
- 2 proposed sites to accommodate the RHNA allocation (totaling 105 potential units, or 1.8% of the total potential units) are located within block groups that have a percentage of the population that is non-white between 29 and 40 percent. 100 of which are affordable to low and very low-income households.
- 11 proposed sites to accommodate the RHNA allocation (totaling 491 potential units, or 8.5% of the total potential units) are located within block groups that have a percentage of the population that is non-white between 19 and 29 percent. 324 of which are affordable to low and very low-income households.
- 42 proposed sites to accommodate the RHNA allocation (totaling 1,551 potential units, or 26.9% of the total potential units) are located within block groups that have a percentage of the population that is non-white below 19 percent. None of which are affordable to low and very low-income households.

The data shows that the proposed candidate sites to meet the very low- and low-income RHNA allocation are predominantly concentrated in the downtown region of the City. This is due to the area having the highest opportunity and resource ratings, as well as the highest transit connectivity. The distribution of potential units does not disproportionately impact areas with larger concentrations of non-white populations.

In addition, potential site locations for lower-income units to meet the RHNA allocation were limited due to environmental constraints and the presence of the Wildland/Urban Interface and Very High Fire Hazard Severity Zones (VHFHSZs). VHFHSZs encompass large portions of the City to the north and east, as well as the western and southern edges of the City. Therefore, when also considering access to resources and services, potential lower-income housing units are limited to the downtown region of Murrieta.

Figure 3-274: Proposed Housing Units in Murrieta, Non-White population

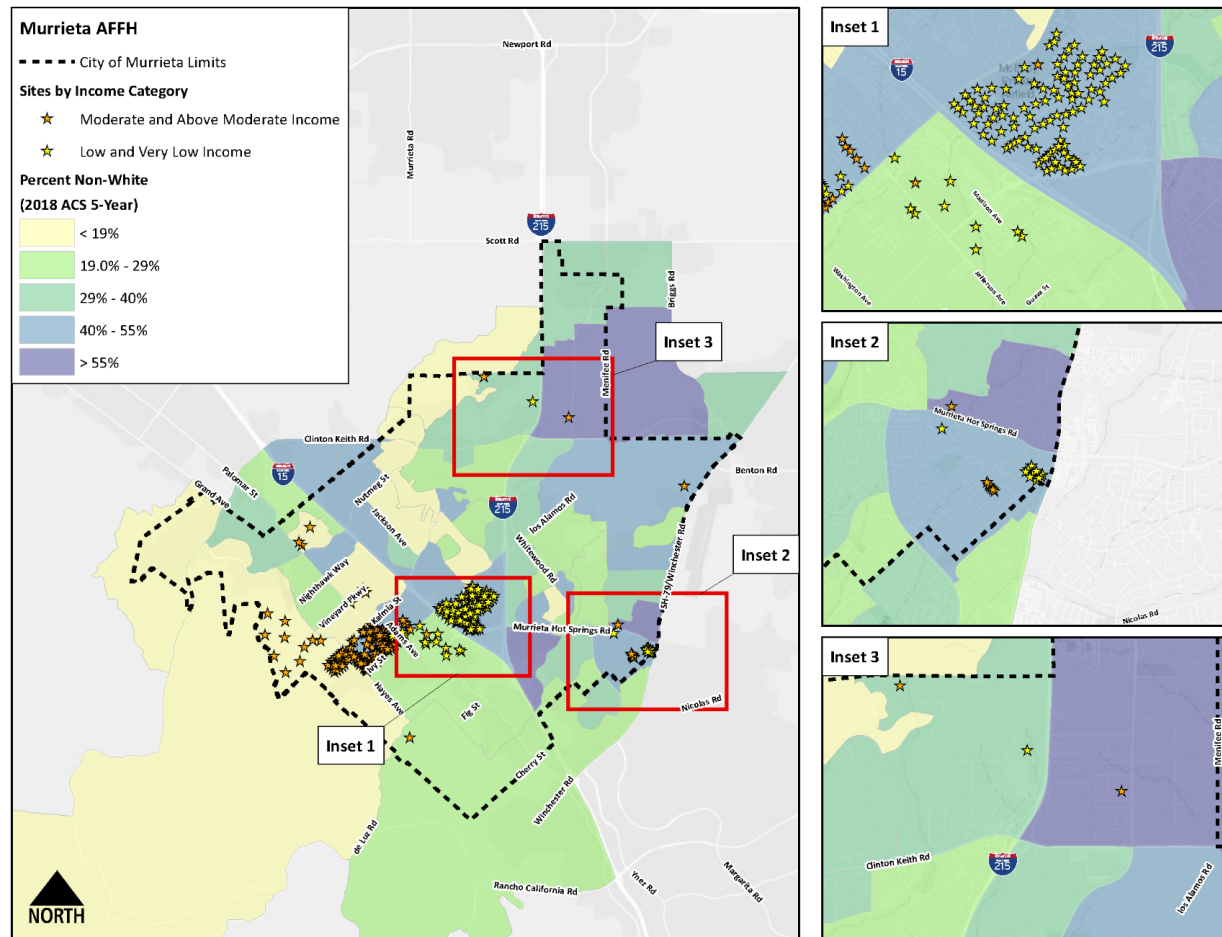


Figure 3-285 shows proposed candidate sites to meet RHNA for Murrieta in relation with census data showing the percentage of the population within each block group who is categorized as low income or moderate by the American Community Survey.

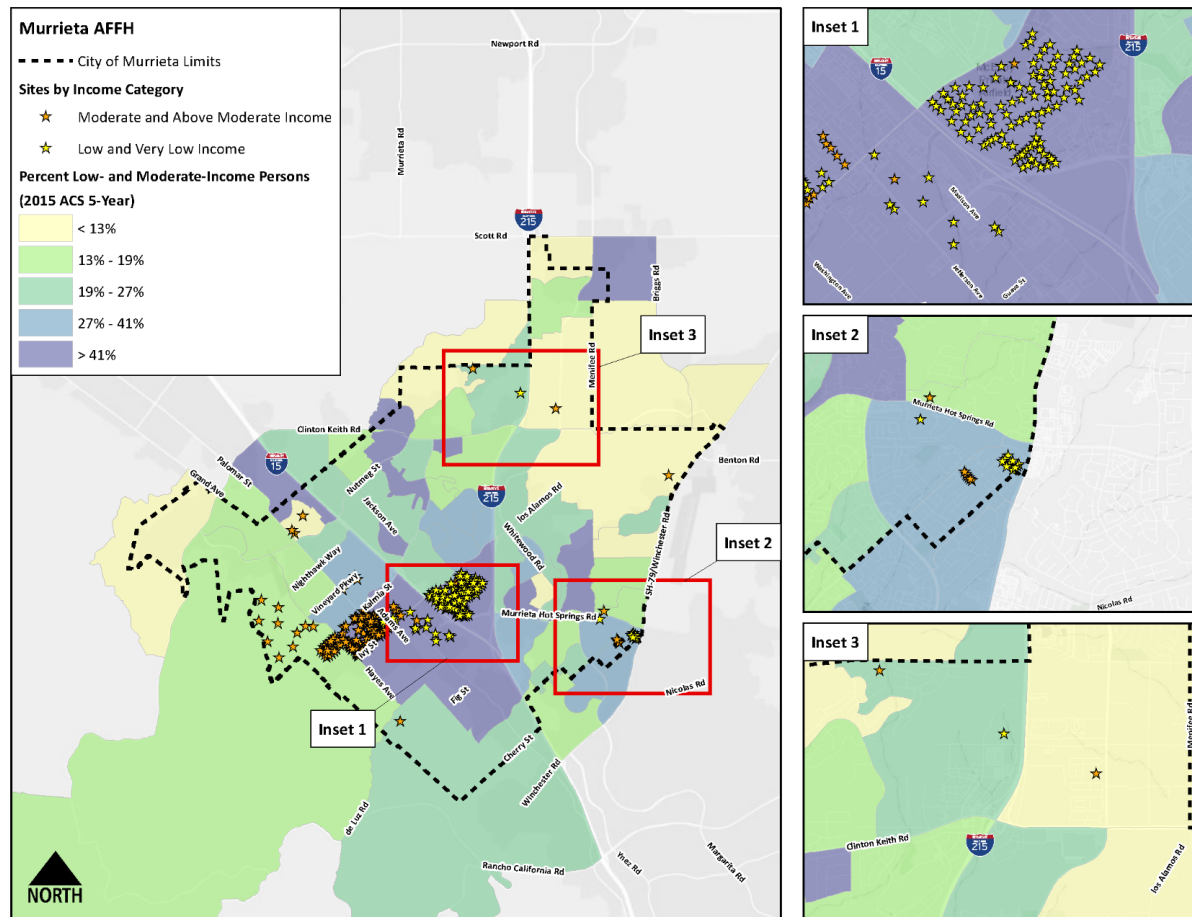
Figure 3-285 shows the following findings:

- 2,645 proposed sites to accommodate the RHNA allocation (totaling 3,336,467 potential units or, 57.958.8% of the total potential units) are located within block groups that have a percentage of the population that is low- and moderate-income greater than 41 percent. 1,757 of which are affordable to low and very low-income households.
- 239 proposed sites to accommodate the RHNA allocation (totaling 412,361 potential units, or 46.36.1% of the total potential units) are located within block groups that have a percentage of the population that is low- and moderate-income between 27 and 41 percent. 105 of which are affordable to low and very low-income households
- 3 proposed sites to accommodate the RHNA allocation (totaling 112 potential units, or less than 1.9% of the total potential units) are located within block groups that have a percentage of the population that is low- and moderate-income between 19 and 27 percent. 100 of which are affordable to low and very low-income households
- 37 proposed sites to accommodate the RHNA allocation (totaling 1,381 units, or 23.44.0% of the total potential units) are located within block groups that have a percentage of the population that is low- and moderate-income between 13 and 19 percent. None of which are affordable to low and very low-income households
- 5 proposed sites to accommodate the RHNA allocation (totaling 576 potential units, or 9.810.0% of the total potential units) are located within block groups that have a percentage of the population that is low- and moderate-income below 13 percent. None of which are affordable to low and very low-income households

The data shows that the proposed candidate sites to meet the very low- and low-income RHNA allocation are predominantly concentrated in the downtown region of the City. This is due to the area having the highest opportunity and resource ratings, as well as the highest transit connectivity. The distribution of potential units provides increased opportunities for low-income housing in areas with higher rates of low-income persons.

In addition, potential site locations for lower-income units to meet the RHNA allocation were limited due to environmental constraints and the presence of the Wildland/Urban Interface and Very High Fire Hazard Severity Zones (VHFHSZs). VHFHSZs encompass large portions of the City to the north and east, as well as the western and southern edges of the City. Therefore, when also considering access to resources and services, potential lower-income housing units are limited to the downtown region of Murrieta.

Figure 3-285: Proposed Housing Units in Murrieta, Low- and Moderate-Income Block groups.



**Figure 3-296** shows proposed candidate sites to meet RHNA for Murrieta in relation with data showing R/ECAP areas within the City. R/ECAPs are racially or ethnically concentrated areas of poverty; they are marked in red hatchings. The goal of the AB 686 analysis is to analyze how the sites identified to accommodate the RHNA allocation may exacerbate or mitigate existing fair housing issues. **Figure 3-296** shows there are no R/ECAPs located within the City of Murrieta; therefore, no proposed candidate sites are located in a R/ECAP.

**Figure 3-3027** shows proposed candidate sites to meet RHNA for Murrieta in relation with data showing RCCA areas within the City. RCCAs are racially or ethnically concentrated areas of affluence; they are identified as areas with a White Non-Hispanic population greater than 80 percent and a median household income greater than \$125,000.

Three block groups are identified as RCCAs in **Table 3-18** as they each have a White population of about 71 percent. However, these areas are not identified in **Figure 3-3027** as they do not exceed 80 percent, as provided by the AFFH Data Viewer. The Figure shows the Vineyard Specific Plan located within the area marked as having a median income greater than \$125,000; above-moderate income sites are identified as part of the Sites Analysis within this Specific Plan. No lower-income sites are identified in the Vineyard Specific Plan as the area is located in a Wildland/Urban Interface and Very High Fire Hazard Severity Zone.



Figure 3-296:— Murrieta Proposed RHNA Sites, R/ECAP Areas

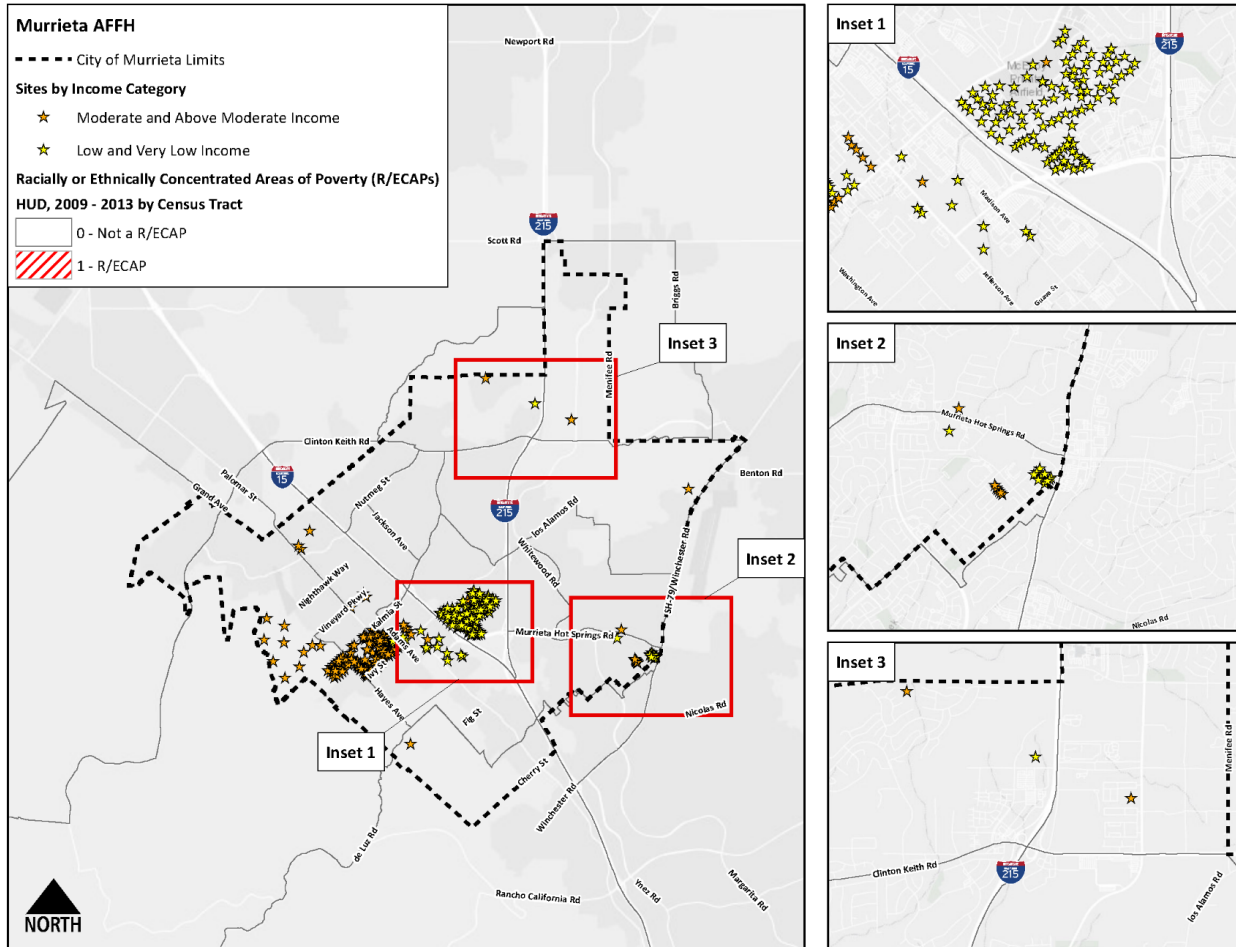
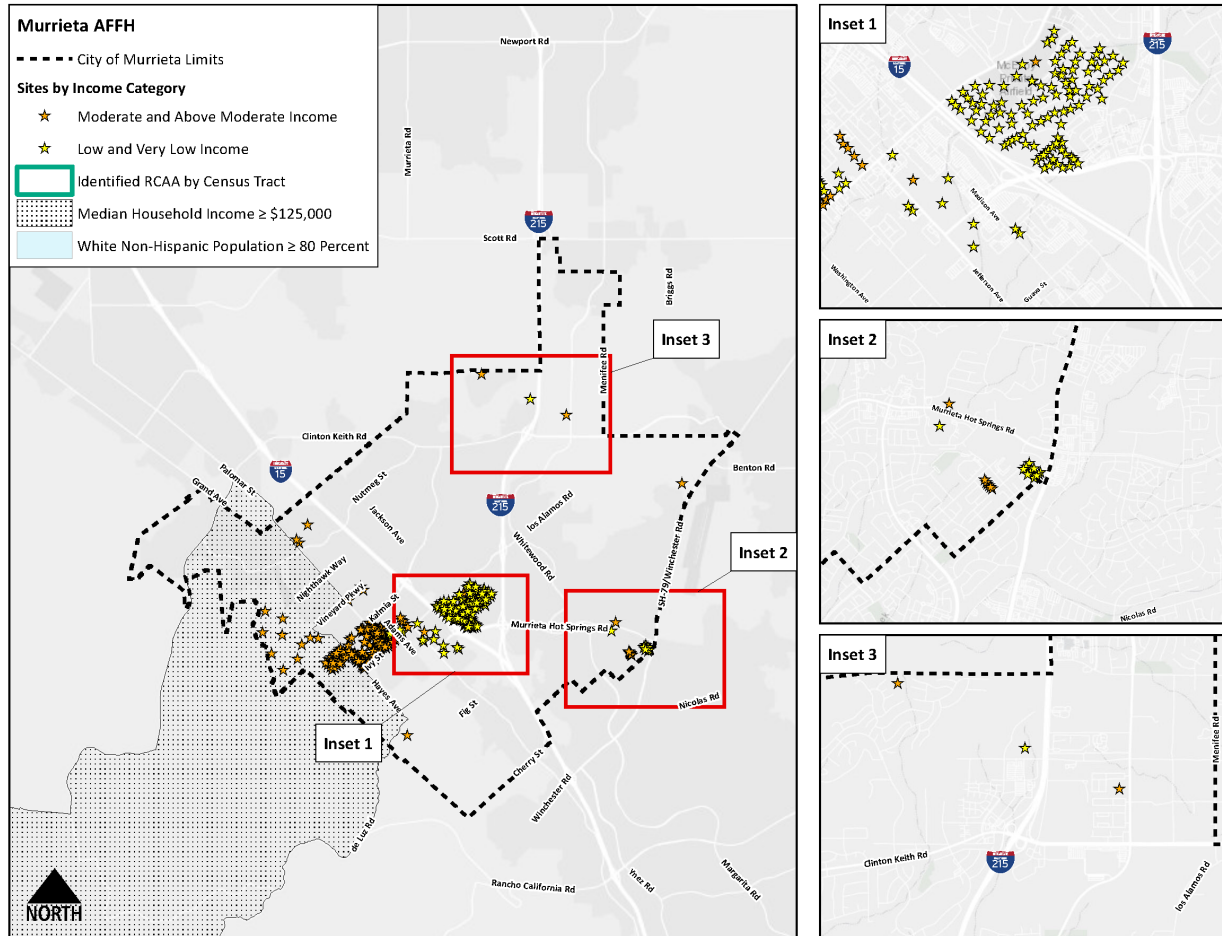


Figure 3-27—Figure 3-30: Murrieta Proposed RHNA Sites, RCAA





**Figure 3-3128** shows proposed candidate sites to meet RHNA for Murrieta in relation with the TCAC/HCD Opportunity areas within the City. TCAC is the California Tax Credit Allocation Committee/Housing and Community Development Opportunity Area Maps which show how resources are spatially distributed throughout the City.

**Figure 3-3128** shows the following findings:

- The City of Murrieta is a very high opportunity City, with the majority of the City ranked as the highest resource level.
- 1575 proposed ~~low/very low income~~ sites to accommodate the RHNA allocation (totaling ~~554,1,729~~ potential units, or ~~29.38.2~~% of the total potential ~~units~~) are located within the High Resource region of the City. Of which, 554 are affordable to lower-income households; income units are located within the High Resource region of the City.
- 17567 proposed ~~low/very low income~~ sites to accommodate the RHNA allocation (totaling ~~1,4084,168~~ potential units, or ~~70.71.8~~% of the total ~~potential lower income~~ units) are located within the Highest Resource region of the City. Of which, 1,408 are affordable to lower-income households.

Figure 3-31.28— Murrieta Proposed RHNA, TCAC Opportunity Areas

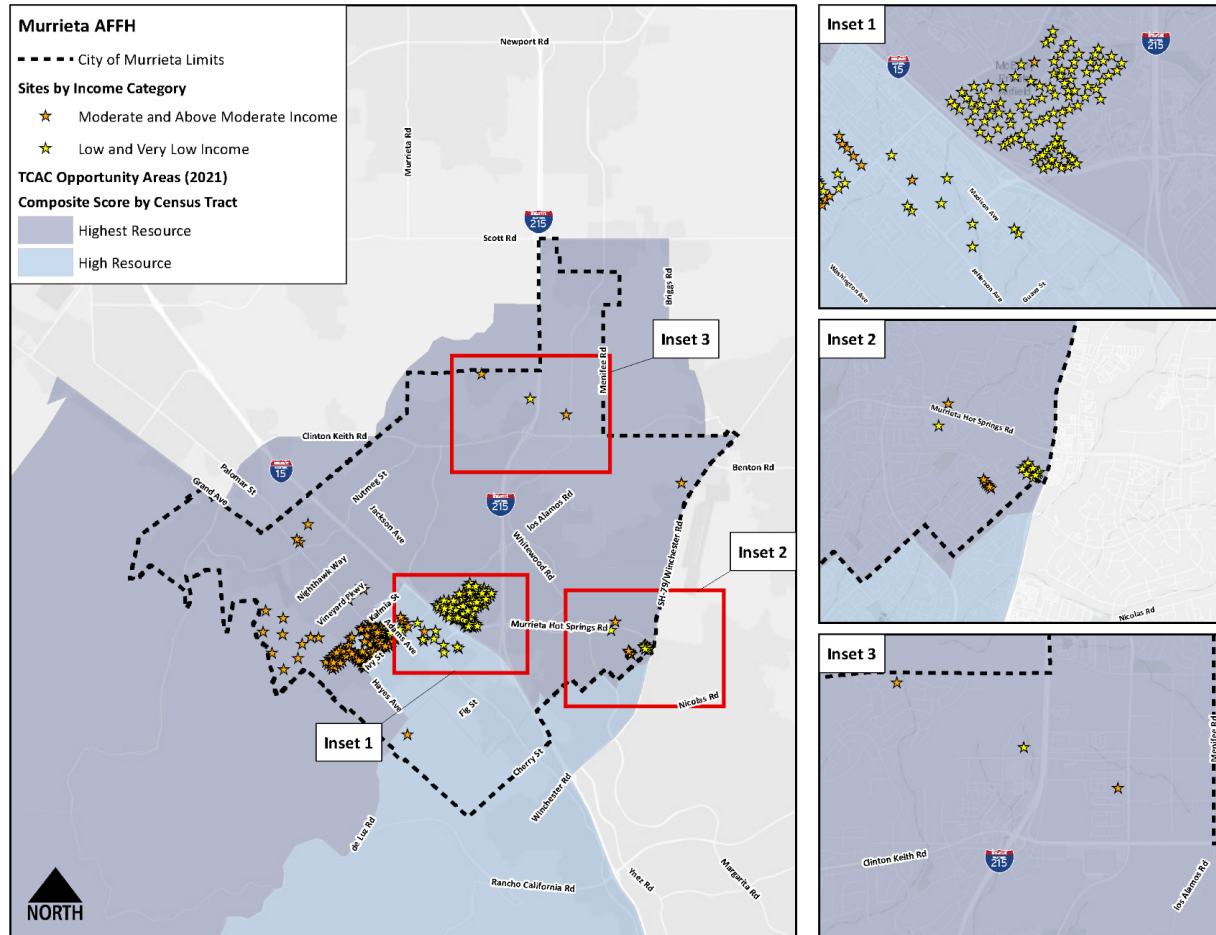


Figure 3-32 shows the proposed candidate sites to meet the RHNA for Murrieta in relation to the risk of displacement. These sites take into consideration access to vital goods, services, and public transportation and are therefore ideal areas for the City to focus much of its future housing growth. It is anticipated that accessory dwelling unit (ADU) growth, including growth for affordable ADUs, will occur in the less dense areas of the community.

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The UC Berkeley Urban Displacement Project team developed a neighborhood change database to help stakeholders better understand where neighborhood transformations are occurring and to identify areas that are vulnerable to gentrification and displacement in Southern California. The Project has 9 classifications for communities undergoing changes. The City of Murrieta experiences 3 of these classifications:

- Stable Moderate/Mixed Income:
  - Moderate, mixed moderate, mixed high, or high-income tract in 2018
- At Risk of Becoming Exclusive:
  - Moderate, mixed moderate, mixed high, or high-income tract in 2018
  - Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018
- Stable/Advanced Exclusive:
  - High-income tract in 2000 and 2018
  - Affordable to high or mixed high-income households in 2018
  - Marginal change, increase, or rapid increase in housing costs

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Figure 3-32 shows the following findings:

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- 109 proposed sites to accommodate the RHNA allocation (totaling 1,857 potential units, or 31.5% of the total potential units) are located within block groups that are at risk of becoming exclusive. 1,203 of which are affordable to low and very low-income households.
- 183 proposed sites to accommodate the RHNA allocation (totaling 2,300 potential units, or 39% of the total potential units) are located within block groups that are Stable Moderate/Mixed Income. 659 of which are affordable to low and very low-income households.
- 40 proposed sites to accommodate the RHNA allocation (totaling 1,740 potential units, or 29.5% of the total potential units) are located within block groups that are Stable/Advanced Exclusive. 100 of which are affordable to low and very low-income households.

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The data shows that the proposed candidate sites to meet the very low- and low-income RHNA allocation are predominantly concentrated in the downtown region of the City. This is due to the area having the highest opportunity and resource ratings, as well as the highest transit connectivity. The location of potential units is in predominantly At Risk of Becoming Exclusive and Stable Moderate/Mixed Income areas. It is important to place low and moderate-income units in areas with highest opportunity and resource ratings to increase mobility for those households.

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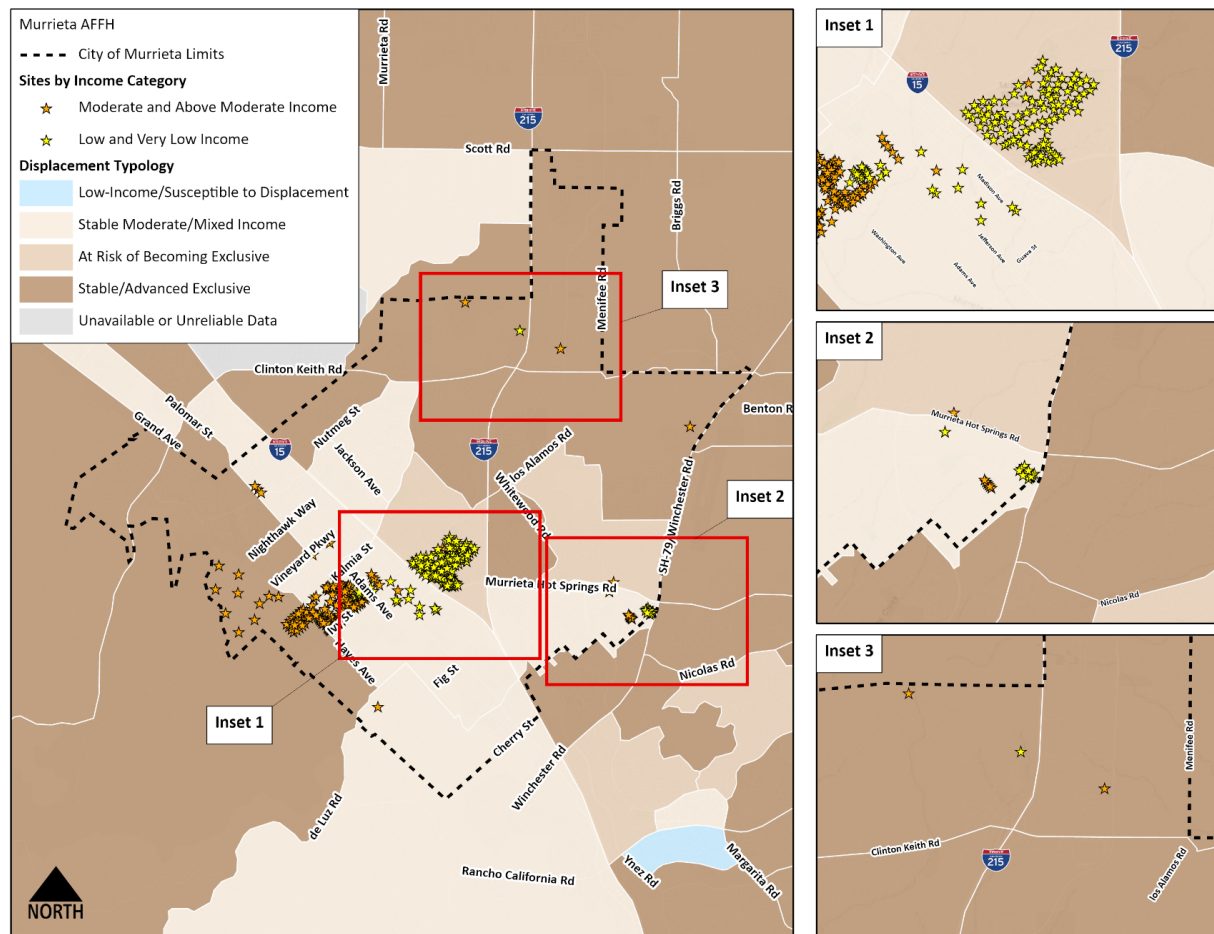
It should be noted that the concentration of low and very low-income sites located in the center of the City are designated to be mixed income that would provide housing opportunities for both lower income

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households and moderate to above-moderate income households. Thus, the concentration of low and very low-income sites located in the center of the City -does not segregate low-income housing from market rate or moderate-income housing. Additionally, potential site locations for lower-income units to meet the RHNA allocation were limited due to environmental constraints and the presence of the Wildland/Urban Interface and Very High Fire Hazard Severity Zones (VHFHSZs). VHFHSZs encompass large portions of the City to the north and east, as well as the western and southern edges of the City. Therefore, when also considering access to resources and services, potential lower-income housing units are limited to the downtown region of Murrieta.

Figure 3-32: Murrieta Proposed RHNA, Displacement



**Access to Opportunity**

The majority of the City is considered highest resource according to the TCAC Opportunity Map composite score. A majority of the sites identified in the sites inventory are located in the highest resource areas which will give households access to more opportunities and resources.

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**Transit**

According to AllTransit the City of Murrieta has a low transit performance score overall. The City has identified a significant number of low- and very low-income sites in the downtown and Transit Oriented Development overlay areas located within the central region of the City. The central region of the City scored well with connectivity compared to the majority of the other areas of the City. Households within the central downtown and Transit Oriented Development overlay areas have better access to jobs and key destinations through transit than those located in other regions of the City. The majority of the low- and very low-income sites were strategically located within the central region to take advantage of the current transportation assets in this area.

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**Environmental**

OEHHA's California Communities Environmental Health Screening Tool considers the City of Murrieta as having a primarily low pollution burden with the exception of one census tract located in the central region of the City. This census tract scored in the 61<sup>st</sup> percentile for pollution burden due to high scores of ozone (82<sup>nd</sup> percentile), diesel (71<sup>st</sup> percentile), and traffic (84<sup>th</sup> percentile) pollutants. There are a number of lower income and moderate- to above moderate-income sites identified in and around the central region of the City. The central region of the city was selected to accommodate a number of housing sites due to its high access to transit amenities and job opportunity. In addition, the placement of housing sites throughout the outer regions of the City was determined not feasible due to the presence of very high fire hazard severity zones throughout the outer regions of the City. It should be noted that the central region's increased access to transportation may increase the percentage of commuters that use transit which may in turn lower the pollution burden cause by traffic related pollutants.

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**Disproportionate Housing Needs**

**Disability**

The City of Murrieta has a fairly low disabled population with higher representation of persons with disabilities located throughout the greater central region. There are a significant number of lower income sites identified within the central region of the City. The placement of these sites were strategically located to increase affordable housing opportunities near service amenities which can provide increased housing security for the City's disabled population.

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**Income**

The downtown area within the central region of the City has a higher percentage of low- and moderate-income residents than the rest of the City. The sites inventory predominantly concentrates low- and very low-income sites in the downtown area as it has the highest opportunity and resource ratings, as well as the highest transit connectivity. The low- and very low-income sites within the downtown area will provide

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increased affordable housing opportunities where there are high rates of low-income residents. Additionally, there is a concentration of moderate- and above moderate-income sites located in the southwestern portion of the downtown area as well to prevent exacerbating the concentrations of lower income households.

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**Overpayment**

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The City of Murrieta experience moderate to high rates of overpayment that disproportionately affects renters. There are two pockets in the western and easter regions where homeowners are experiencing high rates of overpayment and renters experiencing the highest rates of overpayment are concentrated in the western region of the City. These outer regions of the City are unsafe for the development of additional housing as that are located within very high fire hazard severity zones. Site selection emphasized the development of multifamily housing in areas away from hazardous regions that are current zoned for residential uses in addition to areas located throughout the Transit Oriented Development (TOD) Overlay District and Downtown Murrieta Specific Plan to leverage existing zoning capacity. Housing located throughout these safe and high-density allowance areas will facilitate more affordable units through multifamily development. The lower income sites associated with multifamily development is concentrated throughout the central region of the City as fire hazard zones severely limit the development of housing throughout the outer regions of the City. The lower income sites associated with the multifamily development will provide access to supportive services such as job opportunities and transit amenities and ensure that there are affordable housing options in geographical areas that are safe, experience moderate to high rates of overpayment, and are at risk of becoming exclusive.

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**Overcrowding**

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The entirety of the City experiences very low rates of overcrowding. The placement of lower income and moderate- to above moderate-income sites throughout the central region of the City will not exacerbate any instances of overcrowding as additional housing development at all income levels would alleviate impacts of overcrowding.

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**5-6. Analysis of Fair Housing Priorities and Goals**

To enhance mobility and promote inclusion for protected classes, the chief strategy included in this housing element is to provide sites suitable for affordable housing in high-resource, high opportunity areas (Policy Action 5-1), as demonstrated by the analysis of the housing resource sites contained in Section 3 Housing Resources. Other programs that affirmatively further fair housing and implement the AI's recommendations include:

- **Program Action 4-1: Housing for Persons with Disabilities**
- **Program Action 4-2: Fair Housing**
- **Program Action 4-3: Homeless Assistance Program**
- **Program Action 4-4: Housing for Developmentally Disabled Persons Program**

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## D. Housing Resources

### 1. Regional Housing Needs Allocation

This section of the Housing Element provides an overview of the resources available to the City to meet their Regional Housing Needs Allocation (RHNA).

#### Residential Sites Inventory

**Appendix B** of the Housing Element includes the required site analysis tables and site information for the vacant and non-vacant properties to meet the City's RHNA need through the 2021-2029 planning period. The following discussions summarize the City's site inventory and adequate sites identification strategy.

#### Above Moderate- and Moderate-Income Sites

For the 2021-2029 planning period, the City's RHNA allocation is 545 for moderate income site and 906 for above moderate-income sites. The City anticipates growth to meet the moderate and above moderate income need to come in existing residentially zoned Specific Plan areas through the development of new units and through the development of accessory dwelling units (ADUs).

590 moderate income and 1,285 above moderate-income units can be accommodated on residentially zoned specific plan sites. Specific Plans entitled for residential development create the best scenario for residential development within Murrieta because the units are now only required to receive a building permit prior to construction. Within the identified specific plans, a total of 100 units are considered in the pipeline and affordable to moderate income households and 60 units identified in the pipeline affordable to above-moderate income households. The required descriptive information for these sites within **Appendix B**.

Additionally, the City has identified sites outside of the Vineyard and Downtown Murrieta Specific Plans with projects in the pipeline (**Table B-4**), in total these sites can accommodate an additional 2,060 units. An additional 37 units can be accommodated through the development of ADUs throughout the community. This is based on the methodology described within this section and incorporates guidance from HCD's Housing Element Site Inventory Guidebook.

#### Analysis of The City's Existing Capacity and Zoning

The Housing Element must demonstrate the City's ability to accommodate the RHNA either through production or the availability of properly zoned land that can accommodate additional growth. The City of Murrieta is able to accommodate all of its moderate and above moderate income RHNA need through available land with existing zoning classifications that permit residential as a primary use, as well as through the anticipated development of accessory dwelling units. **Appendix B** in this document contains a list and description of the sites designated to meet the City's moderate and above-moderate need.

**Table 3-386** below summarizes the capacity of the sites by specific plan and maximum allowed density which can accommodate 590 moderate income and 1,285 above moderate-income dwelling units. In

conjunction with ADU development, these amounts exceed the City’s 2021-2029 RHNA allocation as shown in [Table 3-4239](#).

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**Table 3-386: Residential Capacity for Moderate and Above Moderate-Income Sites**

Specific Plan	Specific Plan Zone	Maximum Density	Maximum Capacity	Number of Parcels	Acreage	Potential Units
<b>Moderate Income Sites</b>						
Downtown Murrieta Specific Plan	SF-2	15 du/acre	96 units	19	4.84 acres	14 units
Downtown Murrieta Specific Plan	Mixed Use	24 du/acre	576 units	67	32.1 acres	576 units
<b>Subtotal</b>	--	--	<b>672 units</b>	<b>86</b>	<b>36.94 acres</b>	<b>590 units</b>
<b>Above Moderate-Income Sites</b>						
Downtown Murrieta Specific Plan	RR	0.5 du/acre	8 units	26	17.8 acres	7 units
Downtown Murrieta Specific Plan	SF-1	5 du/acre	74 units	13	17.8 acres	87 units
Vineyard Specific Plan	SF-1	5 du/acre	1,306 units	7	370 acres	1,191 units
<b>Subtotal</b>	--	--	<b>1,388 units</b>	<b>46</b>	<b>405.5</b>	<b>1,285 units</b>
<b>TOTAL</b>	--	--	<b>2,060 units</b>	<b>132</b>	<b>442.4</b>	<b>1,875 units</b>

*Source: City of Murrieta, Land Use GIS data.*  
*Note: Acreage and units include projects in the pipeline within the Vineyard and Downtown Murrieta Specific Plans.*

**Reasonable Capacity Assumptions**

This section describes the methodology developed to determine the site capacity for the moderate and above moderate-income sites. The City assumes that above moderate-income units will develop at a maximum of up to 10 dwelling units per acre, and that moderate-income units will develop at a maximum of up to 24 dwelling units per acre. Reasonable capacity for sites identified to meet the City’s moderate and above moderate need was calculated based on a number of factors, including existing zoning requirements, vacancy and total number of units entitled, and the maximum density achievable for projects within the following specific plans:

- Downtown Murrieta Specific Plan
- Vineyard Specific Plan

Table 3-386 above identifies the specific plans where remaining capacity is used to accommodate the moderate and above moderate RHNA allocations; additional information regarding capacity on each specific plan is detailed below:

- **Downtown Murrieta Specific Plan** - The Downtown Murrieta Specific Plan is within the south west portion of the City. The Downtown Murrieta Specific Plan consists of approximately 252 acres bounded by Kalmia Street on the north, Ivy Street on the south, Hayes Avenue on the west and Jefferson Avenue on the east. The Downtown Murrieta Specific Plan is entitled for a maximum of 1,566 dwelling units from minimum of 0.5 dwelling units per acre to a maximum of 30 dwelling units per acre. The specific plan has a remaining capacity of 94 units that can accommodate above moderate income and 590 units that can accommodate moderate income (including projects in the pipeline). As the entitled plans are developed, the City will report remaining capacity by identified income category to HCD, a program detailing this strategy is in the **Section 4: Housing Plan**.
- **Vineyard Specific Plan** - The Specific Plan is located in the western portion of the City, adjacent to the western City limit. The Vineyard Specific Plan consists of approximately 521 acres and allows for a maximum of 1,306 dwelling units on 332.5 acres. The Vineyard specific plan's land use is identified for single family residential, and the area is entitled for a maximum of 1,306 units at a maximum of 5 dwelling units per acre. The specific plan has a remaining capacity of 1,191 entitled units that can accommodate residential at the above moderate-income level- (including projects in the pipeline). As the entitled plans are developed, the City will report remaining capacity by identified income category to HCD, a program detailing this strategy is in the **Section 4: Housing Plan**.

*NOTE: Portions of the Specific Plan are within the Wildland/Urban Interface and are considered susceptible to fire hazard, therefore the City does not anticipate permitting multifamily residential in this area. The City recognizes that without multifamily residential, the overall number of above moderate-income units may develop at less than 1,191 (remaining units entitled and unbuilt). However, the City's development history and current projects in the application stage would replace any units unbuilt due to environmental issues in the Vineyard Specific Plan.*

### Sites Suitable for Lower Income Housing

The City of Murrieta has a RHNA need of 1,009 very low-income units and 583 low-income units. The City has identified residentially and commercially zoned parcels that can accommodate 1,732 dwelling units. The City has also identified residentially zoned land in the Downtown Murrieta Specific Plan that can accommodate 230 units affordable to low and very low-income households. The City also has a total of four identified sites with projects in the pipeline which total 260 units affordable to low and very low-income households. Additionally, the City anticipates the development of 51 affordable ADUs based on the methodology described in this section. This is in excess of the City's 1,592 low and very-low RHNA need by 421 units, or an additional 26 percent. Per Government Code Section 65583.2(g)(2), 50 percent of all units should be met on non-vacant sites, otherwise there is a presumed impediment to housing. Of

the total parcels designated, 72 parcels or sites are vacant with a total yield of 1,142 units, displayed in **Table 3-397** below:

Vacant Sites	Number of Units
Accessory Dwelling Unit Capacity (affordable to lower)	51 units
Capacity on Vacant Sites	1,142 units
Capacity on Nonvacant Sites	855 units
Low and Very Low RHNA allocation	1,592 units
<b>Percentage of Lower Income RHNA accommodated on Vacant sites</b>	<b>72%</b>

The very low and low-income sites inventory within **Appendix B** describes each of these sites, with information provided per the HCD required data tables.

**Unit Capacity Calculation**

Dwelling unit yield for each of the parcels within this inventory were analyzed to determine a net parcel size based on the City’s established definition of net acreage and known physical and environmental constraints. Due to the nature of infill development opportunities, parcels with non-residentially zoned areas, large lot parcels and small lot parcels, as well as non-vacant parcels were all analyzed differently as described in the following sections. For parcels identified within the Transit Oriented Development overlay district, the City assumed a conservative 20 percent affordable complement. While parcels within this district may develop fully at a density of 30 dwelling units per acre, per development trends and developer interest the City assumes only a portion of all development in this region will be affordable residential. For parcels zone Multiple-Family 3, with a minimum density of 30 dwelling units per acre, the City assumed development with a 50 percent affordable component. While the City has affordable residential developments (**Table 3-342**), it is assumed that majority of future developments will feasibly develop with both market rate and affordable units. Overall, the City considered a conservative approach to capacity calculation, assuming that affordable units will primarily be developed as a part of mixed income or mixed-use developments, through incentives per development trends.

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As identified in Appendix B, the City can accommodate their lower income RHNA need, including a buffer, on sites currently zoned to permit residential as a primary use. Non-vacant sites designated to meet the very-low and low-income RHNA need that have been identified in the 5<sup>th</sup> Cycle Housing Element will allow ‘by-right’ approval for any project with 20 percent low-income housing that does not involve a subdivision per State law. This is described in **Policy Action 1-8** within the Housing Plan.

**Development of Non-Vacant Sites and Converting to Residential Uses**

The City has designated non-vacant sites, both residentially and non-residentially zoned, to meet the 6<sup>th</sup> Cycle RHNA need. The Housing Element considers only parcels that are residentially zoned currently to meet the moderate and above moderate RHNA need. The City can accommodate more than 50 percent

of the Low and Very Low RHNA allocation on vacant land. Below is supplemental analysis to reflect the viability of non-vacant sites for future redevelopment.

**Past Experience Developing Non-Vacant Sites for Residential Uses**

The following approved projects illustrate the viability of developing non-vacant, non-residentially zoned sites within Murrieta. These projects are all within the Transit Oriented Development Overlay District or at a new high-density site. These zones permit residential development of 30 dwelling units per acre.

**Table 3-4039: Example Development of Non-Vacant Sites for Residential Uses**

Project Address/ APN	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis
The Bridges, APNs 949-200-020 thru 024, 949-170-014	542	Office (O)	Single Family Residence and Private Airport	DP 2014-490, TTM 36863, Approved Multi-Family Apartment Development in the TOD area, centrally located in the City.
The Promontory, 913-210-005 thru 007, 913-210-010 thru 013, 913-210-033 thru 035- and 1.85-acre portion of 913-210-032	234	Neighborhood Commercial (NC)	Single Family Residential and not used as Commercial	DP2018-1761, GPA2018-1763 and Zone Change Ord. 558-20 to MF-3 to allow for high density residential development.

**Existing Uses on Candidate Sites**

**Table B-10** shows the existing uses on each of the candidate sites identified to meet Murrieta’s low and very-low income RHNA need. These sites are largely commercial in nature, majority of the non-vacant sites identified are underutilized or are considered non vacant per HCD’s standards, however, have viable capacity for redevelopment. Additionally, the sites strategy does plan for or create any displacement of existing residential, specifically affordable housing. Further analysis is outlined in Appendix B of this document.

**Lease Analysis**

Existing lease agreements on infill and non-vacant properties present a potential impediment that may prevent residential development within the planning period. State law requires the City to consider lease terms in evaluating the use of non-vacant sites, however the City does not have access to private party lease agreements or other contractual agreements amongst private parties. Further lease agreement analysis and information is detailed in Appendix B.

**Regulatory Incentives**

Many development projects in infill areas, like in the Downtown area, may utilize density bonus provisions to construct affordable units. Additionally, the City implements streamlining processes for lot consolidation and for lower income units. Regulatory incentives can be helpful in bringing housing units to the market. The City has created programs expressly written to address the potential development of

additional regulatory incentives to incentivize the creation of affordable housing. Programs to encourage the development of affordable housing are outlined in **Section 4**.

#### Development Trends

State, regional, and local policy direction promoting the development of housing at all levels to meet existing housing shortages, especially for low-income families, has further driven up the demand for housing. The redevelopment of existing non-vacant land, both in residential and non-residential zones, for multi-family rental and for sale housing provides a realistic opportunity to create affordable housing using the resources available within communities such as Murrieta.

To facilitate this increased affordable housing options, the City has the TOD overlay district which permits residential development at a minimum of 30 dwellings units per acre. The TOD overlay district paired with regulatory incentives and streamlined development process for projects with affordable components, increases the developable area within the City where residential development can occur and promotes development at densities which may support affordable housing.

#### *Development of Non-Residentially Zoned Sites for Affordable Housing*

In order to meet the City's very low and low-income RHNA need, the City has identified parcels currently located on non-residentially zoned parcels that permit residential uses as a primary use. The City's existing zoning allows for the development of housing in a mixed-use setting, as well as primary and sole use at 30 dwelling units per acre in all zones located in the Transit Oriented Development Overlay District. The zones that fall within the overlay include the following:

- Multi-Family 2 (MF-2)
- Office (O)
- Community Commercial (CC)
- Regional Commercial (RC)
- Office Research Park (ORP)

Per Title 16 Article II 16.16.040 of the Development Code, "The purpose of the Transit Oriented Development (TOD) Overlay District is to allow a mixture of residential and non-residential development in close proximity to transit to encourage mixed land uses for enhanced transit and pedestrian activity." The TOD Overlay is intended to:

- Stimulate economic development and reinvestment through regulations based upon recognized urban design principles that allow property owners to respond with flexibility to market forces;
- Create a pedestrian-oriented mix of uses with convenient access to transit between area neighborhoods, housing, employment centers, and retail services;
- Accommodate intensities and patterns of development that can support multiple modes of transportation including public transit, bicycles, and walking;

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- Facilitate well-designed new mixed-use development projects that combine residential and nonresidential uses (e.g., office, retail, business services, personal services, public spaces and uses, other community amenities, etc.) to promote a better balance of jobs and housing;
- Ensure compatibility with adjacent existing single-family neighborhoods and harmonious integration with existing commercial areas;
- Encourage the development of a unique zone character through a streetscape that provides attractive features (e.g., landscaping, street furniture, niche or linear parks, public places, courtyards, public transportation shelters; etc.) designed to integrate the public realm (e.g., streets, sidewalks, etc.) with development on adjacent private property; and
- Provide additional development opportunities. This intent is achieved by providing additional development rights in compliance with this chapter, which property owners may exercise under certain conditions, while retaining all development rights conferred by the underlying zone to property owners in the TOD Overlay Zone. Incentives and advantages include allowing a greater range and mix of uses and specifying more permissive dimensional specifications (e.g., greater building heights; reduced setbacks; etc.).

The Development Code clarifies that when the TOD Overlay District and base zone provisions conflict, the standards and regulations of the TOD Overlay District shall apply. Therefore, residential uses above the underlying zoning's identified density will be permitted as well as full residential development on non-residentially zoned parcels. The code states that all uses in the applicable underlying zoning district are allowed. In addition, the following land uses shall also be permitted in the TOD Overlay District:

- Multi-Family Residential;
- Mixed-Use Development, where residential and nonresidential uses are integrated vertically or horizontally, including live/work opportunities; and
- Other similar uses compatible with the objectives of the TOD as determined by the director.

The City's existing regulations are highly conducive and flexible, in order to increase the feasibility of residential development in the TOD Overlay District.

#### Existing or Planned Policies and Programs

The City of Murrieta currently allows residential development on all parcels within the TOD Overlay District. The TOD overlay permits a minimum of 30 dwelling units per acre, with no maximum and flexible development standards in an effort to increase the feasibility of higher density residential uses in the area. The City's municipal code also states, "Where the TOD Overlay District and base zone provisions conflict, the standards and regulations of the TOD Overlay District shall apply." Therefore, the City permits the use of residential as both a primary use and a priority use.

In addition to existing zoning, the City of Murrieta will implement a program which permits streamlined development process for proposed projects, in the TOD Overlay zone, which are submitted with at least 20 percent of all units affordable to the low and very low-income households (Identified in Section 4:



Housing Plan). The program is outline in Section 4 as well as the implementation timeline for the program. The City is committed to increasing opportunity for affordable housing with the TOD Overlay District.

#### ***Use of Large and Small Parcels***

The City has identified five parcels which do not meet the HCD size criteria standards (AB1397), however the identifies sites are supplementary to the site inventory which can accommodate the RHNA allocation. The City believes there is viable opportunity for residential development on these sites through regulatory incentives and waivers. For sites smaller than one half of an acre, the City has outlined a lot consolidation program to encourage developers to utilize smaller sites for affordable housing. A detailed description of these sites is outlined in Appendix B.

Additionally, the City has a history of approving large site developments. The City believes that through regulatory incentives and waivers, affordable residential developments are feasible on two parcels larger than 10 acres. The City has communicated with developers who have shown interest in developing mixed use on the listed Jefferson sites. The City will continue to explore viable avenues to encourage residential developments at an affordable rate on large sites.

#### **Accessory Dwelling Unit Production**

One of the proposed methods for meeting the City's moderate and above moderate RHNA is through the promotion and development of accessory dwelling units (ADUs). A number of State Assembly and Senate Bills were passed in 2019 that promote and remove barriers that may inhibit the development of ADUs within communities. The following is a summary of those bills:

- AB 68 and 881
  - Prohibit minimum lot size requirements
  - Cap setback requirements at 4', increasing the size and location opportunities for ADUs
  - Prohibit the application of lot coverage, FAR, or open space requirements that would prevent an 800 square foot ADU from being developed on a lot
  - Remove the need for replacement parking when converting an existing garage to an ADU
  - Limit local discretion in establishing min and max unit size requirements
  - Mandate a 60-day review period for ADU applications through a non-discretionary process
- SB 13
  - Prohibit owner-occupancy requirements for 5 years
  - Reduce impact fees applicable to ADUs
  - Provide a program for homeowners to delay compliance with certain building code requirements that do not relate to health and safety
- AB 670

- Prohibits Homeowner’s Associations (HOAs) from barring ADUs

These bills, as well as other significant legislation relating to ADUs creates a development environment that is likely to increase the number of ADUs developed within Murrieta over the 2021-2029 planning period. Murrieta, with a large proportion of single-family residential properties (many on larger lots), is well-oriented for the development of ADUs.

The City approved 0 ADUs in 2018, 7 in 2019 and 4 in 2020. HCD has supported a strategy for estimating future development of ADUs in the City, which includes taking the average number of ADUs permitted from 2018 to 2020 and projecting the average annually from 2021 to 2029. The City of Murrieta has identified policies and programs to expedite and increase ADU production throughout the 6<sup>th</sup> Cycle. Additionally, the B Street Ivy House Project, (Pre-Application Completed November 2020, with Development Plan, and Tentative Map Applications submitted in October 2021) includes 60 lots with 60 single family homes and 60 ADUs. Therefore, the City has doubled the average ADU development from 2018-2020 and assumes a total of 88 ADUs from 2021-2029. Utilizing the Southern California Association of Governments (SCAG) approved ADU affordability assumptions, 51 ADUs will be allocated to the low and very low income RHNA, 30 will be allocated to the City’s moderate income RHNA and 7 will be allocated to the above moderate. A detailed outline of the Affordability Analysis, as approved by HCD, is available in **Appendix B** of the Housing Element.

The City of Murrieta estimates an increase of ADU production through both new residential development and individual homeowners. The City believes that ADUs provide increased housing opportunity for a variety of persons in Murrieta and the options for seniors to multigenerational households to ag in place and remain in Murrieta. Through the Housing Element, Murrieta commits to creating an ADU tracking program and performing a mid-cycle assessment of their ADU development performance. As stated in HCD guidance, the City may use other justifiable analysis to calculate anticipated ADU performance. A program detailing this Program is in **Section 4: Housing Plan**.

## Regional Housing Needs Allocation

### *Future Housing Needs*

Future housing need refers to the share of the regional housing need that has been allocated to the City. The State Department of Housing and Community Development (HCD) supplies a regional housing goal number to the Southern California Association of Governments (SCAG). SCAG is then mandated to allocate the housing goal to city and county jurisdictions in the region through a RHNA Plan. In allocating the region’s future housing needs to jurisdictions, SCAG is required to take the following factors into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing;
- Employment opportunities;
- Availability of suitable sites and public facilities;

- Commuting patterns;
- Type and tenure of housing;
- Loss of units in assisted housing developments;
- Over-concentration of lower income households; and
- Geological and topographical constraints.

HCD, through a determination process, allocates units to each region across California. It is then up to each region to determine a methodology and process for allocating units to each jurisdiction within that region. SCAG adopted its final Regional Housing Needs Allocation (RHNA Plan) in March 2021. This RHNA covers an 8-year planning period (starting in 2021) and addresses housing issues that are related to future growth in the region. The RHNA allocates to each city and county a “fair share” of the region’s projected housing needs by household income group. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the Southern California region, so that every community provides an opportunity for a mix of housing for all economic segments.

Murrieta’s share of the SCAG regional growth allocation is 3,043 new units for the current planning period (2021-2029). **Table 3-4139, Housing Needs for 2021-2029**, indicates the City’s RHNA need for the stated planning period.

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)	504	15%
Very Low (31 to 50%) <sup>1</sup>	505	16%
Low (51 to 80%)	583	19%
Moderate (81% to 120%)	545	18%
Above Moderate (Over 120%)	906	30%
<b>TOTAL</b>	<b>3,043</b>	<b>100%</b>

Note 1: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data.  
 Source: Final Regional Housing Needs Allocation, SCAG, 2021.

**Adequacy of Sites For RHNA**

Murrieta has identified sites with a capacity to accommodate 2,005 lower income dwelling units, which is in excess of its 1,592-unit lower income housing need. Sites designated are on parcels that permit residential development at a minimum 30 dwelling units per acre and the Downtown Murrieta Specific Plan which permits residential as a primary use at a maximum of 30 dwelling units per acre. The City has also identified sites with a capacity to accommodate 620 moderate income dwelling units, in excess of the 545 allocated to the City and sites with the capacity to accommodate 1,292 dwelling units in excess of the 906 units allocated.

The City has identified 18 total projects considered in the pipeline; the APNs associated with the 18 sites are included in the City’s site inventory in Appendix B. In total, the projects propose ~~2,480 units~~ 2,480 units as shown in **Table 3-429**. The 6<sup>th</sup> Cycle Housing Element includes sites that can accommodate approximately 5,985 units, in excess of the required 3,043 units. As described in this section, the City believes that due recent State legislation and local efforts to promote accessory living unit production, the City can realistically anticipate the development of 88 ADUs within the 8-year planning period. Overall, the City has adequate capacity to accommodate its 2021-2029 RHNA.

### Summary of Sites Inventory and RHNA Obligations

The data detailed above shows the City of Murrieta’s ability to meet the 3,043 RHNA allocation in full capacity with a 2,942-unit buffer (shown below in **Table 3-429**). Along with the identifying appropriate sites to meet the current and future housing needs, the City has established a Housing Plan to support its efforts in providing housing opportunities for all income levels in Murrieta.

**Table 3-429: Summary of RHNA Status and Sites Inventory**

	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2021-2029 RHNA	1,009	583	545	906	3,043
<b>Total RHNA Obligations</b>	<b>1,009</b>	<b>583</b>	<b>545</b>	<b>906</b>	<b>3,043</b>
<b>Sites Available (Including Pipeline)</b>					
Existing Residentially Zoned Properties	235 units		100 units	2,120 units	2,455 units
Existing Commercially Zoned Properties (in the TOD overlay)	1,497 units		--	--	1,497 units
Residential Zoned Specific Plans	230 units		490 units	1,225 units	1,945 units
<b>Total Potential Capacity Based on Existing GP and Zoning</b>	<b>1,962 units</b>		<b>590 units</b>	<b>3,345 units</b>	<b>5,897 units</b>
Accessory Dwelling Unit Production	51 units		30 units	7 units	88 units
<b>Total Sites Available</b>	<b>2,013 units</b>		<b>620 units</b>	<b>3,352 units</b>	<b>5,985 units</b>
<b>Potential Unit Surplus</b>	<b>+421 units</b>		<b>+175 units</b>	<b>+ 2,446 units</b>	<b>+ 2,942 units</b>

## E. Financial Resources

Providing an adequate supply of decent and affordable housing requires funding from various sources, the City has access to the following finding sources.

### 1. Section 8 Housing Choice Voucher

The Section 8 Housing Choice Voucher program is a Federal government program to assist very low-income families, the elderly, and the disabled with rent subsidy payments in privately owned rental housing units. Section 8 participants are able to choose any housing that meets the requirements of the program and are not limited to units located within subsidized housing projects. They typically pay 30 to 40 percent of their income for rent and utilities. The Housing Authority of the County of Riverside administers Section 8 Housing Choice vouchers within the City of Murrieta. Over the past four years, the City has allocated 187 Section 8 vouchers to residents within the community.

### Community Development Block Grants (CDBG)

The Community Development Block Grant (CDBG) program provides annual grants on a formula basis to cities to develop viable urban communities by providing a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons (up to 80 percent AMI).

CDBG funds can be used for a wide array of activities, including:

- Housing rehabilitation;
- Lead-based paint screening and abatement;
- Acquisition of buildings and land;
- Construction or rehabilitation of public facilities and infrastructure, and;
- Public services for low-income households and those with special needs.

### CDBG Citizens Advisory Committee (CAC)

The City of Murrieta created a CAC task with advising City staff on the use of Community Development Block Grant (CDBG) funds and providing recommendations to the City Council for social service projects that will benefit Murrieta's low- and moderate-income residents.

The CAC is responsible for recommending approximately \$40,000 in CDBG funds through a Request for Proposal (RFP) process. The primary purpose of the CDBG program is to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low and moderate-income persons.

### HOME Investment Partnership Program (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used

for activities that promote affordable rental housing and homeownership by low-income households. The City of Murrieta does not currently report receiving HOME funds.

## **Local Early Action Planning (LEAP) Grants**

### **SB 2 Grant**

To supplement the cost of the City's ongoing Land Management System (LMS) software update the City has been awarded an SB 2 Planning Grants Program grant from HCD. The SB2 program includes improvements to expedite local planning processes, including projects such as an LMS software replacement. Updating the LMS to a modern, more efficient service will result in time decrease for the discretionary planning entitlements, building, grading and inspections process. The program aims to increase certainty, decrease development approval process time, decrease development costs, and increase the number of housing units by processing permits in a timely manner and more efficient.

### **LEAP Grant**

In 2021, the City received a grant through the Local Early Action Planning Grant Program (LEAP) which provides one-time grant funding to cities to update planning documents and implement process improvements to facilitate the acceleration of housing production and help local governments prepare for their 6th cycle regional housing need assessment (RHNA). The grant funding is for three tasks.

First to prepare citywide design guidelines to facilitate Multi-Family Residential development. This would include guidelines for applicants to use and process improvements to Development Services processes (such as the Permit Service Delivery Guide) to accelerate development of Multi-Family Residential sites in the City. The types of housing allowed in the Multi-Family zones in the City are the types of housing most in need in the State, according to HCD. Citywide design guidelines and process improvements would accelerate the time it takes for these types of projects to be approved by providing a framework for applicants to use to prepare their projects in advance, spend less time processing their project applications and with an anticipated reduced number of iterations processing projects among other improvements.

Second, grant funding would be used to expedite housing planning permit processing, to implement the new design guidelines, to implement process improvements, support the Housing Authority with development and maintenance of affordable housing in the City and to assist with implementation of the updated Housing Element once adopted in late 2021. In order to complete these activities the City would hire a temporary staffing position (at the assistant or associate planner level) in the Planning Division for two years of the grant period from early 2022 to late 2023. The temporary staff planner engaged in these activities will expedite our local planning and permitting, clearly demonstrating a nexus to the acceleration of housing production and implementation of our Housing Element.

Third, the balance of funds remaining would be allocated to supplement the costs associated with the Land Management System (LMS) software program, otherwise known as the permit tracking system, used to process development permits. The additional funds from the LEAP Grant Program would be used to

supplement the cost of subsequent phases of the LMS project and additional project management costs after the first two phases, covered under the SB 2 grant, are complete.

## **2. Energy Conservation**

The primary uses of energy in urban areas are for transportation lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Energy conservation is important in preserving non-renewable fuels to ensure that these resources are available for use by future generations. There are also a number of benefits associated with energy conservation including improved air quality and lower energy costs.

### **Title 24**

The City abides to Title 24 standards as mandated by the State. Title 24 establishes energy efficiency standards for residential and nonresidential buildings (new structures and additions) to reduce energy consumption. The standards are updated every three years to achieve greater efficiency and reach for new goals.

### **Energy Use and Providers**

The primary uses of energy in urban areas are for transportation lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Energy conservation is important in preserving non-renewable fuels to ensure that these resources are available for use by future generations. There are also a number of benefits associated with energy conservation including improved air quality and lower energy costs.

Southern California Gas Company (SCG) provides natural gas service for the City. Natural gas is a “fossil fuel” and is a non-renewable resource. Most of the major natural gas transmission pipelines within the City are owned and operated by SCG. SCG has the capacity and resources to deliver gas except in certain situations that are noted in state law. As development occurs, SCG will continue to extend its service to accommodate development and supply the necessary gas lines. Electricity is provided on an as-needed basis to customers within existing structures in the City. Southern California Edison Company (SCE) is the distribution provider for electricity in Murrieta. Currently, SCE has no immediate plans for expansion of infrastructure. However, every year SCE expands and improves existing facilities according to demand.



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## Section 4:

*Housing Plan*

**OCTOBER-FEBRUARY 2022~~1~~ – HCD REVIEW**





## Section 4: Housing Plan

The Housing Plan describes the City of Murrieta’s 2021-2029 Housing Element policy program. The Housing Plan describes specific policies and program actions to assist City decision-makers in achieving the City’s overall housing goals. This Plan identifies goals, policies, and program actions addressing future housing opportunities, removal of governmental constraints to affordable housing, improving the condition of existing housing, and providing equal housing opportunities for all residents. The City’s overall housing goal is to encourage a diverse, sustainable, and balanced community by implementing strategies and programs that support preserve and enhance the special character of Murrieta.

### A. Regional Housing Needs Assessment

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The Southern California Association of Governments (SCAG) has conducted a Regional Housing Needs Assessment (RHNA) to determine the City’s share of housing needs. The RHNA quantifies Murrieta’s local share of housing needs by income category. The income categories are based on the most current Median Family Income (MFI) for Riverside County. The City’s 2021-2029 RHNA is as follows:

- 1,009 units - Very low income (0-50% County MFI)
- 584 units - Low income (51-80% of County MFI)
- 545 units - Moderate income (81-120% of County MFI)
- 906 units - Above moderate income (120% or more of County MFI)
- 3,043 units – Total Housing Units

### A.B. City of Murrieta Housing Goals

The City of Murrieta has identified the following five overall housing goals for Housing:

**Housing Goal #1:** Adequate housing opportunities throughout the City of Murrieta.

**Housing Goal #2:** Conserve and enhance the quality of existing housing and residential neighborhoods.

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

**Housing Goal #4:** Promote equal housing opportunity for all residents.

**Housing Goal #5:** Provision of adequate sites to accommodate community housing needs.

The goals listed above are described below and on following pages with accompanying policies and programs to achieve them.

## B.C. Housing Policies and Program Actions

This Housing Element establishes policies and program actions, in support of overall housing goals. The following policies and program actions are based on a review of prior housing policies, analysis of current constraints and resources, and input from Murrieta residents and stakeholders.

### **Housing Goal #1: Adequate housing opportunities throughout the City of Murrieta.**

Murrieta strives for a balanced community, with housing units available for all income segments of its residents. Murrieta envisions a future with the provision of adequate housing that continues to meet the needs of its residents, including renter and owner-occupied 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:** Encourage the development of affordable housing in the City through use of financial and/or regulatory incentives.

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

**Policy 1.4:** Encourage development of a variety of housing types to accommodate all households.

**Policy 1.5:** Encourage lot consolidation and the development of large sites to produce housing, specifically affordable housing.

### **Implementing Actions**

#### **Policy Action 1-1 : Affordable Housing Opportunities**

The City will support actions to encourage expedient construction and occupancy for projects for extremely low, low, and moderate-income housing. The City will implement this program as affordable housing projects are submitted to the City. The City will continue with the disposition process (started in the previous cycle) of the City's Housing Authority properties which is to provide funding and assistance to develop an affordable housing project in the City. Specific actions of this program include:

- Use of development agreements and deed restriction
- Expedited development review and processing of permits for low -Income units
- Provide information on development opportunities to interested developers online, at City Hall and in other public places.
- [Annual outreach to local affordable housing developers](#)

**Timeframe:** Initiate program upon adoption of 6<sup>th</sup> Cycle Housing Element, Review program annually for adequacy and progress

**Responsible Agency:** City of Murrieta Development Services, Housing Authority

**Funding Source:** General Fund, Housing Authority Funds

### Policy Action 1-2: Residential Opportunities Land Use Database

Throughout the City of Murrieta there are a number of vacant parcels that provide opportunities for the development of affordable and market rate housing. Murrieta will maintain a comprehensive land use database identifying parcels and/or structures suitable for residential development and/or redevelopment. This will assist the City to direct affordable housing developers to areas in the City with the appropriate zoning and acreage to develop affordable housing. The City will monitor the database and proactively promote the information to developers on an annual basis through the following:

- at-Providing information at City Hall, updating the information as needed and advertising it annually
- Making all information available ~~and~~ on the City's webpage
- -Promote the database through Policy Action 1-1 and annual outreach with local affordable developers

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**Timeframe:** Update database with 6 months of adoption, Review database annually for consistency and adequacy

**Responsible Agency:** City of Murrieta Development Services

**Funding Source:** General Fund

### Policy Action 1-3: Lot Consolidation Program

The City of Murrieta will encourage developers to utilize the city's existing lot consolidation program, through incentives, including the following:

- Streamline review process for lot consolidation for residential projects
- Reduced development fees
- Reduced/adjusted development standards
- Reduced/adjusted parking ratios

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Lot consolidation, and appropriate incentives will be applied where applied where smaller parcels exist to achieve more efficient building design and produce increased opportunity for affordable housing. To promote lot consolidation for the development of affordable housing, the City will promote the program at City Hall, on its website and will evaluate requests on a case by case basis in the housing cycle.

**Timeframe:** Initiate program and update ordinance within ~~upon~~ 8 months of adoption of 6<sup>th</sup> Cycle Housing Element, Annual Implement program within 12 months of adoption and annually thereafter

**Responsible Agency:** City of Murrieta Development Services

**Funding Source:** General Fund

### Policy Action 1-4: Large Residential Opportunity Sites Program

The City will establish a program to encourage the development of larger existing sites/parcels for the development of housing, specifically housing that is affordable to lower income households.



The program will development methods to distribute information to potential developers and ~~evaluate the feasibility of offering~~establish incentives and other appropriate regulatory mechanisms to further encourage development of these opportunity sites, within 24 months of adoption of the Housing Element.

The City will also provide program information at City Hall, on its website and will evaluate requests on a case by case basis during the housing cycle.

**Timeframe:** Develop program within 24-18 months of Housing Element adoption and implement within 24 months of adoption.  
**Responsible Agency:** City of Murrieta Development Services  
**Funding Source:** General Fund

**Policy Action 1-5: List of Pre-Approved Development Incentives**

The City will develop a pre-approved list of incentives and qualifications for such incentives to promote the development of affordable housing. Such incentives may include waiver of fees or modification to development standards (e.g., setbacks, lot coverage, etc.).

**Timeframe:** Evaluate program features within 24 months, Adopt procedures within 36 months of Housing Element adoption  
**Responsible Agency:** City of Murrieta Development Services  
**Funding Sources:** General Fund

**Policy Action 1-6: Supportive Housing / Low Barrier Navigation Centers**

State law has been updated to require approval 'by right' of supportive housing with up to 50 units and low barrier navigation centers that meet certain requirements. Low barrier navigation centers are generally defined as service-enriched shelters focused on the transition of persons into permanent housing. The City will update the Development Code to include provisions for supportive housing, in compliance with State regulation (SB 48). In the interim, any submitted application for this use type will be processed in accordance with State law.

Low barrier navigation centers provide temporary living facilities to persons experiencing homelessness from income, public benefits, health services, shelter, and housing. To comply with State law, The City of Murrieta will update the Development Code to adopt policies, procedures, and regulations for processing this type of use as to establish a non-discretionary local permit approval process that must be provided to accommodate supportive housing and lower barrier navigation centers per State law. In the interim, any submitted application for this use type will be processed in accordance with State law.

The City will also provide for annual monitoring of the effectiveness and appropriateness of existing adopted policies. Should any amendments be warranted to existing policies pursuant to State law, the City will modify its existing policies, as appropriate.

**Timeframe:** Evaluate program features within 18 months, Adopt procedures within 24 months of Housing Element adoption  
**Responsible Agency:** City of Murrieta Development Services  
**Funding Sources:** General Fund

**Policy Action 1-7: Farmworker and Employee Housing Act Compliance**

The City of Murrieta will update Title 16, the Development Code of the Murrieta Municipal Code to comply with provisions for farmworker housing in compliance with the Employee Housing Act (Sections 17000-17062.5 of the California Health and Safety Code).

**Timeframe:** Complete Code Amendments within 24 months of Housing Element adoption

**Responsible Agency:** City of Murrieta Development Services

**Funding Sources:** General Fund

**Policy Action 1-8: Allow By Right Development for Projects that Propose 20 Percent Affordable Units**

The City of Murrieta will adopt Amendments to the Development Code to allow developments by right, pursuant to Government Code section 65583.2(i) when 20 percent or more of the units proposed are affordable to lower income households, on nonvacant sites (shown in **Table B-8**) that were previously identified in the 5<sup>th</sup> Cycle Housing Element to accommodate the lower income RHNA in the Transit Oriented Development Area (TOD) consistent with the City's planned Multi-Family Design Guidelines. Additionally, to further support lower income housing in the TOD area, the City shall apply the adopted provisions to all sites identified within the TOD overlay.

**Timeframe:** Adopt Code Amendments within 36 months of Housing Element adoption

**Responsible Agency:** City of Murrieta Development Services

**Funding Sources:** General Fund

**Policy Action 1-9: Amend the City's Zoning for Compliance with State Law and to Reduce Governmental Constraints on the Development of Housing**

The City of Murrieta will review and make appropriate amendments to the Development Code for the following:

- Update the development to allow for Manufactured and Mobile homes as a by-right use in all residential zones.
- Update the review and amend the development code as appropriate to address the minimum lot size required for Multi-family residential developments, specifically, the minimum lot provisions in Multi-Family zones, such as MF-1, MF-2, and MF-3.
- Review and revise Title 16.73.050 "Findings and Decision" to revise the following findings for reasonable accommodations to remove subjective language and ~~mitigate~~mitigate the constraint of development for accessible housing:
  - Specifically, the City will review and revise Finding 5, which states "The requested reasonable accommodation would not adversely impact surrounding properties or uses" to specify objective requirements related to building and safety standards.
  - ~~Amend~~Amend Title 16.31.040 "Number of Parking Spaces Required" to remove the requirement for one (1) space for each unit in a fully enclosed garage for ~~multifamily~~multifamily housing projects.

- [Amend Title 16.52.040 “Findings and Decisions” to revise Finding A, “The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and complies with all applicable provisions of this development code” to remove the language which references integrity and character.](#)

**Timeframe:** Adopt Code Amendments within 18 months of Housing Element adoption  
**Responsible Agency:** City of Murrieta Development Services  
**Funding Sources:** General Fund

## ***Housing Goal #2: Conserve and enhance the quality of existing housing and residential neighborhoods.***

Maintenance and preservation of the existing housing stock in Murrieta is crucial to ensure quality neighborhoods and a variety of housing opportunity. Through code enforcement, neighborhood, and home improvement programs, the City seeks to maintain the condition of existing housing units.

**Policy 2.1:** Promote revitalization and rehabilitation of existing residential dwellings.

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

**Policy 2.3:** Encourage and promote energy efficient design in existing and future 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.

**Policy 2.5:** Encourage mixed-use and transit, bicycle, and pedestrian-oriented development that supports and contributes to a healthy and well-balanced community.

### **Implementing Actions**

#### **Policy Action 2-1: Code Enforcement for Residential Properties**

Properly maintained, safe and sustainable housing supports a household’s ability to age in place and promotes high quality housing options for future homebuyers. The City of Murrieta is committed to monitoring the safety and quality of existing housing through its Code Enforcement department. Potential code violations are identified by complaints reported to the City and are addressed by the enforcement staff when appropriate. If a property requires significant repairs or maintenance, code enforcement officials will inform property owners of available assistance, such as rehabilitation loans or grants available to address such issues. The City will continue to maintain the quality of the existing housing stock by addressing code violations as they are reported.

**Timeframe:** Initiate program upon adoption of 6<sup>th</sup> Cycle Housing Element, Ongoing throughout 6<sup>th</sup> Cycle  
**Responsible Agency:** City of Murrieta Code Enforcement  
**Funding Sources:** General Fund

### **Policy Action 2-2: Monitoring of Existing Affordable Units**

The City of Murrieta currently has five affordable housing complexes consisting of three rental and two ownership developments. These five projects contain 245 deed-restricted units, 40 of which will expire within the next ten years and the remaining which do not expire until after the year 2050. The City will monitor these affordable units to ensure that housing costs are consistent with levels appropriate for the identified income category. The City has posted an 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 additional affordable units are developed, these properties will be added to the table and will be monitored annually to ensure they meet affordability requirements.

**Timeframe:** Initiate program upon adoption of 6<sup>th</sup> Cycle Housing Element, Annual review

**Responsible Agency:** City of Murrieta Housing Authority

**Funding Sources:** General Fund, Housing Authority Funds

### **Policy Action 2-3: Incentives for Preserving Affordability Covenants**

The City has determined that no units are currently at risk of converting to market-rate during the Housing Element planning period. Should this change and existing affordable units become at-risk of converting to market-rate, the City will contact the owners of these properties to address preservation opportunities such as extending affordability covenants, sale/purchasing these developments, non-profit housing organizations assistance, and applying for financial assistance to preserve these affordable units. Additionally, the City will continue to investigate new funding opportunities and administer funds to support the preservation of affordable units, as funds become available. If, and when a permanent funding source is identified, the City will provide information at City Hall, on the website and in other public places to increase awareness in the housing cycle.

**Timeframe:** Initiate program upon adoption of 6<sup>th</sup> Cycle Housing Element, Annual

**Responsible Agency:** City of Murrieta Housing Authority

**Funding Sources:** General Fund, Housing Authority Funds

### **Policy Action 2-4: Section 8 Participation**

The City shall maintain information on the City's website and prepare written communication for tenants and other interested parties about Section 8 housing opportunities funded by the County and assist tenants and prospective tenants to acquire additional understanding of housing law and related policy issues.

The City will monitor the Section 8 waiting list and housing opportunities managed through the County to ensure information provided on the City website is up to date. As the Section 8 waiting list is opened, promote the availability of the program through marketing materials made available to the public. Specific Actions of this program include:

- Provide up to date information on the City's webpage and review bi-annually for consistency with available funding/programs/assistance
- Continued coordination with the County to administer Section 8 vouchers

- ~~Collaborate~~Collaborate with County of Riverside to host a minimum of 1 workshops or office hours scheduled to discuss section 8 opportunities and application processes.

**Timeframe:** Initiate program upon adoption of 6<sup>th</sup> Cycle Housing Element, Annually throughout the 2021-2029 Cycle  
**Responsible Agency:** City of Murrieta Housing Authority  
**Funding Sources:** General Fund, Housing Authority Funds

### Policy Action 2-5: Residential Development in the TOD Overlay District

The City of Murrieta has the Transit Oriented Development Overlay District (TOD) near the downtown Murrieta area. The TOD overlay encourages the development of residential units near essential retail and within well connected existing and planned transit areas. The City will continue to work with developers to encourage and improve feasibility of residential developments alongside office and commercial in the TOD. Specifically, when available and necessary the City will utilize waivers and regulatory incentives to encourage the development of units affordable to low and very low-income households in the TOD.

**Timeframe:** Initiate program upon adoption of 6<sup>th</sup> Cycle Housing Element, Project by project basis  
**Responsible Agency:** City of Murrieta Development Services  
**Funding Sources:** General Fund/ Community Development Block Grant

### Policy Action 2-6: Energy Efficient Design

The City will review adopted ordinances and recommend changes as 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. The City will continue to encourage affordable housing developments which receive City assistance from Community Development Block Grant (CDBG) funds or from the City's Affordable Housing Fund to include installation of energy efficient appliances and devices that will contribute to reduced housing costs for future occupants of the units. The City will continue to implement the program as housing projects are awarded funds from the City in the housing cycle.

**Timeframe:** Initiate program upon adoption of 6<sup>th</sup> Cycle Housing Element, ~~throughout~~throughout the 6<sup>th</sup> Cycle  
**Responsible Agency:** City of Murrieta Development Services, Building & Safety  
**Funding Sources:** General Fund

### Policy Action 2-7: Riverside County Partnership Program

The City will work with the Riverside County Economic Development Agency to promote local awareness of the following County sponsored programs:

- Home Repair Program,
- Senior Home Repair Program,
- Home Weatherization Program,



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

While the City does not have direct control over how these programs and funding are administered, it will continue to disseminate information in a variety of formats. The City shall seek to increase resident awareness about housing programs offered by the County by providing information at City Hall and on City's website.

**Timeframe:** Initiate program upon adoption of 6<sup>th</sup> Cycle Housing Element, ~~throughout~~ throughout the 6<sup>th</sup> Cycle  
**Responsible Agency:** City of Murrieta Development Services, Riverside County  
**Funding Sources:** General Fund

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

The City acknowledges that governmental constraints, including but not limited to fees and exactions, permit processing timelines, development standards and land use requirements, may impact the development of housing in the City. Particularly, these constraints may impact future development of housing affordable to lower income households. The City aims to provide programs which will reduce potential impact of governmental constrains on housing production in Murrieta.

**Policy 3.1:** Increase opportunity for 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.

### **Implementing Actions**

#### **Policy Action 3-1: Density Bonus Ordinance**

The City of Murrieta will update its Density Bonus Ordinance to be consistent with State Law, as amended. Additionally, the City shall either grant a density bonus as required by state law if requested when consistent with state law, or provide other incentives of equivalent financial value when a residential developer agrees to construct housing for persons and families of very low, low, and moderate income above mandated requirements. The City will continue to implement provisions of Chapter 16.20, as amended (Density Bonus) of the Development Code as housing projects are submitted to the City during the housing cycle. The City will further encourage affordable housing and the potential use of density

bonus statutes to accommodate additional affordable units. The City will continue to provide information about such incentives at City Hall, on the City's website and in other public places to increase awareness within the housing cycle. In the interim, the City will process any density bonus applications consistent with applicable state law.

**Timeframe:** Update Density Bonus ordinance within 12 months of Housing Element adoption  
**Responsible Agency:** City of Murrieta Development Services  
**Funding Sources:** General Fund

**Policy Action 3-2: Permit Processing Time**

The City of Murrieta recognizes the importance of efficient and timely permit processing. The City of Murrieta will continue to provide information about permit streamlining at the City Hall, on the City's website and other public places to increase awareness during the housing cycle. The City will implement a new land management software system within the housing cycle, supplemented in part by SB2 and LEAP Grant funding, that is planned to improve permit processing.

**Timeframe:** Initiate within 6 months of adoption of the Housing Element  
**Responsible Agency:** City of Murrieta Development Services  
**Funding Sources:** General Fund, Grant Funding

**Policy Action 3-3: Development of Housing for Extremely Low and Lower-Income Housing**

The City recognizes the importance of supporting the development of housing for low and extremely ~~low income~~low-income households. While the City does not build housing, it is a primary goal of the Housing Element to support developers and increase the feasibility of development of housing for extremely ~~low~~low- and ~~low~~low-income households. Actions for this program include the following:

- ~~When funding is available through the Housing Authority funding, the City shall subsidize up to 100 percent of the City's application processing fees for qualifying developments where all units affordable to 80% AMI or lower.~~
- Providing support and assist with funding or funding applications for affordable housing development
- ~~Promote the benefits of this program to the development community by posting information on its webpage and creating a handout to be distributed with land development applications.~~
- Proactive and annual outreach with developers, both market rate and affordable
- Provide information about fee subsidies for projects that include units affordable to low and ~~extremley~~extremely low-income households at City Hall and the planning counter.
- ~~Investigate new funding opportunities and administer funds as they become available.~~

**Timeframe:** Explore funding sources upon adoption of Housing Element, Implement annually on a case by case basis throughout the 6<sup>th</sup> Cycle  
**Responsible Agency:** City of Murrieta Development Services, Housing Authority  
**Funding Sources:** General Fund

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### Policy Action 3-4: Incentives for Large Multifamily Units

The City seeks to increase the availability of housing for large families in larger units, which are often more costly to develop. The City will evaluate the feasibility of providing incentives to developers to encourage the inclusion of units with three or more bedrooms to accommodate lower income large family households. Based upon this evaluation, the City may offer Incentives such as fast track processing, fee reductions, a waiver of specific development standards, or other as is deemed appropriate by the City.

**Timeframe:** Evaluate existing incentives and develop list of new incentives with 24 months of Housing Element adoption

**Responsible Agency:** City of Murrieta Development Services

**Funding Sources:** General Fund

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### Policy Action 3-5: Residential Development Standards

The City will provide an annual review of development standards to identify potential constraints and modify development standards, as appropriate to minimize these constraints to the greatest extent possible for residential developments. The City will update the Development Code with a new Multi-Family zone that allows for a property or project to implement a zone with a density range of 19-29 dwelling units per acre and will implement new Multi-Family Design Guidelines pursuant to the awarded LEAP grant.

**Timeframe:** Within 18 months of adoption Housing Element, Annual monitoring for adequacy ~~throughout~~ throughout 2021-2029 cycle

**Responsible Agency:** City of Murrieta Development Services, Building & Safety

**Funding Sources:** General Fund, Grant Funding

### Policy Action 3-6: Water and Sewer Service Purveyors

Pursuant to SB 1087, Chapter 727, Statutes of 2005, the City of Murrieta will transmit its adopted Housing Element and any future amendments to local water and sewer service providers. This legislation enables the coordination between the City and water and sewer purveyors when considering future housing development. Additionally, the City encourages that priority for water and sewer service is granted to projects that include units affordable to lower-income households. The City will submit the adopted Housing Element to local water and sewer purveyors for their review and input.

**Timeframe:** Initiate program upon adoption of 6<sup>th</sup> Cycle Housing Element,

**Responsible Agency:** City of Murrieta Development Services

**Funding Sources:** General Fund

### ***Housing Goal #4: Promote equal housing opportunity for all residents.***

Equal housing opportunity means housing is equally accessible to all residents regardless of race, religion, familial status, age, or physical disability. The City strives to provide adequate information about and equal access to fair housing opportunities and services and prioritizes these opportunities for all residents.

**Policy 4.1:** 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:** Provide adequate information about fair housing laws and create an empowered and informed community through outreach and engagement.

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

#### **Implementing Actions**

##### **Policy Action 4-1: Housing for Persons with Physical and Developmental Disabilities**

The housing needs of persons with physical and developmental disabilities are typically not fully addressed by local zoning regulations. Persons with these disabilities may require, in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will review and prioritize housing construction and rehabilitation including supportive services targeted for persons with developmental disabilities.

Currently, the City implements a universal design requirement on 15 percent of all new unit and 100 percent of new senior housing unit constructions to increase accessibility of housing to persons with disabilities or frailties(Chapter 15.12 Universal Design Residential Dwellings). The City will explore updating the provisions to the ensure accessibility of persons with developmental disabilities is also included in the code. Murrieta will also explore the granting of regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City will encourage development of projects targeted for special needs groups through the incentives mentioned above. As housing is developed or identified, the City will collaborate with the Inland Regional Center (IRC) to implement an outreach program including but not limited to the following actions:

- Providing online and print education of housing and services available for persons with physical and developmental disabilities for households/persons within the City
- Provide information at City Hall and plan at least at least one community workshop to develop critical path ideas and solutions for increasing housing access

- Meet developers annually, and as requested, to provide information about opportunities to include accessible housing in new developments

**Timeframe:** Continue implementation of existing programs upon adoption of 6<sup>th</sup> cycle Housing Element, Implement outreach program and potential incentives within 18 ~~month~~months  
**Responsible Agency:** City of Murrieta Development Services, Community Services  
**Funding Sources:** General Fund

### Policy Action 4-2: Fair Housing

The City utilizes the Fair Housing Council of Riverside County (in part funded by the County of Riverside CDBG) and has been successful in past outreach efforts (Appendix A). The City will prioritize the provision of fair housing services and information to residents in the housing cycle. The City will continue to cooperate with the Fair Housing Council, to mediate housing issues involving Murrieta residents. Actions include the following:

- The City will provide information about tenant and landlord housing rights at City Hall, on the City's website and in other public places to increase awareness within the housing cycle.
- The City will meet with the Fair Housing Council of Riverside County to establish areas of need, program actions and connect on available resources.
- The City will also host a minimum of two outreach and informational workshops during the planning period to increase fair housing rights awareness and increase opportunities for fair housing education.
- The City will collaborate with the County of Riverside to host a minimum of one stakeholder meeting to engage with local ~~organizatin~~organizations, ~~non-profits~~nonprofits, housing developers and interested parties regarding continued and existing fair housing concerns.

**Timeframe:** Initiate program upon adoption of 6<sup>th</sup> Cycle Housing Element, annual implementation 2021-2029  
**Responsible Agency:** City of Murrieta Development Services, Fair Housing Council  
**Funding Sources:** General Fund, County of Riverside

### Policy Action 4-3: Affirmatively Furthering Fair Housing

Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristic, as defined by California law.

The Housing Element contains analysis of contributing factors to fair housing issues within Murrieta and determined the following factors were applicable

- **Affordable Housing** - The 2014 A.I. identified affordable housing as an impediment to fair housing choice, indicating that “one of the biggest problems facing low-income individuals is the gap between what they can afford to pay for housing and the actual cost of that housing.” As of 2019, the Regional AI does not consider affordable housing to be an impediment to fair housing choice as it is seen as a result of market conditions. However, limited housing choice and opportunity

creates disproportionate burdens on low income households or often households which are considered a protected class. Increased opportunity for affordable housing lessens the burden of cost and displacement.

- **Discrimination against Persons with Disabilities** – Consistent with findings in the 2014 A.I., nearly 63 percent of the discrimination complaints in the County of Riverside over the last five years were on the basis of physical or mental disability. In total, there were 3,108 fair housing complaints surfaced through the work of the Fair Housing Council of Riverside County (FHCRC) over the last five years, with 1,586 or 51.03 percent of all discrimination cases reported on the basis of physical disability and with 370 or 11.90 percent of all discrimination cases reported on the basis of mental disability. While direct data for discrimination against persons with disabilities is not available for the City of Murrieta, there is limited accessible and affordable housing for persons with disabilities. In total 10.5 percent of persons in the City of Murrieta have identified as disabled, just below the 11.6 percent in the County of Riverside. While the City reviews reasonable accommodation requests on a case by case basis, there is a lack of affordable accessible housing.

To City is committed to taking meaningful actions to mitigate or remove fair housing issues within Murrieta. The City will take the following actions for each of the contributing factors identified:

- **Housing Cost and Affordability**
  - Promote construction of ADUs throughout the community.
  - Work with developers to utilize density bonus and other incentives to create affordable housing
  - Continue to work with the County of Riverside on distribution of Section 8 Housing Choice Vouchers
  - Promote development of affordable housing in high resources areas.
  - Utilize existing incentives to increase feasibility of affordable housing.
  - Implement Policy Action 2-2, Policy Action 2-8, Policy Action 3-3, Policy Action 3-4, and Policy Action 4-6, Policy Action
- **Access to Opportunities for Persons with Disabilities**
  - The City currently has outline Reasonable Accommodation procedures in the Murrieta Development Code, the City will continue to review and prioritize the approval of reasonable accommodations requests on a case by case basis.
  - Review and revise the development code for Reasonable Accommodations Findings as appropriate to mitigate impediments to fair housing (Policy Action 1-10)
  - Implement Policy Action 1-10, Policy Action 4-1, and Policy Action 4-5

Additionally, the City will partner with capable organizations to review housing discrimination complaints, attempt to facilitate equitable resolution of complaints, and, where necessary, refer complainants to the appropriate state or federal agency for further investigation and action.

**Timeframe:** Develop strategy for program implementation within 8 months of adoption of the Housing Element Implement programs on an ~~ongoing-annual~~ bases, beginning within 12 months of adoption  
**Responsible Agency:** City of Murrieta Development Services, Community Services

Funding Sources: General Fund

**Policy Action 4-4: Homeless Assistance Program**

The City has been successful in providing funding to local organizations for providing shelter and services to individuals experiencing homelessness. The City currently provides housing and shelter information to the community and the City will continue to provide adequate information to the community through a variety of means. The City is a co-founder of the Regional Homeless Alliance, a collaboration of five cities (Murrieta, Temecula, Lake Elsinore, Menifee, and Wildomar) that coordinate homeless services. Each city contracts with Social Work Action Group (SWAG) for homeless outreach and street services. Additionally, the City partners with other non-profit housing providers (ie., Project Touch) and works within the Coordinated Entry System administered by Riverside County. Financial support is provided for an inclement weather winter shelter each year. Within the Murrieta Police Department, a Community Behavioral Health Assessment Team (CBAT) pairs a licensed clinical social worker with an officer specially trained in mental health issues to provide services, including to homeless individuals. In addition to committed General Fund dollars, the City will ~~continue annually review to apply for~~ grant opportunities for housing and street outreach, and apply for available grants annually (if available).

**Timeframe:** Initiate program upon adoption of 6<sup>th</sup> Cycle Housing Element, Ongoing  
**Responsible Agency:** City of Murrieta Development Services, Community Services  
**Funding Sources:** General Fund, Grant Funding

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**Policy Action 4-5: Provisions for Special Needs Households**

The City understands Special Needs groups may have unique housing needs that developers do not typically address in traditional housing development. To encourage private development to address special needs design features the City will work with developers to implement required universal design features as well as consider additional incentives to support special needs households, such as:

- Streamlined review process and the use of CEQA Categorical Exemptions where and when appropriate
- Reduced permitting and processing fees for projects aimed at supporting the varying needs of special needs population
- Annual outreach to connect local organizations and ~~non-profits~~ nonprofits with developers to increase accessibility in housing, housing near resources such as day care centers, ~~affordable~~ affordable grocers/markets, job centers and medical centers.

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Additionally, the City will continue to annually support, through CDBG funding, a variety of non-profits who provide resources to special needs households. Existing non-profits the City currently supports through CDBG, and will continue to work with, include the following:

- Community Food Pantry of Murrieta
- Michelle’s Place
- Assistance League of Temecula Valley

- Oak Grove Center for Education Treatment
- SAFE Alternatives for Everyone
- Rosa Again Foundation
- Boys and Girls Club of Southwest County

**Timeframe:** Implement existing programs upon adoption of 6<sup>th</sup> Cycle Housing Element,  
**Responsible Agency:** City of Murrieta Development Services, Community Services  
**Funding Sources:** General Fund, Grant Funding

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#### **Policy Action 4-6: First-Time Homebuyer**

Murrieta has established a City operated first-time homebuyer program in order to assist lower income residents to become homeowners of affordable housing. Residents can seek assistance, through funding provided by the City’s Housing Authority, in purchasing new for-sale affordable units in the City with a low interest loan . The City’s program may provide up to 20 percent down payment assistance to qualified affordable buyers or a lump sum amount, such as \$30,000 depending on the affordability level of the unit and the funding available to the Housing Authority. For the 2021-2029 planning period the City will set-aside Housing Authority funds, with a goal of supporting at least 5 residents with first-time homebuyer loans for 5 affordable units.

**Timeframe:** Initiate within 12 months of adoption of 6<sup>th</sup> Cycle Housing Element  
**Responsible Agency:** City of Murrieta Development Services , Housing Authority  
**Funding Sources:** Housing Authority

### ***Housing Goal #5: Provision of adequate sites to accommodate community housing needs.***

**Policy 5.1:** Identify a variety of sites to accommodate housing growth need by income categories to serve the needs of the entire community

**Policy 5.2:** Maintain a sites inventory to accommodate the City’s share of the Regional Housing Needs Allocation (RHNA) throughout the 6<sup>th</sup> cycle’s 2021-2029 planning period.

#### **Implementing Actions**

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#### **Policy Action 5-1: Ensure Availability of Adequate Sites to Accommodate Allocated Regional Housing Growth Throughout the 2021-2029 Planning Period**

The City of Murrieta has a total Regional Housing Needs Assessment (RHNA) allocation of 3,043 units. State law requires the City of Murrieta to identify adequate sites to accommodate its fair share allocation for the 6th Cycle Housing Element. The City has identified existence of sites to accommodate RHNA need, these sites do not require rezones or other changes to existing land use policy; those sites identified are contained in Appendix B of this Housing Element. This City has identified these sites through extensive analysis in collaboration with stakeholders, property owners, the general public at a variety of workshops and elected and appointed officials. Only a portion of these identified sites are necessary to accommodate



the City’s 2021-2029 RHNA planning goal. These sites have undergone a rigorous process to evaluate site features, development potential, developer/owner interest and other factors to deem them appropriate for housing.

In addition, the City has identified several sites from the 5th Cycle Housing Element that will be utilized in the 6th Cycle Housing Element. These sites will require additional policy considerations as stated in this document, Policy Action 1-9.

These sites are described in map and tabular format in **Appendix B** of this Housing Element.

**Timeframe:** Initiate program upon adoption of 6<sup>th</sup> Cycle Housing Element, Annual  
**Responsible Agency:** City of Murrieta Development Services, Housing Authority  
**Funding Sources:** General Fund, Housing Authority Funds

### Policy Action 5-2: Accessory Dwelling Unit Construction

The City of Murrieta believes Accessory Dwelling Units (ADUs) are a demonstrated method to provide affordable housing in the City. Due to recently adopted legislation, the ability to entitle and construct ADUs has increased significantly. The City recognizes the significance of this legislation as evidenced by a marked increase in ADU permit applications. Due to this legislation, the City believes aggressive support for ADU construction will result in increased opportunities for housing including affordable units.

The City will aggressively support and accommodate the construction of at least 88 ADUs by a variety of methods, including but not limited to:

- Developing a implementing a public awareness campaign for construction of ADUs with a systematic approach utilizing all forms of media and outreach distribution
- Preparing and maintaining a user-friendly website committed to information related to codes, processes, and incentives pertaining to the development of ADUs and JADUs in the City.
- Evaluating and assessing the appropriateness of additional incentives to encourage ADU development.

**Timeframe:** Analyze methods within 12 months of Housing Element adoption; Establish programs and incentives within 24 months of Housing Element adoption.  
**Responsible Agency:** City of Murrieta Development Services  
**Funding Source:** General Fund

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### Policy Action 5-3: Accessory Dwelling Units Monitoring Program

The City will establish an ADU Monitoring Program during the 2021-2029 Housing Element Planning Period to formally track ADU development. The analysis will track applications for ADUs, location, and other important features. The intent of the Monitoring Program is to track progress in meeting 2021-2029 ADU construction goals and to evaluate the need to adjust programs and policies if the pace of construction is less than anticipated. Should the monitoring program find that the City is not observing the expected ADU construction progress, the City will initiate additional actions which may include:

- Identifying supplementary funding sources to subsidize ADU development

- For example, the City may utilize Housing Authority funds to establish affordable ADUs.
- Explore feasibility of developing by-right permit- ready ADU plans
- Additional streamlining of permit processing and/or reduction or subsidizing development and impact fees

**Timeframe:** Establish monitoring program within 6 months of Housing Element Adoption, evaluate annually for adequacy and implement incentives based upon findings, implement incentives within 24 months if ADUs are permitted at the rates estimated.

**Responsible Agency:** City of Murrieta Development Services, Housing Authority

**Funding Source:** General Fund, Housing Authority

#### **Policy Action 5-4: Conversion of Existing, Non-Permitted Accessory Dwelling Units**

The City will establish a program to allow for the conversion of non-permitted accessory dwelling units to legally conforming units. This program will allow homeowners with existing illegally established accessory dwelling units to achieve legal, permitted status. The intent of the Program is to permit, inspect, and legalize existing unpermitted ADUs of any size. Actions include:

- Creating a process for conversion of non-permitted ADUs
- Develop an outreach program to disseminate the opportunities and increase awareness of property owners

**Timeframe:** Establish program within 24 months of Housing Element Adoption, implement annually

**Responsible Agency:** City of Murrieta Development Services, Code Enforcement, Murrieta Fire & Rescue

**Funding Source:** General Fund

### **C-D Summary of Quantified Objectives**

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 2021-2029 Housing Element presents the anticipated and potential affordable housing development for the planning period starting on June 30, 2021.

**Table 4-1** presents the City’s quantified objectives in four categories:

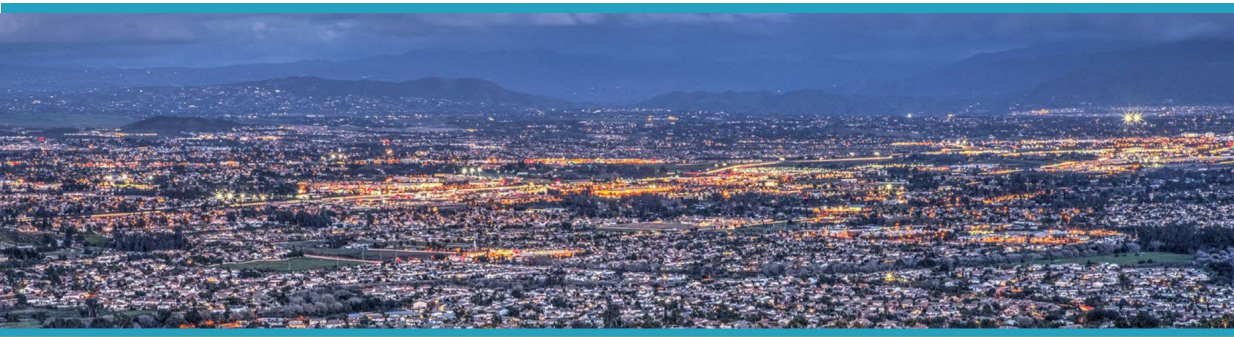
- Construction of units as projected by the Regional Housing Needs Assessment allocations
- Construction of accessory dwelling units
- Preservation of exiting deed restricted units at risk of conversion to market rate
- Rehabilitation of units with various issues impeding health, safety and livability



**Table 4-1: Summary of Quantified Objectives**

Income Group	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (RHNA)	504 units*	504 units	584 units	545 units	906 units	<b>3,043 units</b>
Accessory Units		51 units		30 units	7 units	<b>88 units</b>
Preservation		40 <u>units</u>		0 <u>units</u>	0 <u>units</u>	<b>40 units</b>
Rehabilitation		0 <u>units</u>		0 <u>units</u>	3 <u>units</u>	<b>3 units</b>

\*Extremely Low Units are defined by HCD as half of the City's Very-Low Income need.





## Appendix A

*Review of Past Performance*

~~OCTOBER-FEBRUARY 2022~~ – ~~HCD REVIEW~~ DRAFT



## Appendix A: Review of Past Performance

The following chart is a review of the City of Murrieta’s housing project and program performance in the 2014-2021 Planning Period. It is an evaluation of the 5th cycle’s Policy Program and considers the City’s progress towards completing all programs outlined within the previous 5th Cycle Housing Element.

### Program Evaluation

The City of Murrieta has demonstrated a significant effort in working towards accomplishing many of the objectives set for the programs of the past cycle. During the fifth cycle, the City completed a number of key programs to support housing opportunity and made substantial progress towards many of its programs. The City’s successful programs have been identified as continued for the sixth cycle, due to their success in the fifth cycle.

As a part of analyzing prior programs, the element must provide an explanation of the effectiveness of goals, policies, and related action in meeting the housing needs of special needs populations. The table below provides an overview of the County’s prior program accomplishments; achievements related to special needs populations are summarized below:

- Seniors: The City of Murrieta supported the senior population through a variety of programs specifically focused on the development of affordable housing as many seniors are on restricted incomes and are in need of affordable housing options. Throughout the 5th cycle (2014-2021) the City approved a total of 2 projects that utilized the City’s density bonus ordinance increasing the City’s stock of affordable housing units. In addition, the City allowed the construction of ADUs “by-right” which resulted in the City approving 6 new ADUs. While the units produced through these programs are not age-restricted, they do help to increase the supply of affordable housing that is potentially available to seniors. Additionally, the City provided information about housing choice vouchers and housing assistance at the counter and on the City’s webpage both of which provide important supportive resources for lower income households, including senior households.
- Persons with Disabilities: The City of Murrieta supported persons with disabilities by adopting an ordinance establishing a reasonable accommodation procedure to address existing constraints to the provision of accommodations for persons with disabilities. ~~The~~In total,

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from 2014-2021 the City approved 2 new reasonable accommodations requests. Additionally, the City provided information about housing choice vouchers and housing assistance at the counter and on the City's webpage to better inform those in need of subsidies housing, including persons with disabilities.

- **Large Households:** To support large households the City of Murrieta implemented a program that provided incentives for the developments of large multifamily units. Over the 5<sup>th</sup> Cycle the City approved and entitled a 196-unit multi-family project which included 20 -low-income units prior to building permit issuance. The City has also approved the Vista Bella Duplex project of 80 units and the Mitchell Apartments project of 251 units. Both of which included units with 3 or more bedrooms.

- **Farm workers:** Data on the number of farm workers is compiled at a State and County level only, making it difficult to determine the estimated number of farm workers residing in Murrieta. For reference, within Riverside County, there were a total of 11,365 hired farm workers in 2017. Nonetheless, farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next. According to the California Employment Development Department, the average farm worker (Farming, Fishing, and Forestry Occupation) earned between \$22,000 and \$35,000 annually. This annual income would place each individual or household in the very low-income bracket for Murrieta. Therefore, the City can support its undetermined number of farmworkers reasonably through programs and services targeting low and extremely low-income households, as discussed under the Extremely Low-Income population subsection. ~~The~~

- **Single-Parent Households:** The City of Murrieta supported single-parent households through a variety of programs that increased the affordable housing stock, provided supportive services, and made information regarding affordable housing resources easily accessible. Throughout the 5th cycle the City approves 2 projects that included affordable units as they utilized the City's density bonus ordinance as well as a 196-unit multi-family project which included 20 -low-income units. ~~The~~ The City also provided information about housing choice vouchers and housing assistance at the counter and on the City's webpage both of which provide important supportive resources for lower income households, including single-parent households.

Additionally, the City annually allocated CDBG funding to various non-profits to provides residents with the following services that would support special needs populations including single-parent households:

- o Food and supplementary resource assistance

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- [Clothing for low-income residents](#)
- [Scholarships for students](#)
- [Programs for at-risk children and families](#)
- [Assistance to families experiencing domestic violence](#)
- [Assistance to children in foster care](#)
- [Summer school programs, afterschool programs](#)
- [Outpatient health services](#)

▲ **Un-Housed:** [The City supported persons experiencing homelessness by co-founded the Regional Homeless Alliance which is a collaboration of five cities and non-profit partners to provide solutions to homelessness. The funding associated with the Alliance is allocated for outreach, encampment clean ups, GIS mapping, and housing navigation services. Additionally, the City helped support Project Touch, a nonprofit partner, with an annual Inclement Weather program, and worked with fifteen shelters to provide emergency shelter to the community. The](#)

▲ **Extremely low-income households:** [The City of Murrieta supported extremely low-income households through a variety of programs that provided housing resources, information about supportive services, and funding, Throughout the 5th cycle the City helped support Project Touch, a nonprofit partner, with an annual Inclement Weather program, and worked with fifteen shelters to provide emergency shelter to the community. The City allowed the construction of ADUs “by-right” which resulted in the City approving 6 new ADUs. While the units produced through these programs are not income specific, they do help to increase the supply of affordable housing that is potentially available to extremely low income. The City also provided information about housing choice vouchers and housing assistance at the counter and on the City’s webpage both of which provide important supportive resources for lower income households, including extremely low-income households.](#)

▲ [Additionally, the City annually allocated CDBG funding to various non-profits to provides residents with the following services that would support special needs populations including extremely low-income households:](#)

- [Food and supplementary resource assistance](#)
- [Clothing for low-income residents](#)
- [Scholarships for students](#)

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- [Programs for at-risk children and families](#)
- [Assistance to families experiencing domestic violence](#)
- [Assistance to children in foster care](#)
- [Summer school programs, afterschool programs](#)
- [Outpatient health services](#)

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Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
<b>Goal 1: Provide adequate housing opportunities throughout the City of Murrieta.</b>			
<b>1.1 General Plan Review</b>	Periodically review the Zoning Code for inconsistencies and standards that may prevent the development of affordable housing.	A series of Code Updates to the Development Code have been recently approved by the City Council. As an example, the Development Code has been recently amended to remove the requirement for a Development Permit for single-family residences and accessory structures, which include second dwelling units (building permit only). This provides reduced cost and a streamlined review process for accessory dwelling units.	<b>Modified.</b> The program was ongoing throughout the 2014-2021 cycle and will be continued and modified into the 2021-2029 period to keep the Housing Element in compliance with state laws.
<b>1.2 Land Use Database</b>	Provide information on development opportunities to interested developers on-line, at City Hall and in other public places.	City staff meets with developers of affordable housing projects to identify potential locations for affordable housing. 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	<b>Continued.</b> The program was ongoing throughout the 2014-2021 cycle, and the City will continue to meet with developers and provide the necessary information in efforts to increase affordable housing in the City.

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
		of providing City-owned land for the development of new affordable units.	
<p><b>1.3 First Time Home Buyer Assistance Program</b></p>	<p>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 website and in other public places to increase awareness.</p>	<p>With the dissolution of the Murrieta Redevelopment Agency in January 2012, funding for this program was suspended. Therefore, the City was not able to utilize this program or provide homebuyer assistance. 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. The City continues to seek funding opportunities to support the First-Time Home Buyer Assistance programs. City staff works with potential buyers and County of Riverside to bring awareness to new programs for qualified buyers.</p>	<p><b>Modified.</b> The program was not in effect during 2014-2021 cycle due to a lack of funding, the City will modify the Program into the sixth cycle and will make the necessary updates to increase accessibility of information to residents and identify alternative resources for funding to assist potential affordable first-time homebuyers. The Murrieta Housing Authority will remain in charge of this program.</p>
<p><b>1.4 Land and Property Acquisition Program</b></p>	<p>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 website and in other public places to increase awareness.</p>	<p>As the funding mechanism for the acquisition of potential affordable housing sites has not been identified since the dissolution of the Redevelopment Agency, the City is continuously seeking new funding sources.</p>	<p><b>Modified.</b> The program was ongoing throughout the 2014-2021 cycle; however, no funding sources were identified. The program will be modified and adjusted as appropriate, and the City will continue to make diligent efforts to seek funding sources to increase affordable housing opportunities.</p>



Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
<b>1.5 Lot Consolidation Program</b>	Encourage developers to utilize the lot consolidation program, through incentives, where smaller parcels exist to achieve more efficient building design. Promote the program at City Hall, on its website and will evaluate requests on a case-by-case basis.	Incentives for developers to encourage lot consolidation are provided. Currently, the City provides information and the application for lot consolidation on the City’s Webpage, here: <a href="https://www.murrietaca.gov/DocumentCenter/View/402/Parcel-Merger-Guidelines-PDF">https://www.murrietaca.gov/DocumentCenter/View/402/Parcel-Merger-Guidelines-PDF</a> . The Downtown Specific Plan offers incentives for lot consolidation.	<b>Continued.</b> The program was ongoing throughout the 2014-2021 cycle. The program will continue through the 2021-2029 cycle and will make evaluations as projects are submitted to the Murrieta Development Services and Public Works.
<b>1.6 Large Sites Program</b>	The City will promote the program at City Hall, on its website and will evaluate requests on a case-by-case basis.	The City continues to meet with developers of large housing projects to evaluate the feasibility of affordable housing and the availability of property.	<b>Continued.</b> The program was ongoing throughout the 2014-2021 cycle. The program will continue through the 2021-2029 cycle and will make evaluations as projects are submitted to the Murrieta Development Services.
<b>1.7 Housing for extremely Low-Income Families</b>	The City will promote the programs with funding available at City Hall, on its website and will evaluate requests from developers on a case-by-case basis.	The City continues to monitor the availability of funding sources for the construction of low-income housing. Staff routinely meets with developers to provide guidance. The City currently provides a list of all affordable apartments and housing units within the City, on the Murrieta Housing Authority webpage. The City did not receive applications for projects containing units affordable to extremely low-income households were developed during the 5 <sup>th</sup> cycle planning period.	<b>Modified.</b> The program will continue into the 2021-2029 cycle and the City will make diligent efforts to identify funding availability; Promotional materials will be prepared, discussed and provided to multifamily developers. The City has affordable projects in process at Adams Ave. and on Los Alamos Road which may include housing for extremely low-income families. The City continues to work to provide funding to the projects.



Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
<b>Goal 2: Conserve and enhance the quality of existing housing and residential neighborhoods.</b>			
<b>2.1 Property Maintenance Enforcement</b>	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.	The City's Code Enforcement continues to monitor and respond to calls regarding property maintenance to ensure compliance with the California Building Code (CBC) and the City's Municipal Code.	<b>Continued.</b> The program was ongoing throughout the 2014-2021 cycle. The City will continue to monitor and respond to all complaints to ensure safety of residents and compliance with the CBC and the City's Municipal Code.
<b>2.2 Monitor Affordable Units</b>	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.	The City performs annual recertifications to verify income eligibility. A list of the affordable housing units is listed on the City's website ( <a href="https://www.murrietaca.gov/301/Housing-Authority">https://www.murrietaca.gov/301/Housing-Authority</a> ) The City provides an Annual Housing Report to HCD with the latest information on the affordable units in the City.	<b>Continued.</b> The City will continue to maintain a list of affordable units and perform annual recertifications in the 2021-2029 planning period. The City will continue to provide Annual Housing Reports to HCD.
<b>2.3 Purchase Housing Covenants</b>	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 website and in other public places to increase awareness.	The City is currently searching for funding sources to have available and assist in the purchase of housing covenants.	<b>Modified.</b> The program will be modified as appropriate for the 6 <sup>th</sup> cycle. The City will continue to make diligent efforts to identify funding sources and create focused efforts to work with developers and property owners to preserve existing affordable housing.

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
<p><b>2.4 Neighborhood Stabilization Program</b></p>	<p>Support local organizations to ensure their continued ability to provide services to residents.</p>	<p>Annually, the City Council allocates Community Development Block Grant funding to various non-profits that provide services to city residents. Services provided to residents include the following:</p> <ul style="list-style-type: none"> <li>• Food and supplementary resource assistance</li> <li>• Clothing for low-income residents</li> <li>• Scholarships for students</li> <li>• Programs for at-risk children and families</li> <li>• Assistance to families experiencing domestic violence</li> <li>• Assistance to children in foster care</li> <li>• Summer school programs, afterschool programs</li> <li>• Outpatient health services</li> </ul>	<p><b>Modified.</b> The City has made diligent efforts to support local organizations to provide services to residents and will continue to do so through the 2021-2029 planning period. The program has been adjusted as appropriate and will continue in the 6<sup>th</sup> cycle.</p>
<p><b>2.5 Energy Efficient Design</b></p>	<p>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.</p>	<p>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 2015, the City has developed and is using a "streamlined" permitting process for solar installations and is in compliance with the California Building Code.</p>	<p><b>Continued.</b> The City recognizes the importance of encouraging energy efficient design, particularly in the design of new residential units for lower income households. The program was ongoing through the 2014-2021 planning period and will continue to provide information on available programs and funding opportunities to residents on City website and at City Hall.</p>

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
<b>2.6 Riverside County Partnership Program</b>	Increase resident awareness about housing programs offered by the County by providing information at City Hall and on City's website.	A Mortgage Credit Certificate (MCC) entitles qualified home buyers to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid during the year on a home mortgage. This tax credit allows the buyer to qualify more easily for a loan by increasing the effective income of the buyer. In January 2014, the City Council approved the Mortgage Credit Certificate Program with the County of Riverside Economic Development Agency.	<b>Continued.</b> The City will continue to provide information about housing programs offered by the County through the City's webpage and other outreach efforts.
<b>Goal 3: Minimize the impact of governmental constraints on housing production and affordability.</b>			
<b>3.1 Density Bonus Ordinance</b>	Provide information about such incentives at City Hall, on the City's website and in other public places to increase awareness.	In August of 2019 the City developed and passed an ordinance which amended Title 16, Article III Section 16.20 of the Murrieta Municipal Code to make the development code consistent with State Density Bonus Law. 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 following the State law and the Development Code. Staff works with developers to discuss the various incentives that are possible by including	<b>Modified.</b> The City recognizes the importance of offering incentives like the density bonus incentive and will continue to provide this incentive in the future. The program was ongoing in the 2014-2021 planning period, and density bonus projects were approved. The City will continue perform all required updates to the local Density Bonus Ordinance to meet the requirements of State law.



Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
		<p>density bonus in the proposal to encourage multi-family development.</p> <p>Throughout the 5<sup>th</sup> cycle (2014-2021) a total of 2 projects were proposed utilizing the City's density bonus ordinance and subsequently approved by the City's Planning Commission and City Council.</p>	
<p><b>3.2 Permit Processing Time</b></p>	<p>Provide information about permit streamlining at the City Hall, on the City's website and other public places to increase awareness.</p>	<p>The City has streamlined the process for solar projects and continues to look at ways to further refine its overall permitting process. The City has added additional staff members in the Development Services and Building Departments to streamline the discretionary and building permit review and provide expedited review for all permits. The City is implementing a new software program that will allow reporting of permit timeline metrics to applicants and the public, as well as provide efficiencies for permit processing. The City has implemented a Permit and Service Delivery Guide to provide information to applicants as to how to navigate the permit process. <a href="http://www.murrietaca.gov/805/Process-Guides">http://www.murrietaca.gov/805/Process-Guides</a></p>	<p><b>Modified.</b> The City will adjust the program in the 2021-2029 planning period to implement a new software program to allow reporting of permit timeline metrics to applicants and the public, as well as provide efficiencies for permit processing. The City will make diligent efforts to increase awareness of the streamlining process. The City will continue to implement the Permit and Service Delivery Guide and update as necessary in the planning period.</p>

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
<p><b>3.3</b> <b>Fee subsidies for Extremely Low-Income Households</b></p>	<p>Provide information about fee subsidies for projects that include units affordable to ELI households at City Hall, on the City's webpage and by creating a handout to be distributed as requested at the City's public counter.</p>	<p>The City continues to research and pursue permanent funding sources to subsidize fees for extremely low-income households. The City provided information about housing choice vouchers and housing assistance at the counter and on the City's webpage. No additional funds were identified during the 5<sup>th</sup> cycle to implement supplementary subsidies to low-income households.</p>	<p><b>Modified.</b> 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. This program was ongoing throughout the 2014-2021 planning period. The City will continue to seek alternative and permanent funding sources, such as Housing Authority funding, for affordable developments and will continue to provide information to the public through various outreach methods.</p>
<p><b>3.4</b> <b>Incentives for Large Multifamily Units</b></p>	<p>Aim to construct 16 multi-family rental projects to include three or more bedrooms in the planning period.</p>	<p>A 196-unit multi-family project which included 20 -low-income units was approved/entitled (bedroom sizes to be determined) prior to building permit issuance.</p> <p>This City has also approved the Vista Bella Duplex project of 80 units and the Mitchell Apartments project of 251 units. Both of which included units with 3 or more bedrooms.</p>	<p><b>Modified.</b> This program was ongoing through the 2014-2021 planning period. The program was been modified as appropriate for the 6<sup>th</sup> cycle.</p>



Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
<b>3.5 Residential Development Standards</b>	Review development standards to identify constraints and remove or offset constraints and remove or offset constraints where possible.	The City continues to review Development Standards to ensure they are not creating unnecessary constraints that could result in the construction of affordable units. The City Council recently amended the Development Code for a fourth time to remove the Development Permit requirements for ADUs in order to meet new State laws.	<b>Continued.</b> The City will review development standards annually and throughout the entitlement process. The program was ongoing in the 2014-2021 planning period and will continue into the 2021-2029 planning period. A 5 <sup>th</sup> Code Update is currently in process and expected to proceed to hearing early in the planning period with additional updates to Residential Development Standards to provide flexibility.
<b>3.6 Second Dwelling Unit Permits</b>	Provide information to developers and the residents regarding second dwelling unit(s) (ADU) permits at Development Services Department's Public Counter and on City's webpage.	The City continues to review and update Development Standards to ensure they are not creating unnecessary constraints that could impede the construction of Accessory Dwelling Units. Currently construction of an ADU is allowed "by-right" provided specific conditions are met, as detailed on the City's website: ( <a href="https://www.murrietaca.gov/DocumentCenter/View/2171/Accessory-Residential-Dwelling-Units-IB-108?bidId=">https://www.murrietaca.gov/DocumentCenter/View/2171/Accessory-Residential-Dwelling-Units-IB-108?bidId=</a> ) Over the 2014-2021 Planning Period the City approved 6 ADUs.	<b>Continued.</b> The City recognizes ADUs (second units) as an affordable housing option and will continue to allow for ADUs to be constructed. The City will continue to provide information to developers and the residents regarding ADU permits at Development Services Department's Public Counter and on City's Webpage. Early in the planning period, from July-September 2021, the City has already approved 3 more ADUs.
<b>3.7 Water Sewer Service Providers</b>	Ensure that water and sewer providers are aware of the City's intentions for residential development throughout the City.	The City provides a transmittal of all new residential development projects proposed in the City to the four water districts and meets with them to ensure adequate water	<b>Continued.</b> As required by State law, the City will submit the final 2021-2029 Housing Element to local water and sewer providers for their

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
		and sewer infrastructure is planned for and will be available to serve new residential development. The City prepared a Water Study as part of the General Plan Update to plan for service in a large area of the City with residential development that is currently un-served by water and sewer: <a href="http://www.murrietaca.gov/DocumentCenter/View/3478/Appendix-D---Water-Study">http://www.murrietaca.gov/DocumentCenter/View/3478/Appendix-D---Water-Study</a>	review and input. The City will continue to work to provide water and sewer service to residential development throughout the City.
<b>3.8 Flood Management</b>	Ensure that flood risks are considered when making land use decisions.	The City completed an update of the Safety Element and subsequent flood zone and management maps were revised in 2011. The City has and will continue to consider Flood Zones (areas) when reviewing new residential development/land uses within the identified flood areas in the City.	<b>Completed.</b> The City completed a General Plan update in 2011, and the Safety and Conservation Elements were appropriately revised, however, the City will continue to monitor residential developments proposed in Flood Zones.
<b>Goal 4: Promote equal housing opportunity for all residents.</b>			
<b>4.1 Reasonable Accommodation</b>	Provide information about reasonable accommodation provisions at City Hall (Public Counter), on the City's website and other public places to increase awareness.	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	<b>Continued.</b> The program was ongoing during the 2014-2021 cycle. 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.

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
		<p>funds. The City provides information on the website and at the Development Services Department's public counter with regards to reasonable accommodation provisions.</p> <p>In total, from 2014-2021 the City approved 2 reasonable accommodations requests.</p>	
<p><b>4.2 Fair Housing</b></p>	<p>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.</p>	<p>The City contracts with the FHCRC in partnership with Riverside County to provide the following fair housing services to residents:</p> <ul style="list-style-type: none"> <li>• Anti-Discrimination services including free educational workshops, outreach to the community, and the investigation of discrimination complaints</li> <li>• Landlord/Tenant services including investigating complaints, mediation, and educational workshops</li> <li>• First-time homebuyer assistance and pre-purchase consulting services including educational workshops, instructions and pre-purchasing decisions</li> <li>• Foreclosure prevention services and loan modification services</li> <li>• Credit counseling to assist building credit, improving credit scores,</li> </ul>	<p><b>Continued.</b> The program was ongoing during the 2014-2021 cycle. 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 2021-2029 Housing Element.</p>

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
		<p>reducing debt and getting out of debt, budgeting and planning</p> <ul style="list-style-type: none"> <li>Fair housing training services including workshops for landlords, managers and owners in the following areas: Landlord/Tenant issues, First-Time Homebuyer, Foreclosure Prevention, and Fair Housing Laws.</li> </ul> <p>The City continued to provide resources to Murrieta residents about services provided through the FHCRC and worked with the council to increase participation of both landlords and tenants in educational trainings.</p>	
<p><b>4.3 Homeless Assistance Program</b></p>	<p>Monitor the number of homeless individuals in the City and provide referrals to the appropriate organizations.</p>	<p>The City co-founded the Regional Homeless Alliance, a collaboration of five cities and non-profit partners to provide solutions to homelessness. The City provides information and lists of resources and shelters on the City’s web, here: <a href="https://murrietaca.gov/DocumentCenter/View/1314/Community-Resource-Guide-PDF">https://murrietaca.gov/DocumentCenter/View/1314/Community-Resource-Guide-PDF</a>. Funding is allocated for outreach, encampment clean ups, GIS mapping, and housing navigation services.</p>	<p><b>Continued.</b> 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 residents experiencing homelessness.</p>
<p><b>Goal 5: Identify adequate sites to achieve housing variety.</b></p>			



Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
<p><b>5.1</b>  <b>Ensure Adequate Sites to Accommodate Allocated Regional Housing Growth</b></p>	<p>Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development. Make vacant and underutilized residential sites inventory available on the City's website to non-profit and for-profit housing developers.</p>	<p>Development on sites that have been identified on the Housing Element to accommodate the RHNA allocation has been included in the annual progress report. The City Council recently approved the sale of two properties in order to finance a third property, which will be built with affordable housing (200 units of various lower income levels). The City recently completed a General Plan Update in July 2020 that added capacity of more than 1,000 additional units to the City by replacing Office Research Park with Multi-Family and Single Family Residential:  <a href="http://www.murrietaca.gov/267/Focused-General-Plan-Update-Information">http://www.murrietaca.gov/267/Focused-General-Plan-Update-Information</a></p>	<p><b>Modified.</b> The City will continue to make available appropriate sites to accommodate their RHNA allocation and will continue to provide information to interested developers. Annual reports will be prepared throughout the planning period and the program will be included in the 6<sup>th</sup> cycle. The City will continue to implement the updated General Plan including the new housing sites recently created.</p>

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
<p><b>5.2 Provide Emergency and Transitional Housing</b></p>	<p>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.</p>	<p>Murrieta continues to provide administrative support to the Regional Homeless Alliance, a collaboration of five cities in Southwest Riverside County. The City helps support Project Touch (a nonprofit partner) with an annual In-clement Weather program, and takes part within the Riverside County Continuum of Care. The City is seeking grant funding for homeless assistance and sheltering</p> <p>Currently the City works with fifteen shelters to provide emergency shelter to the community. More information on the emergency shelters is available on the City's webpage here:  <a href="https://murrietaca.gov/DocumentCenter/View/1314/Community-Resource-Guide-PDF">https://murrietaca.gov/DocumentCenter/View/1314/Community-Resource-Guide-PDF</a></p>	<p><b>Modified.</b> The City completed Development Code amendments to ensure that emergency and transitional housing opportunities are permitted in the appropriate zones as required by State law. This program will be included in the 2021-2029 Housing Element as a program to continue to monitor available sites.</p>



## Appendix B: *Adequate Sites*

~~OCTOBER-FEBRUARY 2022~~ 2021 - ~~HCD REVIEW~~ DRAFT



## Appendix B: Adequate Sites

### A. Candidate Sites Analysis Overview

The Housing Element is required to identify sites by income category to meet the City’s RHNA Allocation. The sites identified within the Housing Element represent the City of Murrieta’s ability to accommodate housing at the designated income levels within the planning period (2021-2029). These sites are either residentially zoned, within a specific plan entitled for residential development, or are located in another zone that allows for a residential use type. All sites to accommodate the RHNA are shown in **Figure B-1**, below. Appendix B provides detailed information on the sites identified to meet the City’s RHNA, including:

- Assessor Parcel Number (APN)
- Size (Acres)
- General Plan Land Use
- Existing On-site Uses
- Potential Development Capacity (Dwelling Units)
- Address
- Zoning
- Ownership
- Density

A summary of this information is included within the Housing Resources section (Section 3) of the City’s 2021-2029 Housing Element.

**Table B-1** shows the City’s 2021-2029 RHNA need by income category as well as a breakdown of the sites identified to meet that need. The analysis within Appendix B shows that the City of has the capacity to meet their 2021-2029 RHNA allocation through a variety of methods, including:

- Identification of capacity on existing, residentially zoned sites and specific plans
- Identification of capacity on existing, non-residentially zoned sites which permit residential as a primary use
- Future development of accessory dwelling units (ADUs)

**Table B-1: Summary of RHNA Status and Sites Inventory**

	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
<b>Total 2021-2029 RHNA Obligations</b>	<b>1,009</b>	<b>583</b>	<b>545</b>	<b>906</b>	<b>3,043</b>



## A. Adequacy of Sites to Accommodate RHNA

### 1. Water, Sewer and Dry Utility Availability

The City of Murrieta has water, sewer, and dry utilities (gas and electric) that exist or are planned to accommodate residential development in the community. The City has the infrastructure in place which is designed and located to accommodate potential for additional housing identified for the 6<sup>th</sup> Cycle Housing Element.

The City of Murrieta's Wastewater Section 5.16 of the General Plan Environmental Impact Report (EIR) identifies the sewer system distribution throughout the community. All of the public wastewater systems within the City of Murrieta are owned and operated by the four water districts: Rancho California Water District, Elsinore Valley Municipal Water District, Western Municipal Water District, and Eastern Municipal Water District. Additionally, the County of Riverside Department of Environmental Health (DEH) is the primary agency charged with regulating the design, construction, and maintenance of septic tanks, leach lines, seepage pits, and alternative on-site wastewater treatment systems (OWTS) throughout the areas of the City where no public sewer system is available. Through the year 2035 the City's General plan is expected to accommodate an increase of 10,734 units totaling 3,608.4 acre-feet (AF) of water use per year.<sup>1</sup> The City's housing growth projection can accommodate the 3,043 units of growth projected for the years 2021-2029 and expected water use within the growth considered in the General Plan to 2035.

All sites identified in the sites inventory have existing sewer system capacity and a sewer system capacity assurance plan is provide as part of the Management Plan to ensure the availability of future capacity citywide. Threshold criteria have been adopted to trigger any capacity enhancements necessary based upon changes to land use and other considerations.

The City's Water Quality Management Plan addresses stormwater management throughout the City as it provides for the identification and management of facilities to manage stormwater throughout the community. According to the City's Water Quality Management Plan, facilities and mitigations for potential peak stormwater flows are not deemed a constraint to future residential development. Four different water service providers deliver water service and management of the City of Murrieta's potable water system, including:

- Western Municipal Water District
- Eastern Municipal Water District
- Elsinore Valley Municipal Water District
- Rancho California Water District

As an established and connected community, the City's existing water system services all areas within the City limits through various trunk lines and mains, except for the "keyhole" area which does not have water service, but is planned for, in part, future water service as studied the General Plan EIR Water Study. All of the sites identified in the sites inventory have existing water service capacity and are located outside of the "keyhole" area. Fire flow considerations are the primary factor in determining the adequacy of

<sup>1</sup> City of Murrieta, Water Quality Management Plan, 2018.

service for future residential development. The City conducts regular monitoring of the water system in the community and provides for system upgrades via capital improvement programs. The City updates the Capital Improvement Plan every five years to ensure continued adequate water availability and service to existing and future planned residential development.

Utility services for gas and electric are provided by Southern California Gas Company (SoCalGas) and Southern California Edison (SCE). In accordance with the California Public Utilities Commission and in compliance with SCE’s “Rules for the sale of electric energy” all electric and gas service will be provided for future development in the City of Murrieta as requested. SoCalGas and SCE may partner with the City to provide services and obtain authorization to construct any required facilities. The City has a mature energy distribution system that will be able to add additional service connections for future residential land uses.

Each site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site.

## B. Accessory Dwelling Units (ADUs)

In addition to primary dwelling units, there is capacity for the development of Accessory Dwelling Units (ADUs) on existing and future single unit dwellings. It is anticipated that an additional 88 units can be accommodated through the development of ADUs throughout the community during the 6<sup>th</sup> Cycle (2021-2029).

HCD has supported a strategy for estimating future development of ADUs in the City, which includes taking the average number of ADUs permitted from 2018 to 2020 and projecting the average annually from 2021 to 2029. The City of Murrieta has identified policies and programs to expedite and increase ADU production throughout the 6<sup>th</sup> Cycle. Additionally, the B Street Ivy House Project, (Pre-Application Completed November 2020, with Development Plan, and Tentative Map Applications submitted in October 2021) includes 60 lots with 60 single family homes and 60 ADUs.

Based on the provisions above, the City has doubled the average ADU development from 2018-2020 and therefore assumes an approximate total of 88 ADUs to be developed during the housing cycle from 2021-2029. The table below displays the number of ADUs permitted each year for, 2018 to 2020, the average of these years is 5.5 ADUs. The City has doubled the average assumption per year from 2021 to 2028 with the anticipation the new legislation and housing policies will increase the number of ADUs permitted.

<b>Year</b>	<b>ADU Permitted</b>
<b>Projection Period Total:</b>	<b>88</b>
<i>2028 (projected)</i>	<i>11</i>
<i>2027 (projected)</i>	<i>11</i>
<i>2026 (projected)</i>	<i>11</i>
<i>2025 (projected)</i>	<i>11</i>
<i>2024 (projected)</i>	<i>11</i>

Year	ADU Permitted
2023 (projected)	11
2022 (projected)	11
2021 (projected)	11
2020 (actual)	4
2019 (actual)	7
2018 (actual)	0

Additionally, to facilitate the development of ADUs available for lower income households, the City has developed relevant policies and programs (see **Section 4: Housing Plan**). For the purposes of this projection exercise, the City assumes a percentage of ADUs develop affordably based on ADU Affordability Assumptions produced by the Southern California Association of Governments (SCAG). The SCAG conducted analysis consists of the following steps:

- Calculating maximum rent limits for RHNA income categories for one-person and two person households by county
- Conduct survey of rents for ADUs in the SCAG region
- Use survey data to determine proportion of ADUs within each income category
- Create assumption of how many persons will occupy each ADU, finalize proportions

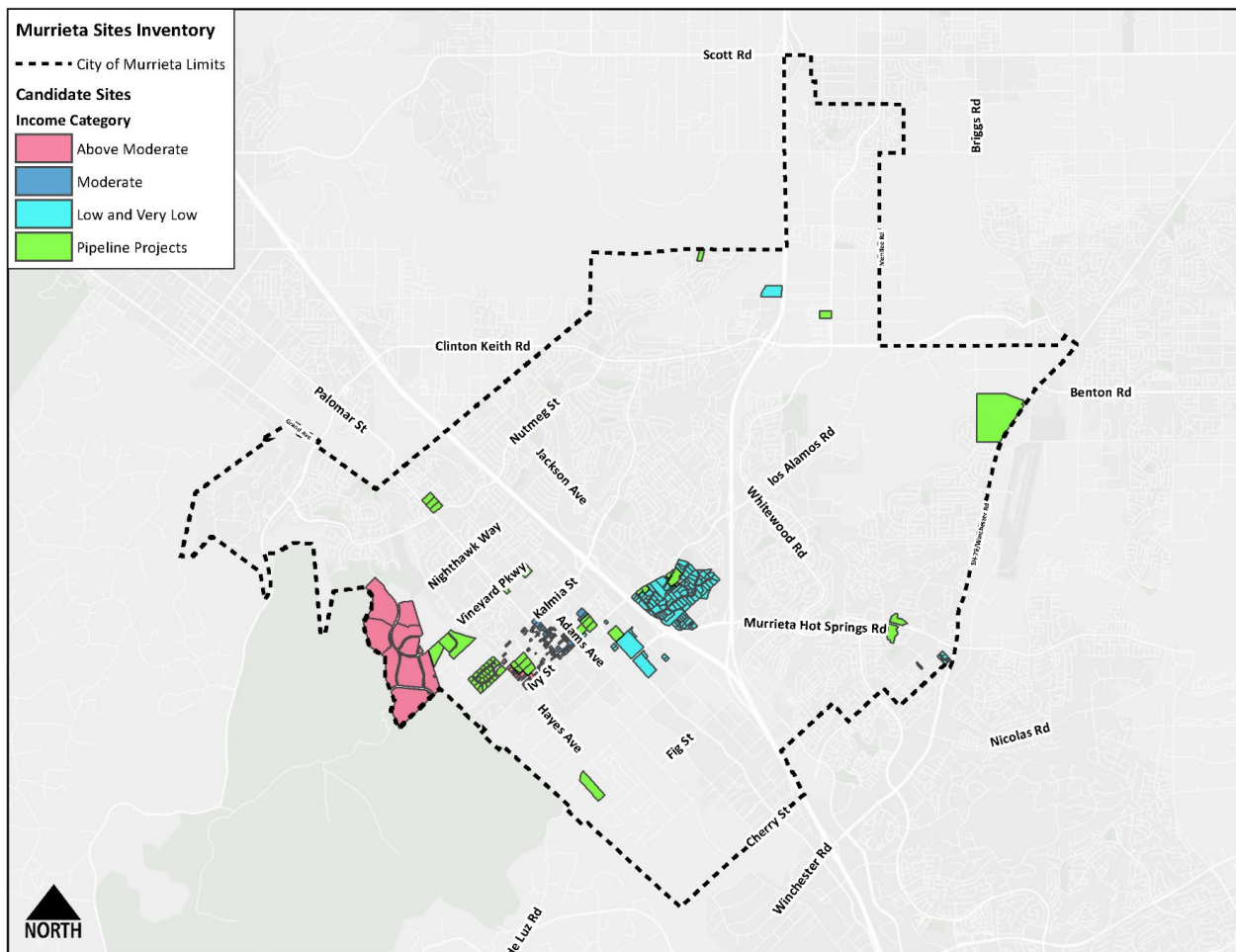
Using the proportions SCAG created for Riverside County, the City has allocated the following ADUs for each income category:

Income Category	Units
Low and Very Low Income	51 units
Above Moderate Income	7 units
Moderate Income	30 units
<b>Total</b>	<b>88 units</b>

In accordance with State law, ADUs are allowed in all zones that allow for a single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (JADUs) are permitted only in zones where a single-family dwelling unit is allowed.

**Figure B-1** below displays all sites identified to accommodate Murrieta’s 2021-2029 RHNA allocation. Supplemental maps are attached at the end of this appendix.

Figure B-1: Proposed Units in Murrieta, All Income Categories



## C. Projects in the Pipeline

HCD guidance states that Projects that have been approved, permitted, or received a certificate of occupancy since the beginning of the RHNA projected period may be credited toward meeting the RHNA allocation based on the affordability and unit count of the development. **Table B-4** below displays projects in Murrieta which either meet the criteria above and can be counted towards the RHNA or are in the process of review and have been identified as sites to accommodate the RHNA. Currently, the City has 20 projects in review totaling the following proposed units:

- 260 very low- and low-income units
- 100 low- and moderate-income units
- 2,120 above moderate-income units
- 2,480 total units in the pipeline

**Table B-4: Units Approved/Entitled/Permitted/Built in the Projection Period**

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Project Name	APN	Project Type and number	Units	Affordability Level	Funding Source	Project stage (pre-app/ application/ review/approved entitled/ building permit)
Nutmeg Apartments	906-020-012, -013, -092	DP 2019-1997	210	Above Moderate	--	Application submitted, in Review
Adams Ave. Affordable	906-080-018	DP	200	Low to Moderate	<a href="#">City of Murrieta Housing Authority Low-Mod Fund, HOME Funds, ARPA Funds, State Low Income Housing Tax Credit Equity, AHP Funds, Bank Loans</a>	Pre-app completed, Application submitted, in Review
Monamos Apartments	949-200-006, -025	DP	140	Very Low to Low	<a href="#">County HOME and ARPA Funds, CDLAC/CTCAC, State Low Income Tax Credit Equity</a>	Pre-app completed, Application submitted, in Review
The Adele Holman	392-190-020	TM 38069	5	Above Moderate	--	Application submitted, in Review
Xiong Wu Ho	909-200-002	TM 37981	7	Above Moderate	--	Application submitted, in Review
Hamilton Tract	913-363-019 through 24, -027 & -028	TM 31251 DP 2018-1807	8	Above Moderate	--	Approved and entitled



**Table B-4: Units Approved/Entitled/Permitted/Built in the Projection Period**

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Project Name	APN	Project Type and number	Units	Affordability Level	Funding Source	Project stage (pre-app/ application/ review/approved entitled/ building permit)
Sauer	906-240-050, -051, -055	TM 36385	53	Above Moderate	--	Approved and entitled
Lemon & Adams	906-060-039, -041	TM 37430	12	Above Moderate	--	Approved and entitled
Pimlico Ranch	906-250-020 through 045	TM 37621	25	Above Moderate	--	Approved and entitled
Adobe Springs	963-070-051	TM 36779	283	Above Moderate	--	Approved and entitled
Meadowlark	392-290-022	TM 37493	83	Above Moderate	--	Approved and entitled
Poppy Lane	906-070-092	DP 2019-2001	60	Above Moderate	--	Approved and entitled
Golden Eagle	908-360-020	DP 2012-3267	112	Above Moderate	--	Approved and entitled
Murrieta 196	913-160-040	DP 2013-3335	20	Low	<u>Density bonus project, funds not yet identified by developer</u>	Approved and entitled
Murrieta 196	913-160-040	DP 2013-3335	176	Above Moderate	--	Approved and entitled
Jefferson Apartments	949-220-048	DP 2020-2170	160	Above Moderate	--	Approved and entitled
The Bridges	949-200-020 through 024 & 949-170-014	DP 2014-490 TM 36863	542	Above Moderate	--	Approved and entitled
The Ranch	906-080-004, -052, -053	DP 2017-1397	324	Above Moderate	--	Approved and entitled, building permits in review
B Street Ivy House	906-193-001, -200-001, -002, 906-221-001	--	60	Above Moderate	--	Approved and entitled, pre-application for new developer with ADUs, modifications to Master Development Plan and TM in process

Source: City of Murrieta, Development Applications and Submittals. Since June 30, 2021

## D. Very Low- and Low-Income Sites

This section contains a description and listing of the candidate sites identified to meet the City of Murrieta's very low and low income RHNA need. A full list of these sites is presented in **Table B-110**. Additionally, the City has attached the Summary of Sites spreadsheet to HCD for review.

### 1. Selection of Sites

#### Default Density and Existing Zoning

Government Code Section 65583.2(c)(3)(B) establishes densities considered feasible to accommodate low and very low-income housing in cities, they are considered "default densities." The default density option was adopted in 2003. The default density is established using population and other details as follows:

- Incorporated cities within nonmetropolitan/rural counties and non-metropolitan counties with micropolitan areas (15 units or more per acre)
- Unincorporated areas in all non-metropolitan counties (10 units or more per acre)
- Suburban Jurisdiction (20 units or more per acre)
- Metropolitan Jurisdictions (30 units or more per acre)

For the City of Murrieta, the default density is 30 dwelling units per acre. Using the default density, the City has identified sites with capacity to accommodate all of the City's assigned 2021-2029 RHNA for lower income. This capacity is based on existing zoning already in place and does not require the City to complete rezones. This City has identified 123 parcels within the following zones:

- **MF-2** – Multi-family 2, Residential (TOD Overlay District)
- **MF-3** – Multi-family 3, Residential
- **O** – Office (TOD Overlay District)
- **ORP** – Office Research Park (TOD Overlay District)
- **CC** – Community Commercial (TOD Overlay District)

While not all the above are residential zones, each of these zones permits multi-family residential as a standalone use as is stated for parcels within the Transit Oriented Development (TOD) Overlay District. Combined, the above parcels can accommodate a total of 1,657 units. The identified sites have been evaluated to determine the extent to which on-site uses are likely to redevelop within the planning period.

Additionally, there are a total of 56 parcels in the City's Downtown Murrieta Specific Plan which are zoned Residential Multi-Family (RMF) and permit residential as a primary use up to and including 30 dwelling units per acre. The City has planned for a maximum of 920 units within the Multi-Family zone of the Specific Plan. The City has identified 16 of these parcels to accommodate low and very low-income units over the 2021 to 2029 planning period, with a conservative assumption of 50 percent affordability, the City assumes 230 units developed in the area will be affordable to low and very low-income categories.

The evaluation and selection of the sites was based on the following:

- Allowed density per AB 1397 requirements,

- Existing uses and vacancy of site,
- Distance from hazardous regions (High Fire Hazard Severity Zones),
- Access to transit and transportation, and;
- Proximity to essential resources and identified opportunity areas.

## 2. Vacant and Non-Vacant Sites

Recent HCD guidance states that at least 50 percent of the City’s Low and Very Low RHNA allocation should be met on vacant sites. If a City is unable to accommodate 50 percent of the units on vacant land, it is considered an impediment to the development of affordable housing and further analysis should prove viability of redevelopment of non-vacant sites. As shown in **Table B-5** below, the City can accommodate 72 percent of all Low and Very Low allocated units on vacant land, therefore there is no assumed impediment to the development of housing on these sites

Vacant Sites	Number of Units
Accessory Dwelling Unit Capacity (affordable to lower)	51 units
Capacity on Vacant Sites	1,142 units
Capacity on Nonvacant Sites	855 units
Low and Very Low RHNA allocation	1,592 units
<b>Percentage of Lower Income RHNA accommodated on Vacant sites</b>	<b>72%</b>

### Non-Vacant Sites

The City has designated non-vacant sites, both residentially and non-residentially zoned, to meet the 6<sup>th</sup> Cycle RHNA need. The Housing Element considers only parcels that are residentially zoned currently to meet the moderate and above moderate RHNA need. State law requires that the City analyze the following:

- The extent to which existing uses may constitute an impediment to the future residential development within the planning period,
- The City’s past experience with converting existing uses to higher density residential uses,
- Current market demand for the existing use,
- Analysis of leases that would prevent redevelopment of the site,
- Development trends,
- Market conditions, and
- Regulatory or other incentives to encourage redevelopment.

### Lease Analysis

Existing lease agreements on infill and non-vacant properties present a potential impediment that may prevent residential development within the planning period. State law requires the City to consider lease



terms in evaluating the use of non-vacant sites, however the City does not have access to private party lease agreements or other contractual agreements amongst parties because they are private documents. Therefore, the City has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period, including past performance, an on-the ground existing use analysis and a market analysis to understand cost of land, construction, and development trends in Murrieta.

**Experience Developing Non-Vacant Sites for Residential Uses**

The City of Murrieta has experienced a high volume of residential growth over the past 5-10 years. While many projects occur on large lots of vacant land, the City also approves redevelopment projects within the downtown region. As growth continues, the City will utilize both the Housing Element and its policies, and the downtown Murrieta region, to create new housing near economic opportunity and transit. The following approved projects illustrate a past performance and the viability of developing non-vacant, non-residentially zoned sites within Murrieta.

Table B-6 displays the City’s past performance developing nonvacant sites for large multifamily uses. The sites were previous a mix of commercial, residential and industrial/airport prior to development for residential. The nonvacant sites listed in the inventory include a mix of existing commercial retail or single family residential,. Most of the lots are primarily vacant, with an existing unit or structure occupying a small percent of the site (information outlined in Table B-7).

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Redevelopment could occur on these sites in many ways:

- For sites which including older single-family units or commercial structures, projects with largely vacant remaining lots, a property owner of developer could subdivide the property to develop the remaining portion of the lot. The sites with existing permanent structures may require fewer on-site improvements and are connected to the City’s water, sewer, and dry utility infrastructure system.
- For sites which are occupied with a structure or unit, and only a small or moderate portion of the lot is vacant but is surrounding by vacant lots, a developer or property owner could utilize the City’s streamlined lot consolidation program to develop multiple parcels for residential use. The City’s development history of approved projects on merged lots or lot consolidation is outline in Table B-10 below.
- Sites which are considered “fully developed” but include only surface parking have the greatest opportunity for redevelopment. Surface parking in commercial districts where retail demands are slowing due to a shift to online stores and reduction of brick-and-mortar retail (largely related to COVID-19<sup>2</sup>), are prime opportunities for residential uses. As the City continues to permit business offices, healthcare offices and other uses which create job opportunity (see Section E.4 below), increased housing in this area will be vital to accommodate new residents who may work in the area.

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<sup>2</sup> Forbes, *The Coronavirus Accelerates Online’s Destruction of Brick & Mortar Shopping*, James Conca. August 2020, Access online: January 21, 2021. <https://www.forbes.com/sites/jamesconca/2020/08/21/the-coronavirus-accelerates-onlines-destruction-of-brick--mortar-shopping/?sh=52ed245d4734>

- Sites which are primarily vacant, but include a foundation, non-permitted structure or shed have the highest opportunity for redevelopment. The sites would likely require fewer demolition related improvements prior to redevelopment.

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Additionally, the in the calculation of unit capacity, existing units were taken into consideration and removed from the net unit opportunity, rather than showing gross unit opportunity for nonvacant sites.

‡The City has also developed Policy Action 1-8 to create by right approval processing for any project which proposed at least 20 percent of all units affordable to lower incomes. The policy extends to nonvacant sites that were identified in the 5<sup>th</sup> cycle Planning Period, and all sites identified within the TOD overlay zone.

**Table B-6: Example Development of Non-Vacant Sites for Residential Uses**

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Project Address/ APN	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis
The Bridges, APNs 949-200-020 thru 024, 949-170-014	542	Office (O)	Single Family Residential, Private Airport	DP 2014-490, TTM 36863, Approved Multi-Family Apartment Development in the TOD area, centrally located in the City.
The Promontory, 913-210-005 thru 007, 913-210-010 thru 013, 913-210-033 thru 035- and 1.85-acre portion of 913-210-032	234	Neighborhood Commercial (NC)	Single Family Residential and not used as Commercial	DP2018-1761, GPA2018-1763 and Zone Change Ord. 558-20 to MF-3 to allow for high density residential development.

**Existing Uses on Candidate Sites**

**Table B-7** shows the existing uses on each of the candidate sites identified to meet Murrieta’s low and very-low income RHNA need. These sites are largely commercial in nature, majority of the nonvacant sites identified are underutilized or are considered non vacant per HCD’s standards, however, have viable capacity for redevelopment. Each site was analyzed based on viability for redevelopment, sites were evaluated based on:

- Parcel acreage
- Availability of land for residential development
- Existing use
- Accessibility to resources and transit proximity

**Table B-7: Existing Uses on Candidate Sites**

APN	Existing Building Square Footage	Maximum Buildable Area (Acres)	Remaining Buildable Area	Analysis
949200018	NA	9.23	NA	Building square footage is not available for this site. It is primarily vacant with one structure which is about 6000 square feet.
949190010	1344	3.94	170282.4	One existing structure which appears abandoned. Sites is primarily vacant, high opportunity for full redevelopment.
949210020	2046	3.1	132990	primarily vacant lot with one unit in the northeast corner. Connected to another vacant lot to the south.
909030032	0	1.05	45738	no existing structures, the lot is paved with no recent investment. High opportunity for full redevelopment.
949180011	1324	2.46	105833.6	small unit in northern most part of the site, opportunity for subdivision and majority of the site is vacant.
949180025	1350	2.35	101016	portion of units sit <del>es</del> across two parcels - majority of the site is vacant.
949190023	1736	2.34	100194.4	Large and primarily vacant lot, with one unit. Connected to 2 other largely vacant lots, APNs 949180014 and 949190022.
949190008	1722	2.39	102386.4	Site is primarily vacant and connected to two largely vacant lots.
949190022	1800	2.36	101001.6	Site is primarily vacant with one unit which appears to be dilapidated or vacated.
949180012	1741	2.35	100625	Site is primarily vacant and surrounded but three large and primarily vacant lots (APNs 949180010, -11, and -13.)
949190021	NA	2.38	NA	Site is primarily vacant with one smaller unit; south end of lot is connected to vacant lot on APN 949190024.
949200017	1708	2.49	106756.4	large primarily vacant lot connected to three primarily vacant lots (APNs 949200018, -25, and -26.)
949190007	2,850	2.41	102129.6	lot has one unit; redevelopment assumptions are consistent with removal of existing acreage. The site is connected to a large vacant lot (APN 949200018)
949180010	1,260	2.35	101106	the lot is primarily vacant, opportunity for redevelopment or subdivision.

**Table B-7: Existing Uses on Candidate Sites**

APN	Existing Building Square Footage	Maximum Buildable Area (Acres)	Remaining Buildable Area	Analysis
949190005	2,155	2.36	100646.6	one existing unit connected to two largely vacant lots. Redevelopment assumptions are appropriate.
949190020	1,152	2.36	101649.6	existing unit and a garage. The South end of the site is vacant and is connected to four primarily vacant lots (APNs 949190017, -19, -21, and -24.
949180034	896	2.33	100598.8	there are no permanent structures on this site. It is primarily vacant.
949190001	2,242	2.23	94896.8	unit in the north corner, site is large and primarily vacant. Remaining capacity is consistent with capacity calculations.
949190002	1,440	2.26	97005.6	the lot is primarily vacant and connected to large vacant lot (APN 949190003)
949190004	1,440	2.31	99183.6	property is primarily vacant; the remaining acreage is appropriate and consistent with the capacity assumptions.
949180026	4,084	2.16	90005.6	large single-family units, however, the site is connected to two primarily vacant lots and there is opportunity for redevelopment.
949170017	986	2.16	93103.6	one existing unit, mostly vacant lot. The capacity assumptions are consistent with remaining acreage.
949190009	1,440	2.13	91342.8	lot is primarily vacant and connected to two primarily vacant lots, APNs 949190008 and -10
949200014	1,664	2.12	90683.2	existing units and storage. The remaining square footage is consistent with the assumptions for redevelopment.
949180024	2,452	1.87	79005.2	remaining areas appropriate for capacity assumptions. Site is primarily can't and adjacent top large vacant lot.
949190006	1,860	1.96	83517.6	One unit on a primarily vacant lot. Capacity assumptions still feasible. Opportunity for redevelopment
949170035	NA	1.97	NA	Childcare facility on site. Large surface parking, good opportunity for mixed use - housing near childcare.
949170015	2,987	1.62	67580.2	one units south east remaining portion of site is entirely vacant and connected to vacant APN 949170016.

**Table B-7: Existing Uses on Candidate Sites**

APN	Existing Building Square Footage	Maximum Buildable Area (Acres)	Remaining Buildable Area	Analysis
949180015	3,226	1.52	62985.2	large remaining portions of the sites are available for redevelopment. The site is connected to surrounding sites which are majority vacant with one or two parcels.
949200009	1,440	1.4	59544	larger unit, connected to vacant lots 949200006, -025, -026.
949200028	1,876	1.43	60414.8	large lot - mostly paved/vacant. Connected to three large sites with older paved lots.
949210022	1,440	1.22	51703.2	one larger unit, the site is connected to a primarily vacant lot 949210020.
949170030	NA	1.26	NA	one unit, the building acreage square footage is not available. The site is connected to three large and complete vacation APNs (949170013, -37 APN 949700001
949200010	800	1.17	50165.2	one small structure, site is primarily vacant with opportunity for increased density.
949180020	1,936	1.11	46415.6	majority vacant lot with one unit. Overall unit acreage does not impede subdivision or redevelopment, adjacent to three mostly vacant APNS (949170015, 949180021 and -22.
949200012	1,440	1.11	46911.6	majority vacant lot with one unity. Connect to vacant portions of APN 949200011 with same ownership. Overall assumed units are appropriate through subdivision or redevelopment.
949210019	1,440	1.14	48218.4	one structure which appears to be vacated. Majority of the lot is vacant with some paving
949180022	1,786	1.16	48743.6	one existing unit, on a mostly vacant lot. The vacant portion of the lot is connected to primarily vacant lots, including APNS 949180023, -021, -025 and 949170015 and -16
949210017	0	0.96	41817.6	No existing permanent structures, high opportunity for full redevelopment.
949180029	1,100	0.95	40282	mostly vacant lot with one small structure, connected to three large and completely vacant lots on APNs 949180028, -30, and -31.

**Table B-7: Existing Uses on Candidate Sites**

APN	Existing Building Square Footage	Maximum Buildable Area (Acres)	Remaining Buildable Area	Analysis
949180019	2,548	0.93	37962.8	mostly vacant lot, connected to two mostly vacant lots on APNs 949180021, -19, -8, -17 and -16.
949180018	1,056	0.9	38148	mostly vacant lot, connected to two mostly vacant lots on APNs 949180019, -8, -17 and -16.
949210018	1,248	0.97	41005.2	Connected to vacant portions of APNs 949210017, -18, and -19.
949180021	1,680	0.96	40137.6	one existing structure, the Site is connected to APNs 949180020, -21, -22, and -23 with majority of each lot being vacant.
949180016	1,694	0.83	34460.8	primarily vacant lot, with one structure. The lot is adjacent to APNs 949190001, -16, 17, and -19, all of which are primarily vacant.
949180017	1,344	0.8	33504	primarily vacant lot, with one structure. The lot is adjacent to APNs 949190001, -16, 17, and -19, all of which are primarily vacant.
906080018	0	6.22	270943.2	no existing permanent structures, this is a pipeline project for the Adams Ave. Affordable project.
906080031	NA	1.23	NA	Existing building square footage not available. Site is primarily vacant.
906110010	1,760	0.56	22633.6	Back half of lot undeveloped and connected to APNs 906110010, -11, -12, -13, -14, -15, -16, -17, -18, 9-19, -20. Through lot consolidation the sites can be developed with more than assumed units
906110014	1,760	0.56	22633.6	Back half of lot undeveloped and connected to APNs 906110010, -11, -12, -13, -14, -15, -16, -17, -18, 9-19, -20. Through lot consolidation the sites can be developed with more than assumed units
906110015	1,760	0.56	22633.6	Back half of lot undeveloped and connected to APNs 906110010, -11, -12, -13, -14, -15, -16, -17, -18, 9-19, -20. Through lot consolidation the sites can be developed with more than assumed units
906110016	1,212	0.56	23181.6	Back half of lot undeveloped and connected to APNs 906110010, -11, -12, -13, -14, -15, -16, -17, -18, 9-19, -20. Through lot consolidation the sites can be developed with more than assumed units

**Table B-7: Existing Uses on Candidate Sites**

APN	Existing Building Square Footage	Maximum Buildable Area (Acres)	Remaining Buildable Area	Analysis
906110011	1,212	0.56	23181.6	Back half of lot undeveloped and connected to APNs 906110010, -11, -12, -13, -14, -15, -16, -17, -18, 9-19, -20. Through lot consolidation the sites can be developed with more than assumed units
906110012	1,352	0.56	23041.6	Back half of lot undeveloped and connected to APNs 906110010, -11, -12, -13, -14, -15, -16, -17, -18, 9-19, -20. Through lot consolidation the sites can be developed with more than assumed units
906110013	1212	0.56	23181.6	Back half of lot undeveloped and connected to APNs 906110010, -11, -12, -13, -14, -15, -16, -17, -18, 9-19, -20. Through lot consolidation the sites can be developed with more than assumed units
906122005	1,,064	0.6	25072	The back 3/4 of lot is vacant and connected to parcels 906122006, -07, and -08. the centering lots are either undeveloped or have uses which appear to be underutilizes/vacated with opportunity for subdivision
906110018	1760	0.56	22633.6	Back half of lot undeveloped and connected to APNs 906110010, -11, -12, -13, -14, -15, -16, -17, -18, 9-19, -20. Through lot consolidation the sites can be developed with more than assumed units
906110019	1,419	0.56	22974.6	Back half of lot undeveloped and connected to APNs 906110010, -11, -12, -13, -14, -15, -16, -17, -18, 9-19, -20. Through lot consolidation the sites can be developed with more than assumed units
906110003	0	2.08	90604.8	all temporary structures, no existing building square footage data available
906110017	1,352	0.56	23041.6	Back half of lot undeveloped and connected to APNs 906110010, -11, -12, -13, -14, -15, -16, -17, -18, 9-19, -20. Through lot consolidation the sites can be developed with more than assumed units
906110020	1,212	0.56	23181.6	Back half of lot undeveloped and connected to APNs 906110010, -11, -12, -13, -14, -15, -16, -17, -18, 9-19, -20. Through lot consolidation the sites can be developed with more than assumed units
949200018	NA	9.23	NA	Building square footage is not available for this site. It is primarily vacant with one structure which is about 6000 square feet.



**Table B-7: Existing Uses on Candidate Sites**

APN	Existing Building Square Footage	Maximum Buildable Area (Acres)	Remaining Buildable Area	Analysis
949190010	1,344	3.94	170282.4	One existing structure which appears abandoned. Sites is primarily vacant, high opportunity for full redevelopment.
949210020	2,046	3.1	132990	primarily vacant lot with one unit in the northeast corner. Connected to another vacant lot to the south.
909030032	0	1.05	45738	no existing structures, the lot is paved with no recent investment. High opportunity for full redevelopment.



**Market Analysis**

In addition to an on-the-ground existing use analysis, the City of Murrieta has market conditions to facilitate the redevelopment of non-vacant sites for residential. **Table B-6** above shows that a total of 762 dwelling units have been constructed through redevelopment in the City. Additionally, a California Association of Realtors report for Historic Housing trends shows that the average time a unit spends on the market in Riverside is just 28 days in the last four years (2017-2021) and just 20 days in the last two years.<sup>3</sup> Additionally, the according to the CAR Current Sales and Price Statistical Survey, the median cost of a home for sale in Riverside County increased by 17.2 percent from 2020-2021.<sup>4</sup> Both indicators signify an increased market demand for new housing.

In addition to market appetite, the cost of land in the City of Murrieta is lower than neighboring jurisdictions, with the exception of Temecula (shown in **Table B-8** below). A current market survey of land list for sale shows that the cost per square footage per land in Murrieta is less than Menifee and Moreno Valley, and somewhat consistent with Temecula. Paired with increased demand for housing, particularly affordable units, assumed redevelopment in downtown region of the City (most resource rich area) is reasonable.

**Table B-8: Average cost of Vacant Land, Murrieta, and Neighboring Jurisdictions**

Jurisdiction	Average Lot Size	Average Land Cost	Average Cost per SF
Menifee	5.95 ac	\$732,150	\$2.73
<b>Murrieta</b>	<b>6.72 ac</b>	<b>\$212,849</b>	<b>\$1.08</b>
Temecula	10.92 ac	\$299,337	\$0.93
Moreno Valley	5.07 ac	\$242,563	\$4.55

*Source: Zillow.com market search, Access September 2021.  
Kimley horn estimates of 30 properties, greater than ¼ acre, in each jurisdiction.*

**Replacement Analysis**

A total of 54 of the nonvacant sites (identified to accommodate the lower income RHNA) have existing residential units. **Table B-719** contains a detailed description of their uses. The majority of the exiting units appear to be in need of repair, are unoccupied, or are one single family units. None of the sites included affordable deed restricted housing units. Additionally, all unit capacity was calculated with a conservative assumption of partial redevelopment for affordable units. For a site with one acre and one unit, a theoretical capacity was identified by multiplying acreage and minimum density. Then, existing residential uses were removed from future capacity, finally, a realistic capacity was calculated by multiplying a percentage (20 or 50 percent) of the total site by the theoretical capacity. Therefore, any existing residential units would not be displaced by the City’s capacity assumptions.

<sup>3</sup> Median time on Market of Existing Detached Homes, Historical Data, California Association of Realtors (CAR), Accessed online: September 28, 2021. <https://www.car.org/marketdata/data>

<sup>4</sup> Current Sales and Price Statistics, California Association of Realtors (CAR), Accessed online: September 28, 2021. <https://www.car.org/marketdata/data>

### 3. Calculation of Unit Capacity

#### Multi-Family 3 Zoning District

The City Development Code designates a *minimum* of 30 du/ac and no set maximum for projects within the Multi-Family 3 Residential Zoning District. HCD site inventory guidance recommends that the City use the minimum permitted density within a zone as to not over project future developments. Therefore, unit capacity on each site identified in the MF-3 zone was calculated through the following steps:

- Analyzing net acreage (minus existing units and environmental constraints)
- Multiplied by minimum density (30 du/ac)
- Assuming a 50% affordability development across all identified parcels,

In total, ~~vacant~~vacant, or underutilized sites in the MF-3 zoning district can accommodate **235** Lower Income dwelling units.

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#### Affordability Assumptions

In addition to the unit calculation above, the City assumes that future residential developments will accommodate a mix of incomes. Therefore, to avoid overestimating potential affordable units the City anticipates development of affordable units at a conservative 50 percent affordability assumption on projects in the MF-3 zone. The City has a past performance of implementing density bonus, mixed income housing, and streamlined permitting for lower income units, in addition, programs outlined in the Housing Plan aim to increase the feasibility of the lower income RHNA goal.

#### Downtown Murrieta Specific Plan

In addition to the MF-3 zone the City has designated land in the Downtown Specific Plan which is zoned Residential Multiple Family (RMF). The City's Downtown Specific Plan was adopted in 2017 and creates the frameworks for future developments in the downtown area, which is resource rich, vibrant, and filled with opportunity. The RMF zone occupies a total of 45 acres and can accommodate a density range of 18 to 30 dwelling units per acre.<sup>5</sup> The goal of the RMF zone is to provide for a variety of residential products and encourage innovation in housing types with enhanced amenities. The City has planned for and already entitled a maximum of 920 dwelling units in the RMF zone, within the Downtown Specific Plan. While the zone can accommodate up to 30 dwelling units an acre, the City assumes a realistic build density of 24 dwelling units per the Specific Plan's Land Use assumptions<sup>6</sup>. The City has designated a total of 16 parcels in the RMF zone that, considered with a 50 percent affordability rate, can accommodate **230** potential units.

Because the Specific Plan was recently adopted (2017), the implementation only about three to four years underway, however, there is one significant project now under construction in the Downtown Specific Plan, The Ranch. The Ranch is a 324-unit project on 11.44 acres gross, which comes out to 28.2 units per acre on the gross acreage, well above the anticipated 24 du/ac. Also, the Adams Ave. Affordable Project is in process and has been recommended by the Planning Commission (01/12/22) to the City Council for

<sup>5</sup> Within the Specific Plan, APN 906-080-018 is owned by the Murrieta Housing Authority and required to develop to a minimum of 30 dwelling units per acre. Downtown Murrieta Specific Plan, Land Use and Development standards, Page 28.

<sup>6</sup> Downtown Murrieta Land Use and ~~Planing~~Planning Areas,

approval and is 200 units per acre on 6.2 acres, which comes out to about 32 units per acre on the gross. The 200 units in the Adams Ave. Affordable Project will be affordable to low and very-low-income residents.

Additionally, The City has not received a formal application submittal in the Downtown Murrieta Specific Plan or in the other specific plan areas that is less than the 24 units per acre in the Downtown RMF zone or less than the assumed densities in the other specific plan areas respectively. Both development projects in process in the Downtown Specific Plan located in the RMF zone are more than the 24 du/ac (Adams Ave. and The Ranch). The other development project in the Downtown in the single-family zoned area (B Street/Ivy House) meets the required density. Development in the other specific plan areas outside the Downtown are primarily single family residential and they have been built to the densities that were assumed and approved, typically consistent with Single Family 1 or Single Family 2 densities in the City.

#### **Affordability Assumptions**

In addition to the unit calculation above, the City assumes that future residential developments will accommodate a mix of incomes. Therefore, to avoid overestimating potential affordable units the City anticipates development of affordable units at a conservative 50 percent affordability assumption on projects in the RMF zone. The City has a past performance of implementing density bonus, mixed income housing, and streamlined permitting for lower income units, in addition, programs outlined in the Housing Plan aim to increase the feasibility of the lower income RHNA goal.

#### **Transit Oriented Development Overlay District**

Per HCD's guidance, the default density appropriate to accommodate lower-income units in the City is at least 30 du/ac. Although the MF-3 Zoning District is the only stand-alone residential zoning district with zoning that meets this default density, the TOD Overlay district has a default density of 30 du/ac for all zones within the district and no limit of residential development on these parcels.

The City Development Code designates a *minimum* of 30 du/ac and no set maximum for residential projects on any parcel of any zone within the Transit Oriented District Overlay Zone. HCD site inventory guidance recommends that a City use the minimum permitted density within a zone as to not over project future developments. Therefore, unit capacity on each site identified in the MF-3 zone was calculated through the following steps:

- Analyzing net acreage (minus existing units and environmental constraints)
- Multiplied by minimum density (30 du/ac)
- Assuming an affordability rate of 20% across all identified parcels

In total, ~~vacant~~vacant, or underutilized sites in the overlay zone can accommodate **1,497** units.

#### **Affordability Assumptions**

The City has established the TOD overlay in order to increase residential developments near existing and future transit and economic opportunities. However, the City assumes that many projects which may come in within the overlay will have a mix of uses and incomes. Therefore, the City assumes that residential units on these parcels will likely develop at a conservative 20 percent affordable rate. To

encourage 20 percent affordable development in the TOD overlay, the City has identified a program in **Section 4** which will permit by right development for proposed projects (within in the TOD overlay) that include 20 percent units affordable to low and very low-income households.

#### **Appropriateness of Mixed-Use Zones**

The City's TOD area provides the opportunity for a mix of commercial, business, and residential uses. The City has identified majority of the low and very low-income unit opportunity in the TOD area at an assumption of minimum density and 20 percent affordability. The City has also identified a no-net-loss buffer of 26 percent to accommodate future development that is not perfectly consistent with the assumptions of the Housing Element. To further portray the appropriate of this zone, the analysis below reviews the development in the TOD over the last five years.

Using the City's Non-Residential Activity Map, **found here**, in the last 5 years there have not been development projects of either residential or non-residential completed in the TOD. There is one non-residential project in the TOD overlay that is in process, RP-2020-2236, U-Haul Moving & Storage of Murrieta, the project is an expansion of the existing facility by constructing an additional 11,208 square foot mini-storage on a commercial property on Ivy Street.

There are three large residential projects approved or in process in the TOD, The Bridges (542 units approved, currently grading and with building plans in review), Jefferson Apartments (160 units approved, with building plans in review) and Monamos Apartments (140 affordable units in process). Based on building size or lot size of development that is approved and further in process more than 90% of the anticipated development in the TOD is currently Multi-Family Residential and includes affordable units as well.

Additionally, in the past month the City has received three new applications in the TOD. There are two new pre-applications in the TOD for Multi-Family Residential projects that staff has not yet reviewed, and a formal development application by Greystar in January 2022 for a very large Multi-Family Residential project for 900 units in the TOD with 5% affordable density bonus component proposed (45 units).

Overall, the data shows that of the pending and permitted projects in the last 5 years, 71.5 percent are either fully residential or have a residential component. Additionally, overall development in the City is trending towards residential development.

#### **4. Identification of Large Sites**

Supplemental to the sites identified to meet the City's RHNA allocation which fall within AB 1397 criteria, the City has identified a total of two parcels which are larger than 10 acres. The total assumed yield of both sites is 264 affordable units. These 264 units are supplemental to the City's existing capacity to meet the RHNA. For example, if the City were to remove the two sites, overall land capacity can still accommodate 1,741 units (about 200 units more than the City's lower income RHNA allocation. Additionally, Murrieta has a history of approving large residential developments as shown below in **Table B-9**. The project data in the table below provides evidence of a past performance of residential development on sites larger than ten acres.

**Table B-9: Large Site Development Projects in Murrieta**

Project Name	Project Number	Project Type	Acres	APNs	Total Unit yield	Income	Date Approved
Santa Rosa Highlands	DP 2017-1480 TM 36850	Single Family Residential and Multi-Family Condos	51	949-080-005 thru 010, 012, 013, and 015	261	Above Moderate	07/05/2016
Fountain Glen at Grand Isle	PM 31093	Senior Affordable Apartments	14.25	949-100-055	88	Moderate	09/15/2006
Reserves at Madison Park	DP 02-470, VTTM 31049	Multi-Family Market-rate and Affordable Condos	13.5	949-221-033, 082, 083, and 949-222-041, 074, and 949-223-057, 098	96	Very-Low, Moderate and Above Moderate	10/01/2004 (Condo Map)
Amberwalk (at Juniper and at Ivy)	DP 02-480, VTTM 31324	Multi-Family Market-rate and Affordable Condos	Two 8.5-acre sites (17 total)	Various, including 906-081-070 and 909-020-060	116 and 98	Moderate and Above Moderate	10/20/2005 (Condo Maps)
Valencia/Mitchell Apartments	DP 2014-301	Multi-Family Apartments	18	392-230-018 thru -024	251	Above Moderate	04/07/2015
Pacific Landing	DP 2008-2668, SC 2013-3300	Multi-Family Apartments	36.1	900-040-024	325	Above Moderate	04/07/2009
Adobe Springs	TM 36779, DP 2015-616	Multi-Family Condos	36	963-070-51	283	Above Moderate	12/20/16
Golden City Specific Plan	TM 28532	Single Family Residential	248	Various	505-530	Above Moderate	3/31/98

### 5. Lot Consolidation on Small Sites

Supplemental to the sites identified to meet the City’s RHNA allocation which fall within AB 1397 criteria, the City has identified a total of five parcels which are smaller than one half of an acre. The five sites are all connected to a total of ten (10) vacant lots which sum 6.04 acres, as shown above in **Figure B-1**. Additionally, for sites smaller than one half of an acre, the City has outlined a lot consolidation program to encourage developers to utilize smaller sites for affordable housing. Currently, the City has Article V – Subdivisions, 16.104 “Mergers, Unmergers, and Reversions” that allows for a simplified streamlined

process for the City to complete mergers without the need for a Final Map (section 16.104.020). **Table B-10** below shows the City’s history of approving residential projects on consolidated lots. The project data in the table below provides evidence of a past performance of residential development through lot consolidation on sites smaller than one half of an acre.

**Table B-10: Small Lot Consolidation Projects in Murrieta**

Project Name	Project Number	Project Type	Acres	Number of Lots Consolidated	Underlying APNs	Total Unit yield	Income	Date Approved
The Bridges	DP2014-490, TPM 36863	Multi-Family Residential	22	6 underlying lots	949-200-020 through 949-200-024 and 949-170-014	542 units	Above Moderate	11/4/2015
The Ranch	DP2017-1397	Multi-Family Residential	11.4	3 underlying lots	906-080-004, 906-080-052, and 906-080-053	324 Units,	Above Moderate	5/29/2018
The Promontory	DP2018-1761, GPA2018-1763 and Zone Change Ord. 558-20	Multi-Family Residential	8.4	10 underlying lots	913-210-005 through 007, 913-210-010 through 013, 913-210-033 through 035 and a <del>1.85</del> <u>1.85-acre</u> portion of 913-210-032	234 Units - 12 very-low affordable Units	12 Very low, the rest Above Moderate	5/19/2020
Solera	DP 2014-275, TTM 30953	Multi-Family Residential Condos	9	3 underlying lots	906-040-091 through 095	134 Units	Above Moderate	6/22/16

## 6. Available Sites

**Table B-11** below lists the sites identified (based on the criteria and justification above) to accommodate the low and very low income RHNA allocation. The list includes the following information for each site:

- Unique ID (**Figure B-1**, map reference)
- APN
- Owner
- Acreage
- HCD Sizing Criteria (does it meet the requirements of AB1397)

- Vacancy status
- Identified in a Previous Cycle (was it identified in the 4<sup>th</sup> or 5<sup>th</sup> cycle)
- Zoning
- General Plan Land Use designation
- TOD overlay (is it within the City's TOD overlay zone to allow by-right development for projects including 20 percent of all units affordable to low and very low income)
- Existing units (are there existing residential units on the property)
- Minimum density permitted (used to calculate potential unit capacity)
- Total Capacity (the total number of units that can be theoretically accommodated based on acreage and minimum density)
- Affordable capacity (total number of units assumed towards the low and very low income RHNA allocation)
- Existing Use (onsite use and analysis for nonvacant sites for redevelopment)

**Table B-11: Sites to Accommodate Low and Very Low RHNA**

Unique ID	APN	Owner	Acreage	HCD Sizing Criteria	Vacancy	Identified in a Previous Cycle	Zoning	General Plan Land Use	TOD Overlay	Existing Residential Units	Minimum Density	Total Capacity	Affordable Capacity (Low and Very Low-Income RHNA)	Existing Use
1	949190017	SR TERRACES	9.7 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	291	58	Vacant lot
2	949200018	LESMEISTER M & M SURVIVOR'S TRUST UNDER LIVING TRUST DATED 06/25	9.2 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	276	55	Wood and carpentry manufacturing facility and office on large lot. Majority of site is vacant. Adjacent to similar uses and large lot that has been graded.
4	949700002	LOS ALAMOS MURRIETA ASLI VII	8.3 acres	Yes	Yes	--	Office	Professional and Office	Yes	0	30	247	49	Vacant lot
5	949190010	STANLEY A. SCHROEDER	3.9 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	118	23	Existing structure, potentially one residential unit. May possibly be vacant. Located adjacent to residential and construction equipment yard. Opportunity for subdivision, no plan for displacement of Low-income housing.
6	949170037	AUTO CENTER REALTY	3.2 acres	Yes	Yes		Office	Professional and Office	Yes	0	30	96	19	Vacant lot
7	949200029	WILLIAM MAJOR MEYER	3.0 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	90	18	Vacant lot
8	949210020	SILVA FAMILY PARTNERS CALIF	3.1 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	93	18	Newer single-family residence partitioned off from rest of lot. Lot has storage units, billboard, and mostly vacant. Adjacent to residential, vacant lot and I-15 in rear. Opportunity for subdivision, no plan for displacement of Low-income housing.
9	913210011	MHS 98	1.1 acres	Yes	Yes	--	Multi-Family 3, Residential	Commercial	--	0	30	33	16	Vacant lot
10	913210012	MHS 98	1.1 acres	Yes	Yes	--	Multi-Family 3, Residential	Commercial	--	0	30	33	16	Vacant lot
11	949190016	SR TERRACES	2.7 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	81	16	Vacant lot
12	909030032	MURRIETA HOUSING AUTHORITY	1.1 acres	Yes	No	5th	Multi-Family 3, Residential	Multiple Family Residential	--	0	30	31	15	No structures on lot but approximately half of the parcel has concrete paved area. Located adjacent to vacant lot and lumber supply shop.
13	909030033	MURRIETA HOUSING AUTHORITY	1.0 acres	Yes	No	5th	Multi-Family 3, Residential	Multiple Family Residential	--	0	30	31	15	Vacant lot adjacent to vacant lot and residential.
14	910250008	MURRIETA SPRINGS MEDICAL CENTER	2.7 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	79	15	Vacant lot
15	949180013	YOKO REED	2.6 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	78	15	Vacant lot

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Table B-11: Sites to Accommodate Low and Very Low RHNA

Unique ID	APN	Owner	Acreage	HCD Sizing Criteria	Vacancy	Identified in a Previous Cycle	Zoning	General Plan Land Use	TOD Overlay	Existing Residential Units	Minimum Density	Total Capacity	Affordable Capacity (Low and Very Low-Income RHNA)	Existing Use
Pipeline 16	949200025	GEORGE H. CHRISTIE	2.6 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	NA	70	<b>Pipeline Project</b> - Monamos Apartments, Pre-app completed, application submitted and in review. Total of 140 very low- and low-income units - APNs: 949200025 and 949200006
17	949170025	CITY OF MURRIETA	2.4 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	71	14	Vacant lot adjacent to vacant lot and residential.
18	949190003	SANCHEZ TEODULO R	2.4 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	72	14	Vacant lot
19	949180011	MARTIN DANIAL	2.5 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	73	14	Older single-family residence with barn/storage/garage in rear. Lot is mostly vacant. Located adjacent to residential. Opportunity for subdivision or redevelopment, no plan for displacement of Low-income housing.
20	949180025	JOHN ERICKSON	2.4 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	70	14	Sign maintenance building with single family residence in rear. Adjacent to residential. Opportunity for subdivision or redevelopment, no plan for displacement of Low-income housing.
21	949190023	DIAMOND HEALTH HOLDINGS	2.3 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	70	14	Older single-family residence with barn/storage/garage. Lot is mostly vacant. Located adjacent to residential. Opportunity for subdivision or redevelopment, no plan for displacement of Low-income housing.
22	949190008	CHUNG H. PARK	2.4 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	71	14	Single family residence with large storage/garage in rear. Lot is mostly vacant. Located adjacent to residential. Opportunity for subdivision or redevelopment, no plan for displacement of Low-income housing.
23	949190022	DIAMOND VALLEY HEALTH HOLDINGS	2.4 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	70	14	Manufactured home on large, mostly vacant lot. Adjacent to vacant lot and residential. Opportunity for subdivision or redevelopment, no plan for displacement of Low-income housing.
24	949180012	ED A. FARNAGHI	2.4 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	70	14	Manufactured home on large, mostly vacant lot. Adjacent to vacant lot and residential. Opportunity for subdivision or redevelopment, no plan for displacement of Low-income housing.
25	949190021	BRUCE ROSS	2.4 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	71	14	"Diehm Acres" - abandoned/vacant home on mostly vacant lot. Adjacent to residential and partially vacant lot.
26	949200017	WILLIAM M. MEYER	2.5 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	74	14	Manufactured home on large, mostly vacant lot. Large storage/garage in rear. Lot is mostly vacant. Located adjacent to residential.

Table B-11: Sites to Accommodate Low and Very Low RHNA

Unique ID	APN	Owner	Acreage	HCD Sizing Criteria	Vacancy	Identified in a Previous Cycle	Zoning	General Plan Land Use	TOD Overlay	Existing Residential Units	Minimum Density	Total Capacity	Affordable Capacity (Low and Very Low-Income RHNA)	Existing Use
27	949190007	KEITH KEATING	2.4 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	72	14	Newer single-family residence with large storage garage/warehouse in rear. Adjacent to residential. Opportunity for subdivision, no plan for displacement of Low-income housing.
28	949190024	AURORA FARIAS	2.4 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	71	14	Vacant lot adjacent to vacant lot and residential.
29	949180010	FRANK U. HILL	2.4 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	70	14	Newer single-family residence with large storage barn in rear. Adjacent to partially vacant residential lots. Opportunity for subdivision, no plan for displacement of Low-income housing.
30	949190005	HERMAN J. RUHE	2.4 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	70	14	Newer single-family residence with large storage garage in rear. Adjacent to partially vacant residential lots. Opportunity for subdivision, no plan for displacement of Low-income housing.
31	949190020	DANIEL W. MASON	2.4 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	70	14	Single-family home on large lot. Various storage sheds on lot. Adjacent to vacant lot and partially vacant residential lot. Opportunity for subdivision, no plan for displacement of Low-income housing.
32	949180036	MERON ROBERT CARRIGAN	2.3 acres	Yes	Yes	5th	Office Research Park	Professional and Office	Yes	0	30	69	13	Vacant lot
33	949180023	JOSEPH H. FLAHERTY	2.2 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	66	13	Vacant lot
34	949180034	MERON ROBERT CARRIGAN	2.3 acres	Yes	No	5th	Office Research Park	Professional and Office	Yes	1	30	69	13	Appears to be a manufactured unit. May possibly be vacant. Located adjacent to residential and vacant lot. Opportunity for subdivision, no plan for displacement of Low-income housing.
35	949190019	SR TERRACES	2.3 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	68	13	Vacant lot
36	949190001	HSU FAMILY TRUST DATED 01/28/2020	2.2 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	66	13	Older single-family residence. Lot is mostly vacant. Located adjacent to residential.
37	949180014	DIAMOND VALLEY HEALTH HOLDINGS	2.3 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	68	13	Vacant lot
38	949190002	BARBARA E. ARNOLD	2.3 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	67	13	One or two manufactured homes on large lot. Various barns and storage sheds on property. Adjacent to vacant lot and partially vacant residential lot.
39	949190018	SR TERRACES	2.2 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	65	13	Vacant lot
40	949190004	CHRIS LAFORNARA	2.3 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	69	13	Manufactured home on large, mostly vacant lot. Possibly vacant. Located adjacent to residential.

Table B-11: Sites to Accommodate Low and Very Low RHNA

Unique ID	APN	Owner	Acreage	HCD Sizing Criteria	Vacancy	Identified in a Previous Cycle	Zoning	General Plan Land Use	TOD Overlay	Existing Residential Units	Minimum Density	Total Capacity	Affordable Capacity (Low and Very Low-Income RHNA)	Existing Use
41	910031009	SR TERRACES	2.0 acres	Yes	Yes	5th	Regional Commercial	Commercial	Yes	0	30	60	12	Vacant lot
42	913210035	TAYLOR MOTOR SPORTS INC	0.9 acres	Yes	Yes	--	Multi-Family 3, Residential	Single Family Residential	--	0	30	25	12	Vacant lot
43	949170013	TIEN C. GU	2.1 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	63	12	Vacant lot
44	949180028	KENNETH R. VERNON	2.1 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	61	12	Vacant lot
45	949200026	CINCO TRAN	2.1 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	63	12	Vacant lot
Pipeline 46	949200006	THOMAS L. HO	2.1 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	NA	70	<b>Pipeline Project</b> - Moramos Apartments, Pre-app completed, application submitted and in review. Total of 140 very low- and low-income units - APNs: 949200025 and 949200006
47	949180026	EILEEN C. RAGAN	2.2 acres	Yes	No	5th	Office	Professional and Office	Yes	2	30	64	12	"SoCal Glass Inc" with 2 manufactured bungalows in front of property. Large single-family home and large storage/warehouse building in rear. Adjacent to residential and day care.
48	949180007	JAMES H. WELSH	2.2 acres	Yes	Yes	5th	Office Research Park	Professional and Office	Yes	0	30	64	12	Vacant lot
49	949170017	RON FOSTER	2.2 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	64	12	Older single-family residence with barn/storage/garage in rear. Lot is mostly vacant. Located adjacent to day care and vacant lot. Opportunity for subdivision, no plan for displacement of Low-income housing.
50	949190009	ROBERT R. BOSWELL	2.1 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	63	12	Manufactured home on large, mostly vacant lot. Possibly vacant. Located adjacent to residential.
51	949200014	UPC HOLDINGS INC	2.1 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	63	12	Large single-family home and multiple large storage/warehouses building in rear. Used as construction material storage yard. Opportunity for redevelopment or subdivision, no plan for displacement of Low-income housing.
52	949170016	ERNST L. LOELKES	1.9 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	56	11	Vacant lot
53	949180024	WEIPING ZHENG	1.9 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	56	11	Newer single-family residence with barn/storage/garage in rear. Located adjacent to residential and vacant lot.
54	949190006	CHRIS LAFORNARA	2.0 acres	Yes	No	5th	Office	Professional and Office	Yes	2	30	58	11	Two single family homes. Adjacent to residential.

Table B-11: Sites to Accommodate Low and Very Low RHNA

Unique ID	APN	Owner	Acreage	HCD Sizing Criteria	Vacancy	Identified in a Previous Cycle	Zoning	General Plan Land Use	TOD Overlay	Existing Residential Units	Minimum Density	Total Capacity	Affordable Capacity (Low and Very Low-Income RHNA)	Existing Use
55	949170035	J B K PROP	2.0 acres	Yes	No	5th	Office	Professional and Office	Yes	0	30	59	11	"Crayon Ranch Child Care Center" with surface parking. Adjacent to residential.
56	949200013	CRAIG ROY YOUNG	1.8 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	54	10	Vacant lot
57	949190015	SR TERRACES	1.8 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	54	10	Vacant lot
58	949670008	MURRIETA HOT SPRINGS JEFFERSON LP	1.6 acres	Yes	Yes	5th	Community Commercial	Commercial	Yes	0	30	48	9	Vacant lot
59	949180038	WELSH JAMES H	1.6 acres	Yes	Yes	--	Office Research Park	Professional and Office	Yes	0	30	49	9	Vacant lot
60	949170015	RICHARD DAVID ADAMS	1.6 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	48	9	Large single-family home with storage shed and stables in rear. Located adjacent to vacant lots. Opportunity for subdivision, no plan for displacement of Low-income housing.
61	949180015	ALFONSO V. GUTIERREZ	1.5 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	45	9	Large single-family home with large garage. Opportunity for subdivision, no plan for displacement of Low income housing/ge/storage in rear. Located adjacent to residential.
62	910410005	CITY OF MURRIETA	1.5 acres	Yes	Yes	5th	Community Commercial	Commercial	Yes	0	30	44	8	Vacant lot adjacent to vacant lot and shopping center.
63	913210010	MHS 98	0.6 acres	Yes	Yes	--	Multi-Family 3, Residential	Commercial	--	0	30	16	8	Vacant lot
64	913210033	MHS 98	0.6 acres	Yes	Yes	--	Multi-Family 3, Residential	Commercial	--	0	30	17	8	Vacant lot
65	949190012	SR TERRACES	1.4 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	41	8	Vacant lot
66	949200009	ESTELA DIAZ	1.4 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	42	8	Single family home with garage/storage in rear. Located adjacent to vacant lots. Opportunity for subdivision, no plan for displacement of Low-income housing.
67	949200028	CHERYL MCBRIDE MATTHEWS	1.4 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	42	8	Office building, warehouse, and single-family home with garage/storage in rear. Located adjacent to similar uses.
68	910031020	SANTA ROSA MEDICAL PLAZA	1.3 acres	Yes	Yes	5th	Regional Commercial	Commercial	Yes	0	30	39	7	Vacant lot
69	949210022	CRAIG MCDONALD	1.2 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	36	7	One single family home with garage/storage in rear. Located adjacent to vacant lots. Opportunity for

Table B-11: Sites to Accommodate Low and Very Low RHNA

Unique ID	APN	Owner	Acreage	HCD Sizing Criteria	Vacancy	Identified in a Previous Cycle	Zoning	General Plan Land Use	TOD Overlay	Existing Residential Units	Minimum Density	Total Capacity	Affordable Capacity (Low and Very Low-Income RHNA)	Existing Use
														subdivision, no plan for displacement of Low-income housing.
70	949170030	TIEN C. GU	1.3 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	37	7	Newer large single-family home with manufactured home as well. Located adjacent to vacant lots. Opportunity for subdivision, no plan for displacement of Low-income housing.
71	949200010	EUNICE KIL	1.2 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	35	7	Manufactured home on large, mostly vacant lot with storage/barn in rear. Opportunity for subdivision, no plan for displacement of Low-income housing, possibly vacant. Located adjacent to residential.
72	910031024	SR TERRACES	1.0 acres	Yes	Yes	5th	Regional Commercial	Commercial	Yes	0	30	30	6	Vacant lot
73	910031008	SR TERRACES	1.0 acres	Yes	Yes	5th	Regional Commercial	Commercial	Yes	0	30	30	6	Vacant lot
74	910031023	SR TERRACES	1.0 acres	Yes	Yes	5th	Regional Commercial	Commercial	Yes	0	30	30	6	Vacant lot
75	910031003	SR TERRACES	1.0 acres	Yes	Yes	5th	Regional Commercial	Commercial	Yes	0	30	30	6	Vacant lot
76	910031004	SR TERRACES	1.0 acres	Yes	Yes	5th	Regional Commercial	Commercial	Yes	0	30	30	6	Vacant lot
77	910031005	SR TERRACES	1.0 acres	Yes	Yes	5th	Regional Commercial	Commercial	Yes	0	30	30	6	Vacant lot
78	910031017	SR TERRACES	1.0 acres	Yes	Yes	5th	Regional Commercial	Commercial	Yes	0	30	30	6	Vacant lot
79	910031018	SR TERRACES	1.0 acres	Yes	Yes	5th	Regional Commercial	Commercial	Yes	0	30	30	6	Vacant lot
80	910490013	HEMACINTO COMMONWEALTH OPPORTUNITY FUND	1.1 acres	Yes	Yes	--	Community Commercial	Commercial	Yes	0	30	31	6	Vacant lot
81	949180031	KENNETH R. VERNON	1.1 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	33	6	Vacant lot
82	949190011	CHEN RICHARD M	1.1 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	32	6	Vacant lot
83	949180020	CHARLES P. HALL	1.1 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	33	6	Manufactured home with storage/barn in rear and various shipping containers/storage units. Opportunity for subdivision, no plan for displacement of Low-income housing.
84	949200012	MICHAEL L. HOGE	1.1 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	33	6	Manufactured home with stables/barn in rear. Adjacent to residential and stables. Opportunity for

Table B-11: Sites to Accommodate Low and Very Low RHNA

Unique ID	APN	Owner	Acreage	HCD Sizing Criteria	Vacancy	Identified in a Previous Cycle	Zoning	General Plan Land Use	TOD Overlay	Existing Residential Units	Minimum Density	Total Capacity	Affordable Capacity (Low and Very Low-Income RHNA)	Existing Use
														subdivision, no plan for displacement of Low-income housing.
85	949210019	DCK HOLDINGS	1.1 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	34	6	Manufactured bungalow / home. May be used as a vehicle storage lot. Opportunity for subdivision, no plan for displacement of Low-income housing.
86	949180022	MICHAEL J. MCCLELLAN	1.2 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	34	6	Newer large single-family home with large storage units and shipping containers. Adjacent to residential. Opportunity for subdivision, no plan for displacement of Low-income housing.
87	910031026	SR TERRACES	0.9 acres	Yes	Yes	5th	Regional Commercial	Commercial	Yes	0	30	26	5	Vacant lot
88	910031015	MHS 98	0.9 acres	Yes	Yes	5th	Regional Commercial	Commercial	Yes	0	30	26	5	Vacant lot
89	949200027	TAYLOR MOTOR SPORTS INC	1.0 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	29	5	Vacant lot
90	949180030	TAYLOR MOTOR SPORTS INC	0.9 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	27	5	Vacant lot
91	949200011	TAYLOR MOTOR SPORTS INC	0.9 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	27	5	Vacant lot
92	949700004	MHS 98	0.8 acres	Yes	Yes	--	Office	Professional and Office	Yes	0	30	25	5	Vacant lot
93	949210017	SR TERRACES	1.0 acres	Yes	No	5th	Office	Professional and Office	Yes	0	30	28	5	Vacant lot with Water District utilities on site. Adjacent to I-15 and residential. Opportunity for subdivision, no plan for displacement of Low-income housing.
94	949700013	SHEILA HSIU CHU KANG	0.9 acres	Yes	Yes	--	Office	Professional and Office	Yes	0	30	25	5	Vacant lot
95	949180029	KENNETH R. VERNON	1.0 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	28	5	Older single-family residence on mostly vacant lot. Adjacent to vacant lot and residential. Opportunity for subdivision, no plan for displacement of Low-income housing.
96	949190014	MICHAEL L. HOGGE	0.9 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	27	5	Vacant lot
97	949180019	LOS ALAMOS MURRIETA ASLI VII	0.9 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	27	5	Single family residence with large storage/garage in rear. Located adjacent to residential. Opportunity for subdivision, no plan for displacement of Low-income housing.
98	949180018	MURRIETA COUNTY WATER DIST	0.9 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	27	5	Manufactured home located adjacent to residential. Opportunity for subdivision, no plan for displacement of Low-income housing.

Table B-11: Sites to Accommodate Low and Very Low RHNA

Unique ID	APN	Owner	Acreage	HCD Sizing Criteria	Vacancy	Identified in a Previous Cycle	Zoning	General Plan Land Use	TOD Overlay	Existing Residential Units	Minimum Density	Total Capacity	Affordable Capacity (Low and Very Low-Income RHNA)	Existing Use
99	949210018	LOS ALAMOS MURRIETA ASLU VII	1.0 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	29	5	Single family residence and storage lot with various large storage warehouses in rear. Opportunity for subdivision, no plan for displacement of Low-income housing.
100	949180021	KENNETH R. VERNON	1.0 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	28	5	Manufactured home located adjacent to residential. Opportunity for subdivision, no plan for displacement of Low-income housing.
101	949190013	SR TERRACES	0.9 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	27	5	Vacant lot
102	910031021	STEPHEN D. VERRELL	0.8 acres	Yes	Yes	5th	Regional Commercial	Commercial	Yes	0	30	22	4	Vacant lot
103	910031025	STEPHEN D. VERRELL	0.8 acres	Yes	Yes	5th	Regional Commercial	Commercial	Yes	0	30	24	4	Vacant lot
104	910490015	LUIS RAUL SANCHEZ	0.8 acres	Yes	Yes	--	Community Commercial	Commercial	Yes	0	30	24	4	Vacant lot
105	949180016	LYNN AUNE	0.8 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	24	4	Manufactured home located adjacent to residential. Opportunity for subdivision, no plan for displacement of Low-income housing.
106	949180017	SR TERRACES	0.8 acres	Yes	No	5th	Office	Professional and Office	Yes	1	30	24	4	Manufactured home located adjacent to residential. Opportunity for subdivision, no plan for displacement of Low-income housing.
107	910031010	SR TERRACES	0.5 acres	Yes	Yes	5th	Regional Commercial	Commercial	Yes	0	30	15	3	Vacant lot
108	910031011	SR TERRACES	0.5 acres	Yes	Yes	5th	Regional Commercial	Commercial	Yes	0	30	15	3	Vacant lot
109	910031002	HEMACINTO COMMONWEALTH OPPORTUNITY FUND	0.5 acres	Yes	Yes	5th	Regional Commercial	Commercial	Yes	0	30	15	3	Vacant lot
110	910031006	MILLER FAMILY TRUST	0.5 acres	Yes	No	5th	Regional Commercial	Commercial	Yes	0	30	15	3	Vacant lot adjacent to vacant lots.
111	910031007	33 DOUGLAS PROP	0.5 acres	Yes	Yes	5th	Regional Commercial	Commercial	Yes	0	30	15	3	Vacant lot
112	910031001	SR TERRACES	0.5 acres	Yes	Yes	5th	Regional Commercial	Commercial	Yes	0	30	15	3	Vacant lot
114	949210021	SR TERRACES	0.6 acres	Yes	Yes	5th	Office	Professional and Office	Yes	0	30	17	3	Vacant lot
115	949700007	CITY OF MURRIETA	0.5 acres	Yes	Yes	--	Office	Professional and Office	Yes	0	30	15	3	Vacant lot
116	949220014	SR TERRACES	0.6 acres	Yes	No	5th	Community Commercial	Commercial	Yes	1	30	18	3	Vacant lot utilized by the U-Haul in rear.

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Table B-11: Sites to Accommodate Low and Very Low RHNA

Unique ID	APN	Owner	Acreage	HCD Sizing Criteria	Vacancy	Identified in a Previous Cycle	Zoning	General Plan Land Use	TOD Overlay	Existing Residential Units	Minimum Density	Total Capacity	Affordable Capacity (Low and Very Low-Income RHNA)	Existing Use
117	913210013	SR TERRACES	0.4 acres	No	Yes	--	Multi-Family 3, Residential	Commercial	--	0	30	11	5	"Vacant lot, connected to vacant APNs: 13-210-013, 913-210-012, 13-210-033, 913-210-034, 913-210-010, 913-210-007, 913-210-006,
118	913210005	JAMES H. WELSH	0.4 acres	No	Yes	--	Multi-Family 3, Residential	Commercial	--	0	30	11	5	"Vacant lot, connected to vacant APNs: 13-210-013, 913-210-012, 13-210-033, 913-210-034, 913-210-010, 913-210-007, 913-210-006,
119	913210006	CRAIG MCDONALD	0.4 acres	No	Yes	--	Multi-Family 3, Residential	Commercial	--	0	30	10	5	"Vacant lot, connected to vacant APNs: 13-210-013, 913-210-012, 13-210-033, 913-210-034, 913-210-010, 913-210-007, 913-210-006,
120	913210007	LOS ALAMOS MURRIETA ASLU VII	0.4 acres	No	Yes	--	Multi-Family 3, Residential	Commercial	--	0	30	10	5	"Vacant lot, connected to vacant APNs: 13-210-013, 913-210-012, 13-210-033, 913-210-034, 913-210-010, 913-210-007, 913-210-006,
121	913210034	AREC 26	0.4 acres	No	Yes	--	Multi-Family 3, Residential	Commercial	--	0	30	11	5	"Vacant lot, connected to vacant APNs: 13-210-013, 913-210-012, 13-210-033, 913-210-034, 913-210-010, 913-210-007, 913-210-006,
122	949670009	MURRIETA HOT SPRINGS JEFFERSON LP	26.0 acres	No	Yes	--	Community Commercial	Commercial	Yes	0	30	780	156	Vacant lot
123	910410011	ANTONIOUS	18.0 acres	No	Yes	--	Community Commercial	Commercial	Yes	0	30	540	108	Vacant lot
124	392280007	MURRIETA DEV II	6.7 acres	Yes	Yes	--	Multi-Family 3, Residential	Multiple Family Residential	--	0	30	201	100	Vacant lot
Pipeline 125	913160040	BEL AIR MURRIETA	10	Yes	Yes	--	Multi-Family 3, Residential	Multiple Family Residential	--	0	30	196	20	Pipeline Project - Murrieta 196, Approved and entitled 2/7/17 - 20 units low income through density bonus, DP 2013-3335
126	906080030	GARY MICHAEL HARRISON	0.8 acres	Yes	Yes	--	Specific Plan	Multiple Family Residential	--	0	18	18	9	Vacant lot
128	906080031	KAHOOTS INC	1.2 acres	Yes	No	--	Specific Plan	Multiple Family Residential	--	0	18	30	15	Feed and pet store with surface parking lot. Adjacent to vacant lot and strip mall.
129	906110010	MCGILL TERENCE P & PEGGY ELIZABETH TRUST DATED 01/17/19	0.6 acres	Yes	No	--	Specific Plan	Multiple Family Residential	--	1	18	13	7	Large single family home adjacent to residential.
Pipeline 130	906080018	MURRIETA HOUSING AUTHORITY	6.2 acres	Yes	No	--	Specific Plan	Multiple Family Residential	--	1	18	NA	100	Pipeline Project - Adams Avenue Affordable Housing, Pre-app completed, Application submitted, in Review. Total of 200 units low to moderate affordability, assumed 50% Low based on initial application.
133	906110014	RUSSELL ALAN LABROUSSE	0.6 acres	Yes	No	--	Specific Plan	Multiple Family Residential	--	1	18	13	7	Large single-family home with storage sheds in rear. Adjacent to residential and storage lot. Portion of

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Table B-11: Sites to Accommodate Low and Very Low RHNA

Unique ID	APN	Owner	Acreage	HCD Sizing Criteria	Vacancy	Identified in a Previous Cycle	Zoning	General Plan Land Use	TOD Overlay	Existing Residential Units	Minimum Density	Total Capacity	Affordable Capacity (Low and Very Low-Income RHNA)	Existing Use
														Site assumed for redevelopment, no plan for displacement of Low-income housing.
134	906110015	BROMUND WALDO PHILIP	0.6 acres	Yes	No	--	Specific Plan	Multiple Family Residential	--	1	18	13	7	Single family home with storage sheds in rear. Adjacent to residential and park. Portion of Site assumed for redevelopment, no plan for displacement of Low-income housing.
135	906110016	SAUL CUEVAS	0.6 acres	Yes	No	--	Specific Plan	Multiple Family Residential	--	1	18	13	7	Single family home with storage sheds in rear. Adjacent to residential. Portion of Site assumed for redevelopment, no plan for displacement of Low-income housing.
136	906110011	GARY M. COLE	0.6 acres	Yes	No	--	Specific Plan	Multiple Family Residential	--	1	18	13	7	Single family home with storage sheds in rear. Adjacent to residential. Portion of Site assumed for redevelopment, no plan for displacement of Low-income housing.
137	906110012	VICTOR ROY VANHOUTEN	0.6 acres	Yes	No	--	Specific Plan	Multiple Family Residential	--	1	18	13	7	Single family home with storage sheds in rear. Adjacent to residential. Portion of Site assumed for redevelopment, no plan for displacement of Low-income housing.
138	906110013	ERIC S. WELLS	0.6 acres	Yes	No	--	Specific Plan	Multiple Family Residential	--	1	18	13	7	Single family home with storage sheds in rear. Adjacent to residential. Portion of Site assumed for redevelopment, no plan for displacement of Low-income housing.
139	906122005	CHARLES E. BEIER	0.6 acres	Yes	No	--	Specific Plan	Multiple Family Residential	--	1	18	14	7	Single family home with storage sheds in rear. Adjacent to residential. Portion of Site assumed for redevelopment, no plan for displacement of Low-income housing.
140	906110018	MICHAEL R. KELLY	0.6 acres	Yes	No	--	Specific Plan	Multiple Family Residential	--	1	18	13	7	Large single family home adjacent to residential. Portion of Site assumed for redevelopment, no plan for displacement of Low-income housing.
141	906110019	DICK GIBBO	0.6 acres	Yes	No	--	Specific Plan	Multiple Family Residential	--	1	18	13	7	Large single family home adjacent to residential. Portion of Site assumed for redevelopment, no plan for displacement of Low-income housing.
126	906110003	AMBURGEY FAMILY REVOCABLE TRUST DTD 10/28/2019	2.1 acres	Yes	No	--	Specific Plan	Multiple Family Residential	--	0	18	50	25	Vehicle, shipping container, and construction storage yard. Various storage buildings on site. Located adjacent to similar uses and residential. Portion of Site assumed for redevelopment, no plan for displacement of Low-income housing.
127	906110017	JAMES F. KELLY	0.6 acres	Yes	No	--	Specific Plan	Multiple Family Residential	--	1	18	13	7	Single family home with storage sheds in rear. Adjacent to residential. Portion of Site assumed for redevelopment, no plan for displacement of Low-income housing.

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**Table B-11: Sites to Accommodate Low and Very Low RHNA**

Unique ID	APN	Owner	Acreage	HCD Sizing Criteria	Vacancy	Identified in a Previous Cycle	Zoning	General Plan Land Use	TOD Overlay	Existing Residential Units	Minimum Density	Total Capacity	Affordable Capacity (Low and Very Low-Income RHNA)	Existing Use
129	906110020	MONIQUE DEGROOT	0.6 acres	Yes	No	--	Specific Plan	Multiple Family Residential	--	1	18	13	7	Single family home with back half of lot used as storage lot. Adjacent to residential and storage lot. Portion of Site assumed for redevelopment, no plan for displacement of Low-income housing.

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## E. Moderate and Above Moderate Sites Inventory

This section contains a description and listing of the candidate sites identified to meet the City's moderate and above moderate income RHNA need.

### 1. Calculation of Unit Capacity

The City assumes that above moderate-income units will develop at a maximum of up to 10 dwelling units per acre, and that moderate-income units will develop at a maximum of 24 dwelling units per acre. Reasonable capacity for sites identified to meet the City's moderate and above moderate need was calculated based on several factors, including existing zoning requirements, vacancy and total number of units entitled, and the maximum density achievable for projects within the following specific plans:

- **Downtown Murrieta Specific Plan**
- **Vineyard Specific Plan**

As the entitled plans are developed, the City will report remaining capacity by identified income category to HCD, a program detailing this strategy is in the **Section 4: Housing Plan**.

Potential constraints, to the extent they are known, such as environmentally sensitive areas and steep slopes were considered, and deductions made where those factors decreased the net buildable area of a parcel. Each Specific Plan's CEQA document is available on the City's webpage, the areas identified for future development have been previously reviewed and considered adequate by the City to accommodate residential developments as they have been entitled. Additionally, the presence of existing units on non-vacant parcels were analyzed to determine the number of units currently on the parcel. Replacement of existing units was included as a factor to prevent no net loss of existing housing stock.

### 2. Selection of Sites

This Appendix B contains a selection of those sites that are most likely to be developed for moderate and above-moderate income housing. For the purpose of identifying sites with the potential to be developed within the planning period, this analysis considered existing zoned parcels that permit residential as a primary use within the following Specific Plans:

- **Vineyard Specific Plan** - The Vineyard Specific Plan is located in the western portion of the City, adjacent to the City's western City limit. The Vineyard Specific Plan consists of approximately 521 acres and allows for a maximum of 1,306 dwelling units on 332.5 acres. The Vineyard specific plan's land use is primarily identified for single family residential, and the area is entitled for a maximum of 1,306 units at a maximum of 5 dwelling units per acre across the plan area. The specific plan has a remaining capacity of 1,225 entitled units that the City has identified to accommodate the RHNA at the above moderate-income level. Portions of the Specific Plan are within the Wildland/Urban interface and are considered susceptible to fire hazard, therefore the City does not anticipate permitting multifamily residential in this area. The City recognizes that without multifamily residential, the overall number of above moderate-income units may develop at less than 1,225 (remaining units entitled and unbuilt). However, the City's development history and current projects in the application stage would replace any units unbuilt due to environmental issues in the Vineyard Specific Plan.

- **Downtown Murrieta Specific Plan** - The Downtown Murrieta Specific Plan is within the south western portion of the City. The Plan area consists of approximately 252 acres bounded by Kalmia Street on the north, Ivy Street on the south, Hayes Avenue on the west and Jefferson Avenue on the east. The Downtown Murrieta Specific Plan is entitled for a maximum of 1,566 dwelling units from a minimum of 0.5 dwelling units per acre in some areas to a maximum of 30 dwelling units per acre in the RMF area. The specific plan has a remaining capacity of 34 entitled units that the City has identified to accommodate the RHNA at above moderate income and 490 entitled units to accommodate the RHNA at moderate income.

For the purposes of this analysis, accessory living dwelling unit potential was calculated separately as outlined within the Candidate Sites Analysis Overview section above. ADUs represent additional potential units to meet the City's RHNA.

### **3. Adequacy of Nonvacant Sites**

The City has identified multiple sites to accommodate moderate and above moderate units on non-vacant sites. The description of existing use is outline in Table B-12 below. Majority of the uses include single family uses and in some cases, net an additional one to five units. Through the City's sites strategy, any existing units and acreage was removed to identify net unit opportunity, rather than gross unit opportunity. Additionally, the City has provided an analysis of past performance for redevelopment of non-vacant sites for residential use (Table B-6). The analysis shows that two sites which were redeveloped for residential uses included existing single family. Additionally, SB 9 which was recently enacted in 2022 provides the criteria and opportunity for property owners to split lots in historically/primarily single-family zones and develop an additional one to two units. The City believes that SB 9 creates additional opportunity for homeowners and property owners to develop additional units for rent or sale.

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#### **3.4. Available Sites**

Table B-12 below lists the sites identified (based on the criteria and justification above) to accommodate the moderate and above moderate income RHNA allocation. The list includes the following information for each site:

- APN
- Notes (existing use or other relevant development information)
- Acreage
- Owner
- Vacancy status
- Zoning and zoning code
- Specific Plan zone
- General Plan land use designation
- Specific Plan (title of specific plan the site is within)
- Income category



**Table B-12 : Sites to Accommodate Moderate and Above Moderate Income RHNA**

Unique ID	APN	Notes	Acreage	Owner	Vacancy	Zoning	Zoning Code	SP Zone	General Plan Land Use	Specific Plan	Income Category	Units
142	906163038	HOMESITE/< 1 ACRE	0.15 acres	GUILLERMINA SANCHEZ	Yes	Specific Plan	SP	Single Family-2	Single Family Residential	Downtown Murrieta SPM 8	Moderate	2
143	906183050	MH Land / No Improvements (MY)	0.09 acres	DANNY KIET NGUYEN	Yes	Specific Plan	SP	Single Family-2	Single Family Residential	Downtown Murrieta SPM 8	Moderate	1
144	906152013	Vacant Commercial Land	0.10 acres	KIM YONG & CHOON REVOCABLE TRUST DATED 01/28/2020	Yes	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	1
145	906156014	Vacant Residential Land - Other	0.16 acres	CLIFFORD LEIVAS	Yes	Specific Plan	SP	Single Family-2	Single Family Residential	Downtown Murrieta SPM 8	Moderate	2
146	906122058	MH Land w/ Misc. Imps (MS)	0.11 acres	WILLIAM R. BAMATTRE	Yes	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	1
147	906181008	HOMESITE/< 1 ACRE	0.13 acres	LUIS M. GONZALEZ	Yes	Specific Plan	SP	Single Family-2	Single Family Residential	Downtown Murrieta SPM 8	Moderate	2
148	906121004	Vacant Commercial Land	0.16 acres	EDWARD L. LAMBERT	Yes	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	2
149	906161009	Vacant Residential Land - Other	0.16 acres	JEFFREY S. LOOMIS	Yes	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	2
150	906156025	Single Family Dwelling	0.16 acres	AMERICAN ESTATE & TRUST	Yes	Specific Plan	SP	Single Family-2	Single Family Residential	Downtown Murrieta SPM 8	Moderate	2
151	906183039	HOMESITE/< 1 ACRE	0.27 acres	MICHAEL JOE MULLENS	Yes	Specific Plan	SP	Single Family-2	Single Family Residential	Downtown Murrieta SPM 8	Moderate	4
152	906153004	Vacant Commercial Land	0.16 acres	JASON D. STEINER	Yes	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	2
153	906161004	Vacant Commercial Land	0.16 acres	EDWARD L. LAMBERT	Yes	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	2
154	906183048	MH Land / No Improvements (MY)	0.09 acres	LIONEL SILVA	Yes	Specific Plan	SP	Single Family-2	Single Family Residential	Downtown Murrieta SPM 8	Moderate	1
155	906183049	MH Land / No Improvements (MY)	0.09 acres	HIEN PHUC NGUYEN	Yes	Specific Plan	SP	Single Family-2	Single Family Residential	Downtown Murrieta SPM 8	Moderate	1
156	906161002	Vacant Commercial Land	0.16 acres	EDWARD L. LAMBERT	Yes	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	2
157	906152009	Single Family Dwelling	0.16 acres	MICHAEL C. KELLEY	Yes	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	2
158	906122023	Vacant Commercial Land	0.17 acres	RONALD DEGROOT	Yes	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	2
159	906152005	Vacant Commercial Land	0.17 acres	KIM YONG & CHOON REVOCABLE TRUST DATED 01/28/2020	Yes	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	2
160	906102021	Vacant Commercial Land	0.17 acres	DOLLINS WELLNESS CENTER	Yes	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	2



**Table B-12 : Sites to Accommodate Moderate and Above Moderate Income RHNA**

Unique ID	APN	Notes	Acreage	Owner	Vacancy	Zoning	Zoning Code	SP Zone	General Plan Land Use	Specific Plan	Income Category	Units
161	906182022	Single Family Dwelling	0.51 acres	JOEL HERNANDEZ	No	Specific Plan	SP	Single Family-2	Single Family Residential	Downtown Murrieta SPM 8	Moderate	7
162	906102029	HOMESITE/< 1 ACRE	0.18 acres	DENISE LYNN TARELLO	Yes	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	2
163	906151015	Vacant Residential Land - Other	0.24 acres	JAMES A. JOHNSON	Yes	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	3
164	906102012	Vacant Residential Land - Other	0.24 acres	PAULETTE V. LEE	Yes	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	3
165	906102034	Single Family Dwelling	0.25 acres	RYAN J. GEORGE	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	3
166	906122012	Single Family Dwelling	0.25 acres	MARY A. KEAN	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	3
167	906151013	Commercial Land / Misc. Imps	0.26 acres	PLH INTERESTS	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	3
168	906151016	MISC IMPS < 1 ACRE	0.26 acres	JAMES A. JOHNSON	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	3
169	906151012	Single Family Dwelling	0.26 acres	DOUG VANSOEST	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	3
170	906102009	Single Family Dwelling	0.26 acres	ROBERT STRATTON	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	3
171	906122013	Vacant Residential Land - Other	0.27 acres	MARY ALICE KEAN	Yes	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	4
172	906162003	ONE SINGLE FAMILY RESIENTIAL UNIT WITH A LARGE BACKYARD	0.30 acres	FREDERICK H L HUANG	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	4
173	906162004	Single Family Dwelling	0.30 acres	ARMAND CONTRERAS	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	4
174	906162014	Single Family Dwelling	0.30 acres	HENRY BLACKLEDGE	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	4
175	906156005	Single Family Dwelling	0.16 acres	KENNETH M. MITCHELL	Yes	Specific Plan	SP	Single Family-2	Single Family Residential	Downtown Murrieta SPM 8	Moderate	2
176	906156017	Single Family Dwelling	0.32 acres	DALE DEAN HOUSER	No	Specific Plan	SP	Single Family-2	Single Family Residential	Downtown Murrieta SPM 8	Moderate	4
177	906162010	MH on Foundation (MF)	0.30 acres	GERRY TOPP	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	4
178	906162019	HOMESITE/< 1 ACRE	0.32 acres	AUSTIN G. LINSLEY	Yes	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	4
179	906163024	MH Land / No Improvements (MY)	0.16 acres	MURRIETA D R	Yes	Specific Plan	SP	Single Family-2	Single Family Residential	Downtown Murrieta SPM 8	Moderate	2
180	906161001	Vacant Commercial Land	0.32 acres	DANMAR ENTERPRISES	Yes	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	4



**Table B-12 : Sites to Accommodate Moderate and Above Moderate Income RHNA**

Unique ID	APN	Notes	Acreage	Owner	Vacancy	Zoning	Zoning Code	SP Zone	General Plan Land Use	Specific Plan	Income Category	Units
181	906153013	MH Lot with MH on ILT (MR)	0.32 acres	RICARDO GARCIA	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	4
182	906161007	MH Lot with MH on LPT (MO)	0.32 acres	DANIEL W. GAGNON	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	4
183	906162017	HOMESITE/< 1 ACRE	0.32 acres	AUSTIN G. LINSLEY	Yes	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	4
184	906153005	Retail - General	0.32 acres	THANH VINH NGUYEN	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	4
185	906161006	Single Family Dwelling	0.32 acres	LAMBERT FAMILY TRUST DATED 09/22/2014	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	4
186	906182058	MH on Foundation (MF)	0.33 acres	JOAQUIN GARCIA BARRERA	No	Specific Plan	SP	Single Family-2	Single Family Residential	Downtown Murrieta SPM 8	Moderate	4
187	906183037	MH on Foundation (MF)	0.33 acres	LEONARD HAGER	No	Specific Plan	SP	Single Family-2	Single Family Residential	Downtown Murrieta SPM 8	Moderate	4
188	906183045	MH on Foundation (MF)	0.44 acres	JACK A. PIERCE	No	Specific Plan	SP	Single Family-2	Single Family Residential	Downtown Murrieta SPM 8	Moderate	6
189	906155006	MH Lot with MH on LPT (MO)	0.32 acres	NICHOLAS J. TUDOR	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	4
190	906162031	Retail - General	0.32 acres	MURRIETA OLD TOWN PLAZA	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	4
191	906162002	Retail - General	0.32 acres	FREDERICK H L HUANG	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	4
192	906162011	Single Family Dwelling	0.32 acres	GERRY TOPP	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	4
193	906121015	MH on Foundation (MF)	0.34 acres	DEXTER L. MISH	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	5
194	906122072	HOMESITE/< 1 ACRE	0.34 acres	DEGROOT RONALD & MICHELE FAMILY TRUST	Yes	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	5
195	906121014	Single Family Dwelling	0.34 acres	DENNIS T. GILBERT	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	5
196	906121017	Single Family Dwelling	0.34 acres	CASEY B. JURADO	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	5
197	906182034	MH on Foundation (MF)	0.31 acres	MICHELLE NELSON	No	Specific Plan	SP	Single Family-2	Single Family Residential	Downtown Murrieta SPM 8	Moderate	4
198	906183038	MH Lot with MH on LPT (MO)	0.34 acres	KIM TREADWELL	No	Specific Plan	SP	Single Family-2	Single Family Residential	Downtown Murrieta SPM 8	Moderate	5
199	906122074	Service Station w/C-Store	0.34 acres	EMILIO A. GONZALEZ	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	5
200	906122011	MISC IMPS < 1 ACRE	0.34 acres	MONIQUE DEGROOT	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	5



**Table B-12 : Sites to Accommodate Moderate and Above Moderate Income RHNA**

Unique ID	APN	Notes	Acreage	Owner	Vacancy	Zoning	Zoning Code	SP Zone	General Plan Land Use	Specific Plan	Income Category	Units
201	906110007	Residential Use Zoned Commercial	0.36 acres	JILL GONZALES	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	5
202	906102013	Single Family Dwelling	0.37 acres	PAULETTE V. LEE	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	5
203	906102017	MH Lot with MH on ILT (MR)	0.37 acres	HUERTA PAUL R & KATHY L FAMILY TRUST	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	5
204	906102016	MH on Foundation (MF)	0.37 acres	BEAUCHAMP FAMILY TRUST DATED 11/15/2013	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	5
205	906101006	Retail - General	0.38 acres	MURRIETA PLAZA HD	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	5
206	906102006	Single Family Dwelling	0.40 acres	ROGLO PROP III	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	5
207	906152017	Full-Service Restaurant	0.4 acres	PALM GARDEN ESTATES	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	6
208	906110005	Retail - General	0.45 acres	WHITE HOUSE HOLDINGS	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	6
209	906156026	Single Family Dwelling	0.32 acres	ROXANNE PETTIGREW KING	No	Specific Plan	SP	Single Family-2	Single Family Residential	Downtown Murrieta SPM 8	Moderate	4
210	906162001	Single Family Dwelling	0.48 acres	EDWARD A. HERNANDEZ	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	6
211	906162030	Retail - General	0.48 acres	MURRIETA OLD TOWN PLAZA	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	6
212	906122024	Retail - General	0.51 acres	RONALD DEGROOT	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	7
213	906101005	Place of Worship	1 acre	MURRIETA KOREAN PRESBYTERIAN CHURCH	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	8
214	906102020	Full-Service Restaurant	0.61 acres	RAYS CAFE REDEVELOPMENT	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	8
215	906122021	Residential Use Zoned Commercial	0.68 acres	JESUS V. SALCEDO	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	9
216	906101007	Neighborhood Shopping Center	0.69 acres	MURRIETA PLAZA HD	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	9
217	906122063	Office - General	0.69 acres	DAP PROP	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	9
218	906102019	Full-Service Restaurant	0.69 acres	A RULOU BOREL	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	9
219	906122073	Retail - General	1 acre	BENNIE E. CONATSER	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	12
220	906110006	Residential Use Zoned Commercial	0.90 acres	WHITE HOUSE HOLDINGS	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	12
221	906101003	Neighborhood Shopping Center	1.07 acres	MURRIETA PLAZA HD	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	14





**Table B-12 : Sites to Accommodate Moderate and Above Moderate Income RHNA**

Unique ID	APN	Notes	Acreage	Owner	Vacancy	Zoning	Zoning Code	SP Zone	General Plan Land Use	Specific Plan	Income Category	Units
222	906090014	Vacant Commercial Land	1.65 acres	DOWNTOWN SPE 906 090 014	Yes	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	22
223	906090008	Office - General	1.66 acres	RPT PARTNERS	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	22
224	906110008	UNKNOWN	1.71 acres	JOSE A. ALFARO	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	23
225	906080056	Neighborhood Shopping Center	1.85 acres	LUCKY CLOVER ENTERPRISES	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	25
226	906080058	Neighborhood Shopping Center	2.95 acres	LUCKY CLOVER ENTERPRISES	No	Specific Plan	SP	Mixed Use	Mixed Use	Downtown Murrieta SPM 8	Moderate	39
227	906182032	Single Family Dwelling	0.48 acres	LUCY A. DUNHAM	No	Specific Plan	SP	Single Family-2	Single Family Residential	Downtown Murrieta SPM 8	Moderate	6
228	904060056	Vacant Residential Land - Other	51 acres	GRENHILL DEV CORP	Yes	Specific Plan	SP	Single-Family 1, Residential	Single Family Residential	Vineyard SP 215	Above Moderate	163
229	904060059	Vacant Residential Land - Other	31 acres	GRENHILL DEV CORP	Yes	Specific Plan	SP	Single-Family 1, Residential	Single Family Residential	Vineyard SP 215	Above Moderate	101
230	904060055	Vacant Residential Land - Other	50 acres	GRENHILL DEV CORP	Yes	Specific Plan	SP	Single-Family 1, Residential	Single Family Residential	Vineyard SP 215	Above Moderate	160
231	904060060	Vacant Residential Land - Other	113 acres	GRENHILL DEV CORP	Yes	Specific Plan	SP	Single-Family 1, Residential	Single Family Residential	Vineyard SP 215	Above Moderate	365
232	904070093	Vacant Residential Land - Other	63 acres	GRENHILL DEV CORP	Yes	Specific Plan	SP	Single-Family 1, Residential	Single Family Residential	Vineyard SP 215	Above Moderate	202
233	904050046	Vacant Residential Land - Other	28 acres	GRENHILL DEV CORP	Yes	Specific Plan	SP	Single-Family 1, Residential	Single Family Residential	Vineyard SP 215	Above Moderate	89
234	906200010	Vacant Residential Land - Other	1.04 acres	HEATHER BROWN	Yes	Specific Plan	SP	Single Family-1	Single Family Residential	Downtown Murrieta SPM 8	Above Moderate	1
235	906222016	HOMESITE/< 1 ACRE	0.60 acres	EDWARD G. MACHO	Yes	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	1
236	906222033	HOMESITE/< 1 ACRE	0.30 acres	CHRISTOPHE J. BACH	Yes	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	1
237	906200011	Vacant Residential Land - Other	0.49 acres	HEATHER BROWN	Yes	Specific Plan	SP	Single Family-1	Single Family Residential	Downtown Murrieta SPM 8	Above Moderate	1
238	906211010	Vacant Residential Land - Other	0.80 acres	CHRISTOPHER KOSTECKA	Yes	Specific Plan	SP	Single Family-1	Single Family Residential	Downtown Murrieta SPM 8	Above Moderate	1
239	906211022	Vacant Residential Land - Other	0.57 acres	RONALD W. HENDRICKSON	Yes	Specific Plan	SP	Single Family-1	Single Family Residential	Downtown Murrieta SPM 8	Above Moderate	1
240	906222031	HOMESITE/< 1 ACRE	0.30 acres	CHRISTOPHE J. BACH	Yes	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	1
241	906191021	Vacant Residential Land - Other	0.32 acres	JOHN P. MARTIN	Yes	Specific Plan	SP	Single Family-1	Single Family Residential	Downtown Murrieta SPM 8	Above Moderate	1

**Table B-12 : Sites to Accommodate Moderate and Above Moderate Income RHNA**

Unique ID	APN	Notes	Acreage	Owner	Vacancy	Zoning	Zoning Code	SP Zone	General Plan Land Use	Specific Plan	Income Category	Units
242	906200012	Vacant Residential Land - Other	2.00 acres	VICTOR T. AGNIFILI	Yes	Specific Plan	SP	Single Family-1	Single Family Residential	Downtown Murrieta SPM 8	Above Moderate	5
243	906221004	Vacant Residential Land - Other	0.53 acres	KARLA ALFARO	Yes	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	1
244	906221007	HOMESITE/< 1 ACRE	0.84 acres	DAVID K. GONZALEZ	Yes	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	1
245	906221014	HOMESITE/< 1 ACRE	0.69 acres	FRANK W. PULS	Yes	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	1
246	906221017	HOMESITE/< 1 ACRE	0.14 acres	FRANK W. PULS	Yes	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	1
248	906221018	HOMESITE/< 1 ACRE	0.06 acres	FRANK W. PULS	Yes	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	1
249	906200024	MH Land / No Improvements (MY)	0.28 acres	MICHAEL P. MAPLES	Yes	Specific Plan	SP	Single Family-1	Single Family Residential	Downtown Murrieta SPM 8	Above Moderate	1
251	904060061	Vacant Residential Land - Other	34 acres	GRENHILL DEV CORP	Yes	Specific Plan	SP	Single-Family 1, Residential	Single Family Residential	Vineyard SP 215	Above Moderate	111
252	906194030	Vacant Residential Land - Other	0.34 acres	J JESUS ARCE	Yes	Specific Plan	SP	Single Family-1	Single Family Residential	Downtown Murrieta SPM 8	Above Moderate	1
253	906221011	MISC IMPS 1-4.9 ACRE	1.75 acres	IVETTE GONZALEZ	Yes	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	2
254	906222017	HOMESITE/< 1 ACRE	0.60 acres	EDWARD GUY MACHO	Yes	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	1
255	906222032	HOMESITE/< 1 ACRE	0.30 acres	CHRISTOPHE J. BACH	Yes	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	1
256	906222019	Single Family Dwelling	0.30 acres	THOMAS F. HEATH	No	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	1
257	906212003	MH on Foundation (MF)	1.13 acres	KARLA ALFARO	No	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	1
258	906221013	Single Family Dwelling	0.54 acres	DAVID K. GONZALEZ	No	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	1
259	906171021	MH Land / No Improvements (MY)	0.30 acres	GEM CITY	Yes	Specific Plan	SP	Single Family-1	Single Family Residential	Downtown Murrieta SPM 8	Above Moderate	1
260	906222034	MISC IMPS < 1 ACRE	0.60 acres	GEORGIOS K. MARKOU	No	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	1
261	906211012	Vacant Residential Land - Other	0.29 acres	CHRISTOPHER KOSTECKA	Yes	Specific Plan	SP	Single Family-1	Single Family Residential	Downtown Murrieta SPM 8	Above Moderate	1
262	906222015	Single Family Dwelling	0.30 acres	DANNY VINCENT CHAVEZ	No	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	1
263	906221006	MH on Foundation (MF)	0.36 acres	KURT A. MILLER	No	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	1

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**Table B-12 : Sites to Accommodate Moderate and Above Moderate Income RHNA**

Unique ID	APN	Notes	Acreage	Owner	Vacancy	Zoning	Zoning Code	SP Zone	General Plan Land Use	Specific Plan	Income Category	Units
264	906221012	Single Family Dwelling	0.89 acres	IVETTE GONZALEZ	No	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	1
265	906222035	Single Family Dwelling	0.60 acres	GEORGIOS K. MARKOU	No	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	1
266	906171020	MH Land / No Improvements (MY)	0.25 acres	GEM CITY	Yes	Specific Plan	SP	Single Family-1	Single Family Residential	Downtown Murrieta SPM 8	Above Moderate	1
267	906212002	MH Lot with MH on LPT (MO)	0.90 acres	BRIDGET K. TRACY	No	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	1
268	906222013	Single Family Dwelling	0.30 acres	RICARDO PALMERIN	No	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	1
269	906221005	MH Lot with MH on ILT (MR)	0.53 acres	KEMPF FAMILY TRUST DATED 11/23/1994	No	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	1
270	906222014	Single Family Dwelling	0.30 acres	DANNY VINCENT CHAVEZ	No	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	1

**Projects in the Pipeline to Accommodate the Moderate and Above Moderate RHNA**

Unique ID	APN	Notes	Acreage	Owner	Vacancy	Zoning	Zoning Code	SP Zone	General Plan Land Use	Specific Plan	Income Category	Units
271	906020012	Pipeline Project - Nutmeg Apartments - 210 Above Moderate Units, Application submitted, in Review	4.89 acres	FLORY JAMES & KAREN FAMILY TRUST FLORY JAMES B	Yes	Multi-Family 1, Residential	MF-1	--	Multiple Family Residential	--	Above Moderate	70
272	906020013	Pipeline Project - Nutmeg Apartments - 210 Above Moderate Units, Application submitted, in Review	4.89 acres	FLORY JAMES & KAREN FAMILY TRUST FLORY JAMES B	Yes	Multi-Family 1, Residential	MF-1	--	Multiple Family Residential	--	Above Moderate	70
273	906020092	Pipeline Project - Nutmeg Apartments - 210 Above Moderate Units, Application submitted, in Review	4.81	FLORY JAMES & KAREN FAMILY TRUST FLORY JAMES B	Yes	Multi-Family 1, Residential	MF-1	--	Multiple Family Residential	--	Above Moderate	70
274	906080018	Pipeline Project - Adams Avenue Affordable - 50% moderate units - Pre-app completed, Application submitted, in Review	6.22 acres	MURRIETA HOUSING AUTHORITY	Yes	Specific Plan	SP	--	Multiple Family Residential	Downtown Murrieta SPM 8	Moderate	100
275	392190020	Pipeline Project - The Adele - Application submitted, in review - 5 units - TM 38069	3.83 acres	GREER ADELE HOLMAN B TRUST	Yes	Estate Residential 2	ER-2	--	Large Lot Residential	--	Above Moderate	5
276	909200002	Pipeline Project - Xiong Wu Ho - Application submitted in review - 7 units - TM37981	19.31 acres	ZHAN LONG HE	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	7



**Table B-12 : Sites to Accommodate Moderate and Above Moderate Income RHNA**

Unique ID	APN	Notes	Acreage	Owner	Vacancy	Zoning	Zoning Code	SP Zone	General Plan Land Use	Specific Plan	Income Category	Units
277	913363019	Pipeline Project - Hamilton Tract - Approved and entitled - 8 units - TM 31251 DP 2018-1807	0.19 acres	HAMILTON COURT 8	Yes	Rural Residential	RR	--	Single Family Residential	--	Above Moderate	1
278	913363020	Pipeline Project - Hamilton Tract - Approved and entitled - 8 units - TM 31251 DP 2018-1808	0.17 acres	HAMILTON COURT 8	Yes	Rural Residential	RR	--	Single Family Residential	--	Above Moderate	1
279	913363021	Pipeline Project - Hamilton Tract - Approved and entitled - 8 units - TM 31251 DP 2018-1809	0.17 acres	HAMILTON COURT 8	Yes	Rural Residential	RR	--	Single Family Residential	--	Above Moderate	1
280	913363022	Pipeline Project - Hamilton Tract - Approved and entitled - 8 units - TM 31251 DP 2018-1810	0.17 acres	HAMILTON COURT 8	Yes	Rural Residential	RR	--	Single Family Residential	--	Above Moderate	1
281	913363023	Pipeline Project - Hamilton Tract - Approved and entitled - 8 units - TM 31251 DP 2018-1811	0.17 acres	HAMILTON COURT 8	Yes	Rural Residential	RR	--	Single Family Residential	--	Above Moderate	1
282	913363024	Pipeline Project - Hamilton Tract - Approved and entitled - 8 units - TM 31251 DP 2018-1812	0.18 acres	HAMILTON COURT 8	Yes	Rural Residential	RR	--	Single Family Residential	--	Above Moderate	1
282	913363027	Pipeline Project - Hamilton Tract - Approved and entitled - 8 units - TM 31251 DP 2018-1813	0.32 acres	HAMILTON COURT 8	Yes	Rural Residential	RR	--	Single Family Residential	--	Above Moderate	1
282	913363028	Pipeline Project - Hamilton Tract - Approved and entitled - 8 units - TM 31251 DP 2018-1814	0.23 acres	HAMILTON COURT 9	Yes	Rural Residential	RR	--	Single Family Residential	--	Above Moderate	1
285	906240050	Pipeline Project - Sauer - approved and entitled - 53 units - TM 36835	13 acres	JOAN L. SAUER	Yes	Estate Residential 2	ER-2	--	Single Family Residential	--	Above Moderate	18
286	906240051	Pipeline Project - Sauer - approved and entitled - 53 units - TM 36836	13 acres	JOAN L. SAUER	Yes	Estate Residential 2	ER-2	--	Large Lot Residential	--	Above Moderate	18
287	906240055	Pipeline Project - Sauer - approved and entitled - 53 units - TM 36837	21 acres	JOAN L. SAUER	Yes	Open Space	OS	--	Large Lot Residential	--	Above Moderate	18
288	906060039	Pipeline Project - Lemon and Adams Ave - Approved and entitled - 12 units TM 37430	3.79 acres	MURRIETA HOLDING 2012 12	Yes	Estate Residential 2	ER-2	--	Single Family Residential	--	Above Moderate	6
289	906060041	Pipeline Project - Lemon and Adams Ave - Approved and entitled - 12 units TM 37431	4.16 acres	MURRIETA HOLDING 2012 12	Yes	Estate Residential 2	ER-2	--	Single Family Residential	--	Above Moderate	6



**Table B-12 : Sites to Accommodate Moderate and Above Moderate Income RHNA**

Unique ID	APN	Notes	Acreage	Owner	Vacancy	Zoning	Zoning Code	SP Zone	General Plan Land Use	Specific Plan	Income Category	Units
290	906250020	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37621	1.15 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1
291	906250021	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37622	1.17 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1
292	906250022	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37623	1.30 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1
293	906250023	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37624	1.76 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1
294	906250024	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37625	1.80 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1
295	906250025	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37626	1.83 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1
296	906250026	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37627	1.65 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1
297	906250027	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37628	1.41 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1
298	906250028	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37629	1.05 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1
299	906250029	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37630	1.26 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1
300	906250030	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37631	1.11 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1
301	906250031	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37632	1.03 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1
302	906250032	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37633	1.57 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1



**Table B-12 : Sites to Accommodate Moderate and Above Moderate Income RHNA**

Unique ID	APN	Notes	Acreage	Owner	Vacancy	Zoning	Zoning Code	SP Zone	General Plan Land Use	Specific Plan	Income Category	Units
303	906250033	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37634	1.32 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1
304	906250034	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37635	1.19 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1
305	906250035	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37636	1.15 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1
306	906250036	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37637	1.17 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1
307	906250037	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37638	1.54 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1
308	906250038	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37639	1.31 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1
309	906250039	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37640	1.10 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1
310	906250040	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37641	1.07 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1
311	906250041	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37642	1.30 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1
312	906250042	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37643	1.34 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1
313	906250043	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37644	1.43 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1
314	906250044	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37645	1.10 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	1
315	906250045	Pipeline Project - Pimlico Ranch - Approved and entitled - 25 units TM 37646	4.55 acres	PIMLICO RANCH	Yes	Rural Residential	RR	--	Large Lot Residential	--	Above Moderate	0



**Table B-12 : Sites to Accommodate Moderate and Above Moderate Income RHNA**

Unique ID	APN	Notes	Acreage	Owner	Vacancy	Zoning	Zoning Code	SP Zone	General Plan Land Use	Specific Plan	Income Category	Units
316	963070051	Pipeline Project - Adobe springs - approved and entitled -283 units TM 36779	122.31 acres	MURRIETA KLC HOLDINGS 130	Yes	Specific Plan	SP	Open Space		--	Above Moderate	283
317	392290022	Pipeline Project - Meadowlark - approved and entitled -83 units TM 37493	--	HPH HOMEBUILDERS 2000	Yes	Multi-Family 2, Residential	MF-2	--	Multiple Family Residential	--	Above Moderate	83
318	906070092	Pipeline Project - Poppy Lane - approved and entitled -60 units - DP 2019-2001	3.97 acres	MURRIETA 60	Yes	Multi-Family 1, Residential	MF-1	--	Multiple Family Residential	--	Above Moderate	60
319	908360020	Pipeline Project - Golden Eagle - approved and entitled -112 units - DP 2012-3267	7.51 acres	GOLDEN EAGLE MULTI FAMILY PROP	Yes	Multi-Family 1, Residential	MF-1	--	Multiple Family Residential	--	Above Moderate	112
320	913160040	Pipeline Project - Murrieta 196 - approved and entitled -176 units - DP 2013-3335	10.17 acres	BEL AIR MURRIETA	Yes	Multi-Family 2, Residential	MF-2	--	Multiple Family Residential	--	Above Moderate	176
321	949220048	Pipeline Project - Jefferson Apartments - approved and entitled -160 units DP 2020-2170	9.17 acres	MURRIETA HOT SPRINGS JEFFERSON	Yes	Multi-Family 2, Residential	MF-2	--	Multiple Family Residential	--	Above Moderate	160
322	949200020	Pipeline Project - The Bridges - approved and entitled -542 units - DP 2014-490 TM 36863	--	--	Yes	--	--	--	--	--	Above Moderate	90
323	949200021	Pipeline Project - The Bridges - approved and entitled -542 units - DP 2014-490 TM 36864	--	--	Yes	--	--	--	--	--	Above Moderate	90
324	949200022	Pipeline Project - The Bridges - approved and entitled -542 units - DP 2014-490 TM 36865	--	--	Yes	--	--	--	--	--	Above Moderate	90
325	949200023	Pipeline Project - The Bridges - approved and entitled -542 units - DP 2014-490 TM 36866	--	--	Yes	--	--	--	--	--	Above Moderate	90
326	949200024	Pipeline Project - The Bridges - approved and entitled -542 units - DP 2014-490 TM 36867	--	--	Yes	--	--	--	--	--	Above Moderate	90
327	949170014	Pipeline Project - The Bridges - approved and entitled -542 units - DP 2014-490 TM 36868	--	--	Yes	--	--	--	--	--	Above Moderate	90
328	906080004	Pipeline Project - The Ranch - approved and entitled -324 units - DP 2017-1397	2.86 acres	KIW MURRIETA VENTURE	Yes	Specific Plan	SP	Multi-Family	Multiple Family Residential	--	Above Moderate	108



Table B-12 : Sites to Accommodate Moderate and Above Moderate Income RHNA

Unique ID	APN	Notes	Acreage	Owner	Vacancy	Zoning	Zoning Code	SP Zone	General Plan Land Use	Specific Plan	Income Category	Units
329	906080052	Pipeline Project - The Ranch - approved and entitled -324 units - DP 2017-1398	4.55 acres	KIW MURRIETA VENTURE	Yes	Specific Plan	SP	Multi-Family	Multiple Family Residential	--	Above Moderate	108
330	906080053	Pipeline Project - The Ranch - approved and entitled -324 units - DP 2017-1399	4.03 acres	KIW MURRIETA VENTURE	Yes	Specific Plan	SP	Multi-Family	Multiple Family Residential	--	Above Moderate	108
331	906200002	Pipeline Project - B Street Ivy House, Approved and entitled, pre-application for new developer with ADUs, modifications to Master Development Plan and TM in process	5.36 acres	MURRIETA HOUSING AUTHORITY	Yes	Specific Plan	SP	Single Family-1	Single Family Residential	Downtown Murrieta SPM 8	Above Moderate	10
332	906200001	Pipeline Project - B Street Ivy House, Approved and entitled, pre-application for new developer with ADUs, modifications to Master Development Plan and TM in process	5.74 acres	MURRIETA HOUSING AUTHORITY	Yes	Specific Plan	SP	Single Family-1	Single Family Residential	Downtown Murrieta SPM 8	Above Moderate	10
333	906221001	Pipeline Project - B Street Ivy House, Approved and entitled, pre-application for new developer with ADUs, modifications to Master Development Plan and TM in process	2.14 acres	MURRIETA HOUSING AUTHORITY	No	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	10
334	906193001	Pipeline Project - B Street Ivy House, Approved and entitled, pre-application for new developer with ADUs, anticipated modifications to Master Development Plan and TM	5.43 acres	MURRIETA HOUSING AUTHORITY	No	Specific Plan	SP	Rural Residential	Single Family Residential	Downtown Murrieta SPM 9	Above Moderate	10
335	906221002	Pipeline Project - B Street Ivy House, Approved and entitled, pre-application for new developer with ADUs, anticipated modifications to	0.48 acres	MURRIETA HOUSING AUTHORITY	No	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	10

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Table B-12 : Sites to Accommodate Moderate and Above Moderate Income RHNA

Unique ID	APN	Notes	Acreage	Owner	Vacancy	Zoning	Zoning Code	SP Zone	General Plan Land Use	Specific Plan	Income Category	Units
		Master Development Plan and TM										
336	906212001	Pipeline Project - B Street Ivy House, Approved and entitled, pre-application for new developer with ADUs, anticipated modifications to Master Development Plan and TM	2.34 acres	MURRIETA HOUSING AUTHORITY	No	Specific Plan	SP	Rural Residential	Large Lot Residential	Downtown Murrieta SPM 8	Above Moderate	10

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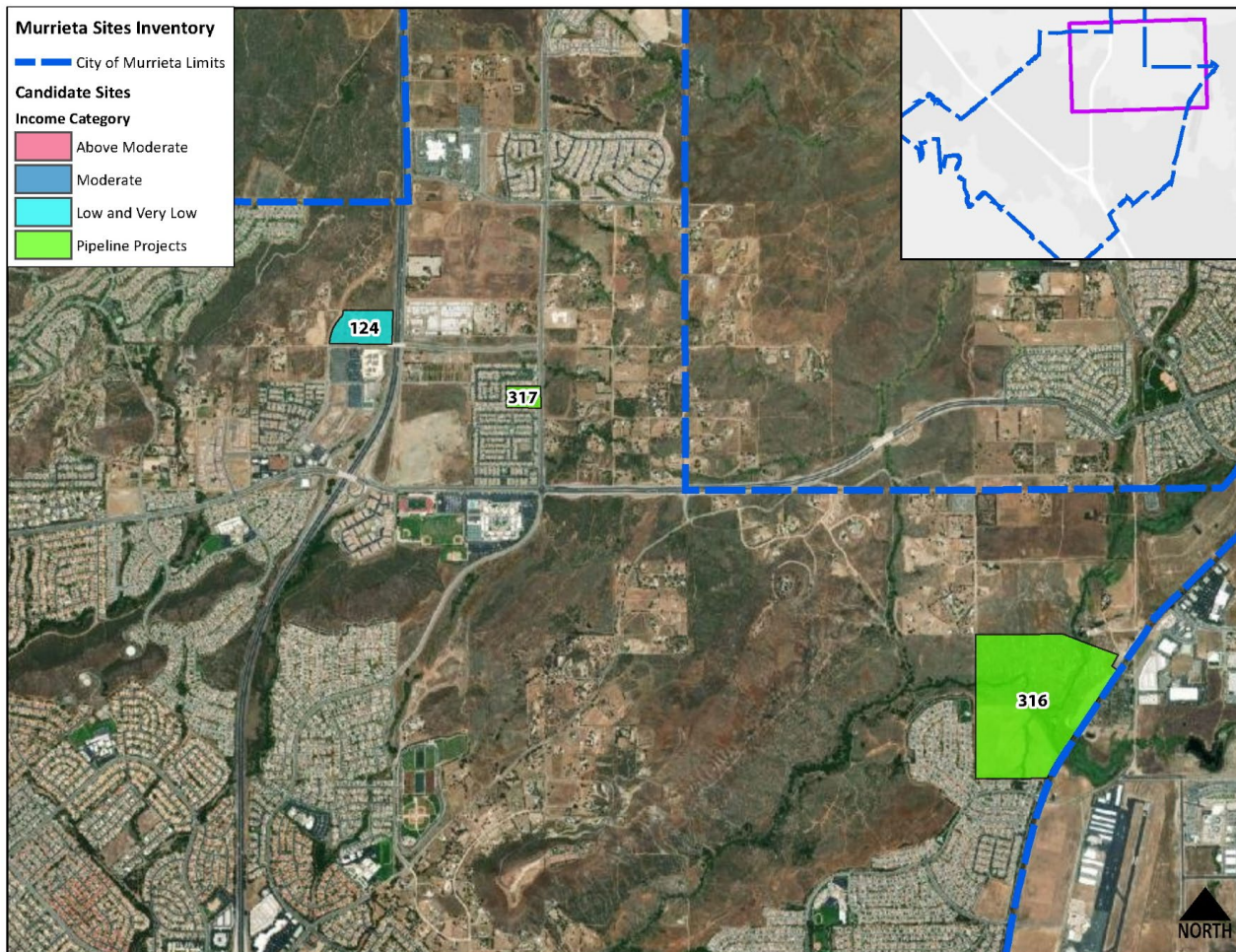
## F. Summary of RHNA Status and Sites Inventory

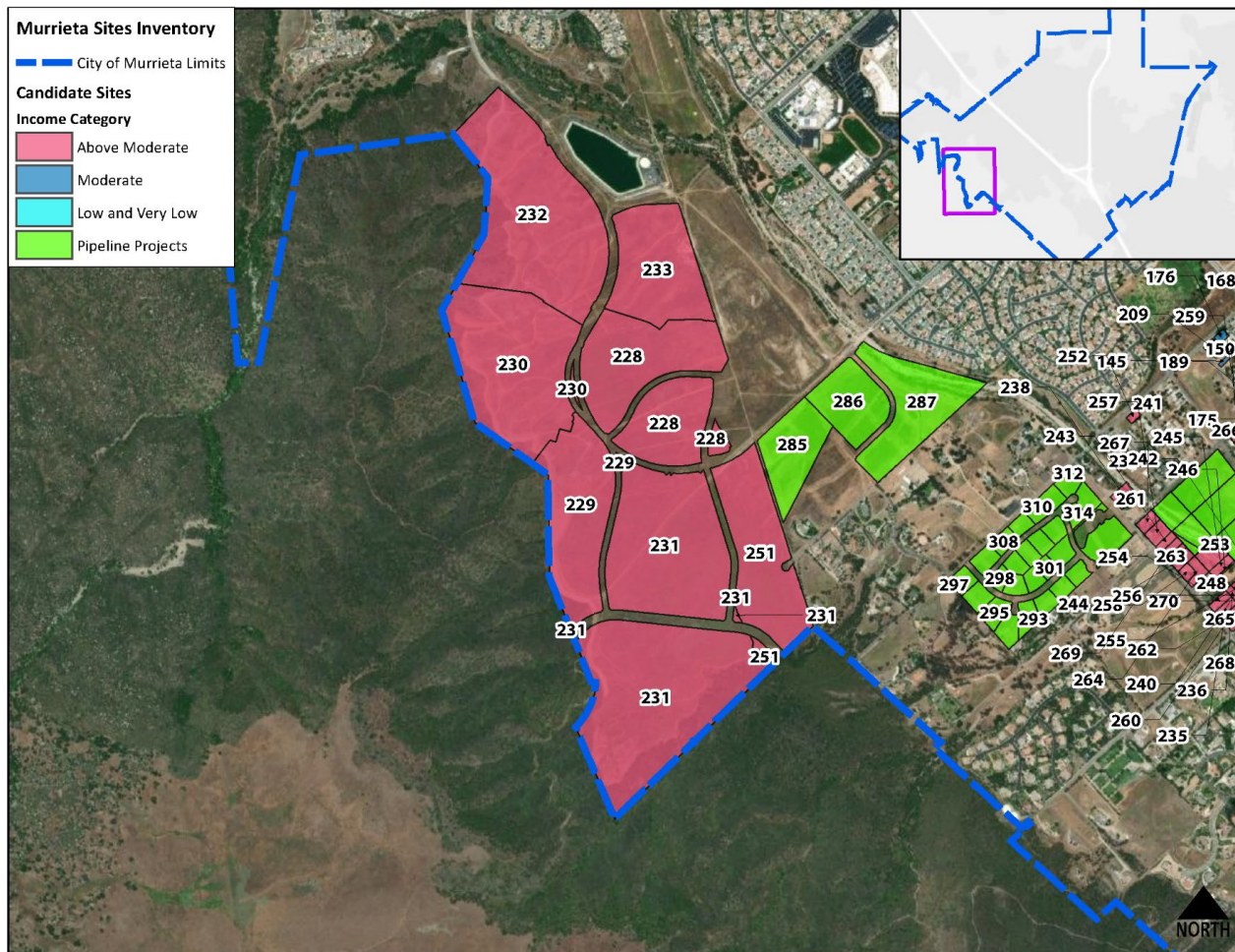
**Table B-134: Summary of RHNA Status and Sites Inventory**

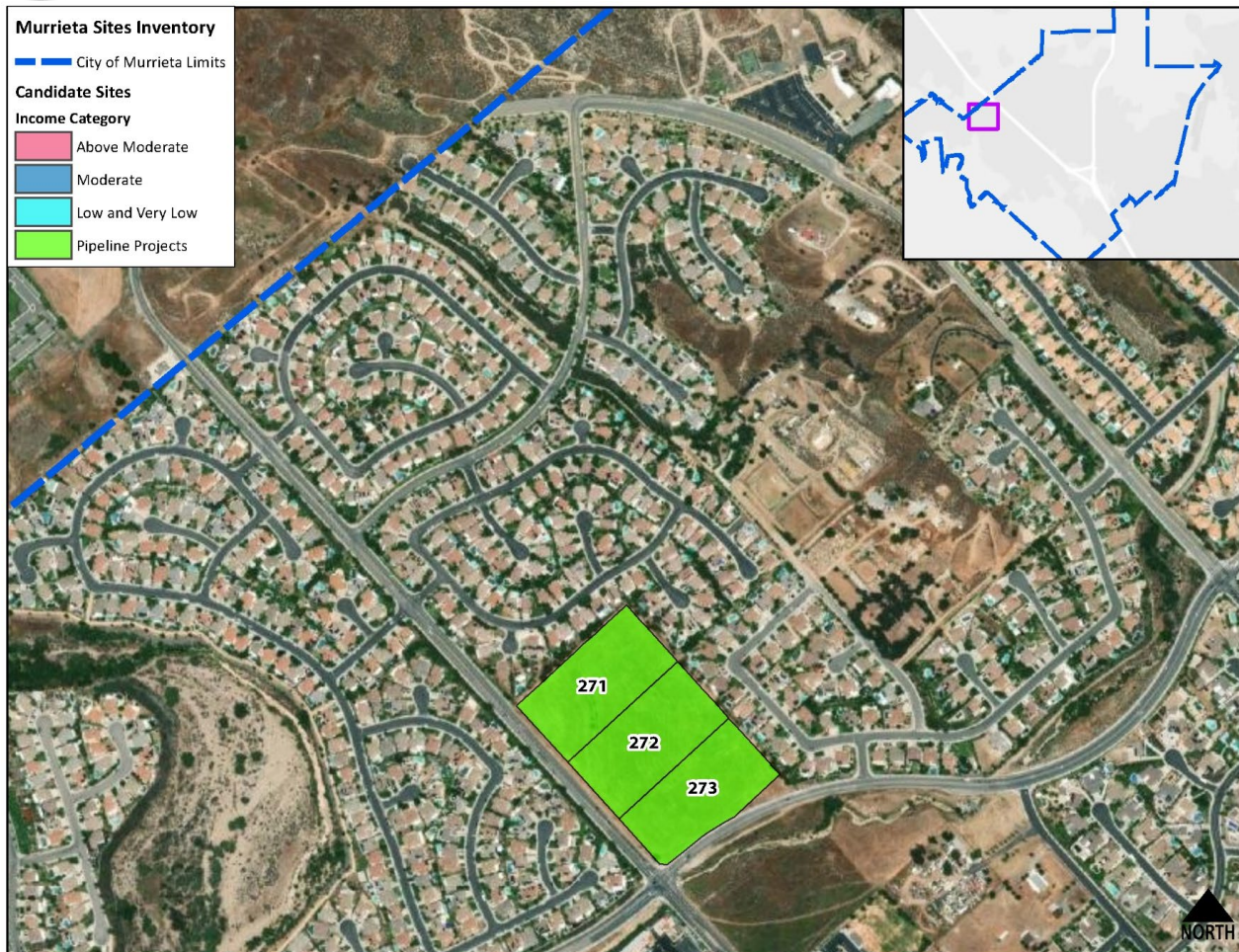
	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2021-2029 RHNA	1,009	583	545	906	3,043
<b>Total RHNA Obligations</b>	<b>1,009</b>	<b>583</b>	<b>545</b>	<b>906</b>	<b>3,043</b>
<b>Sites Available (Including Pipeline)</b>					
Existing Residentially Zoned Properties	235 units		100 units	2,120 units	2,455 units
Existing Commercially Zoned Properties (in the TOD overlay)	1,497 units		--	--	1,497 units
Residential Zoned Specific Plans	230 units		490 units	1,225 units	1,945 units
<b>Total Potential Capacity Based on Existing GP and Zoning</b>	<b>1,962 units</b>		<b>590 units</b>	<b>3,345 units</b>	<b>5,897 units</b>
Accessory Dwelling Unit Production	51 units		30 units	7 units	88 units
<b>Total Sites Available</b>	<b>2,013 units</b>		<b>620 units</b>	<b>3,352 units</b>	<b>5,985 units</b>
<b>Potential Unit Surplus</b>	<b>+421 units</b>		<b>+175 units</b>	<b>+ 2,446 units</b>	<b>+ 2,942 units</b>

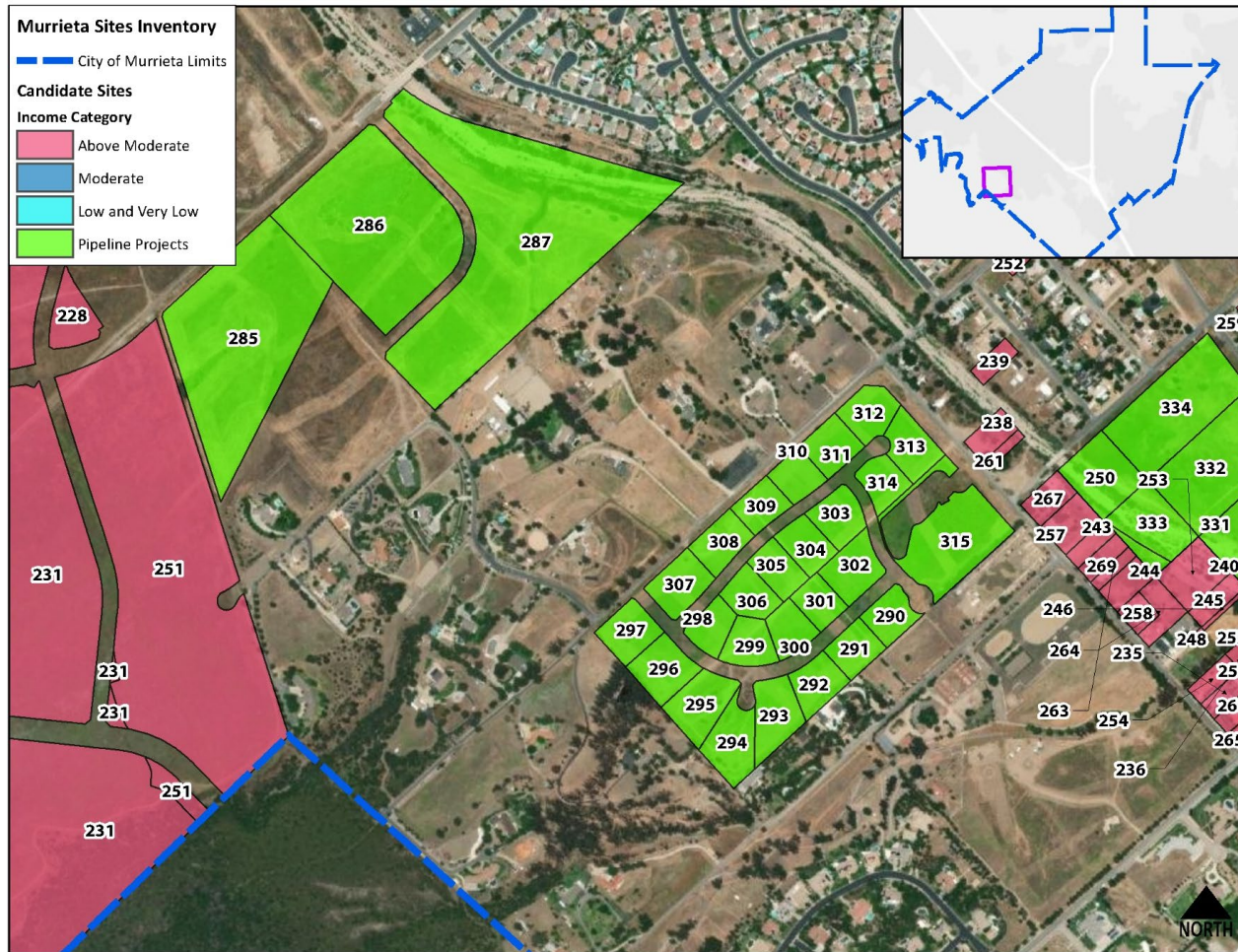
## G. Supplemental Sites Maps

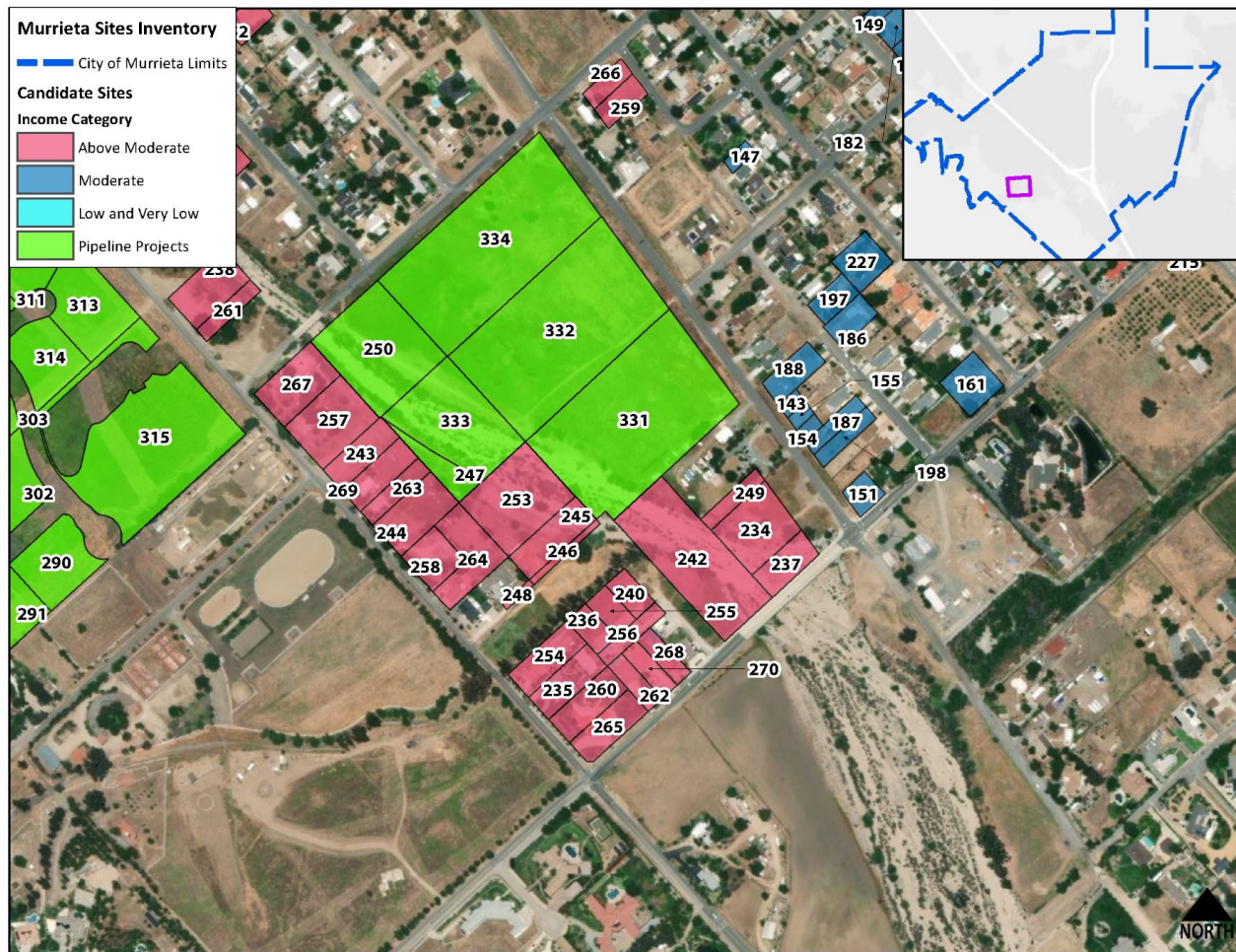
Below are supplemental maps which display all sites identified to accommodate the City of Murrieta’s 2021-2029 RHNA Allocation.

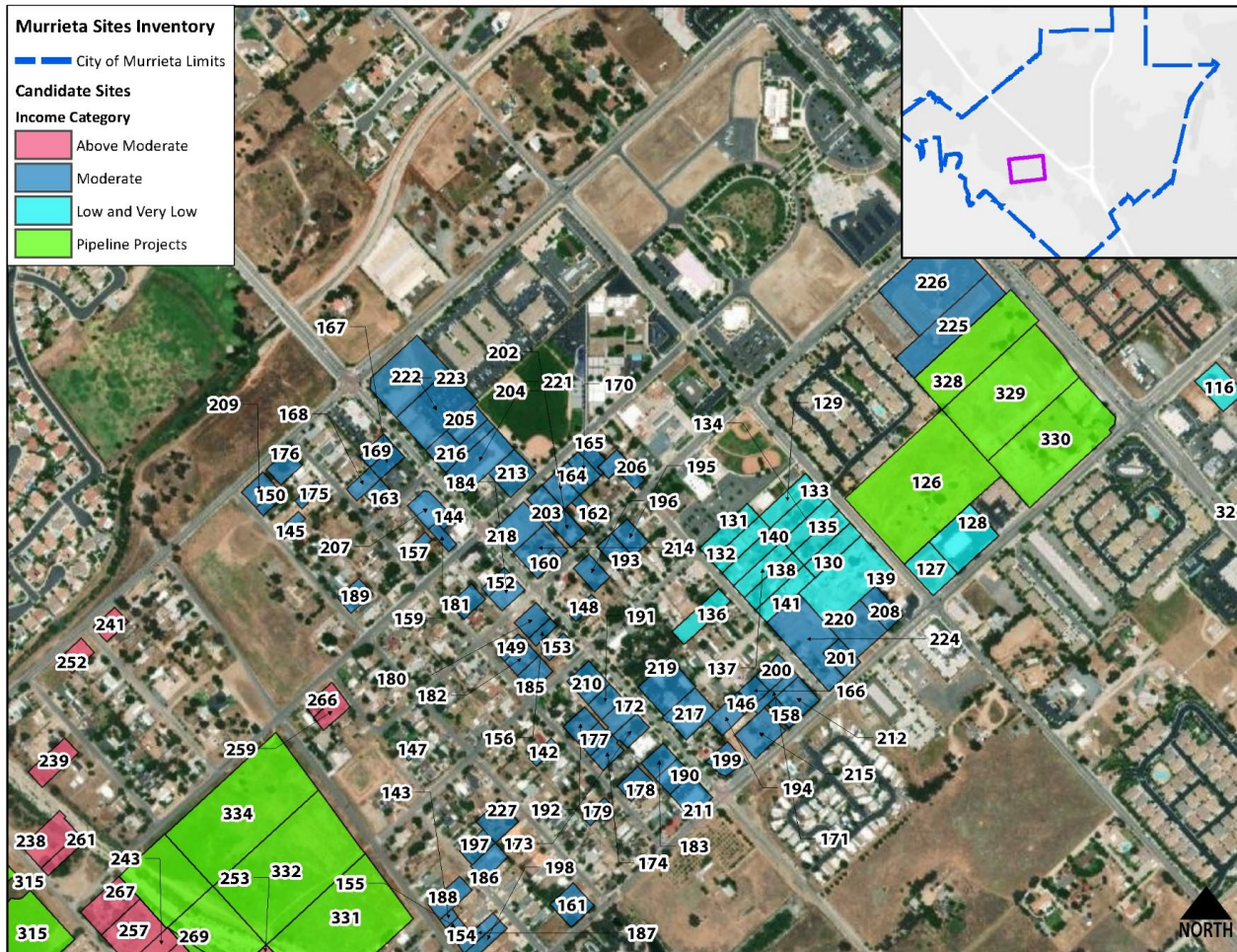




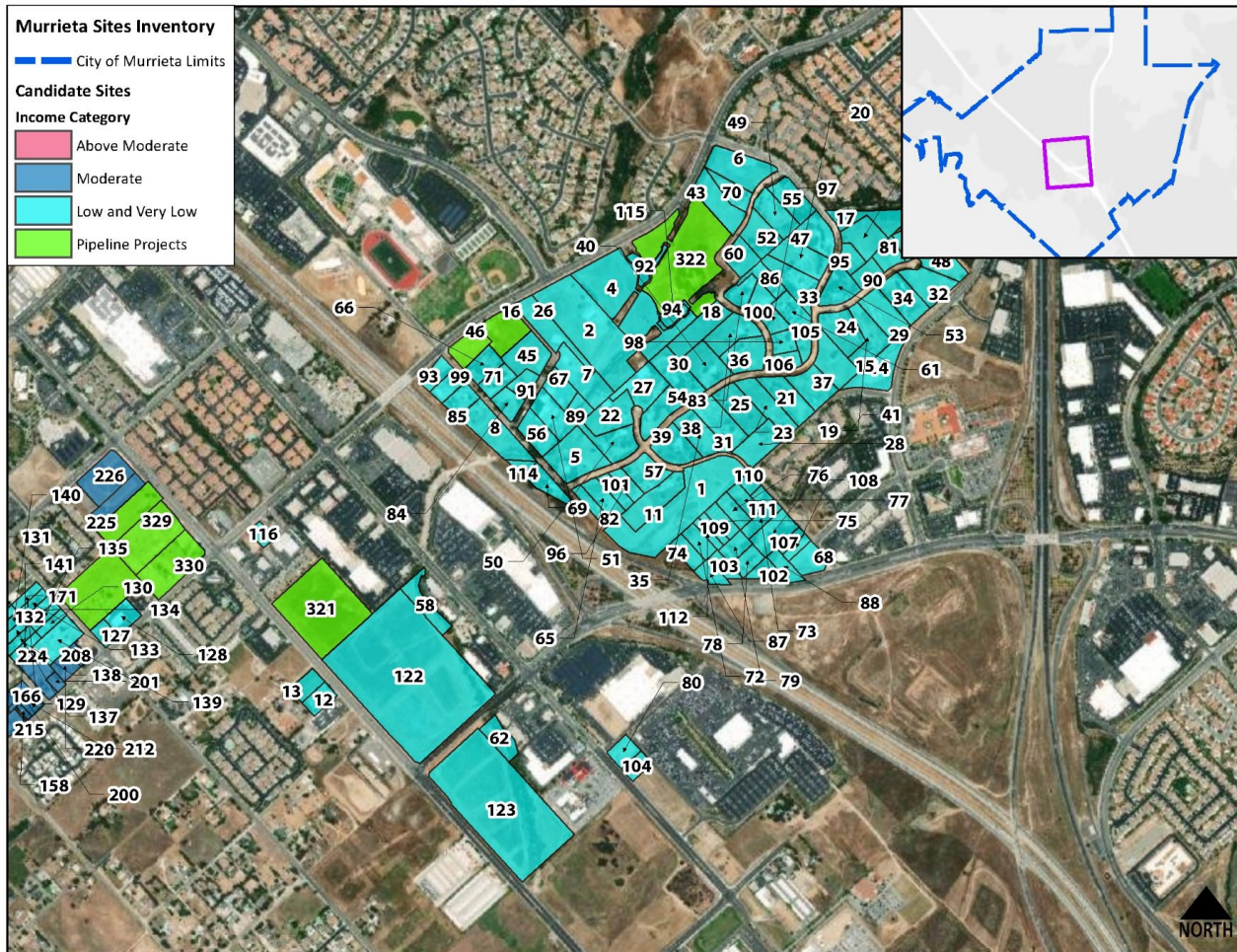


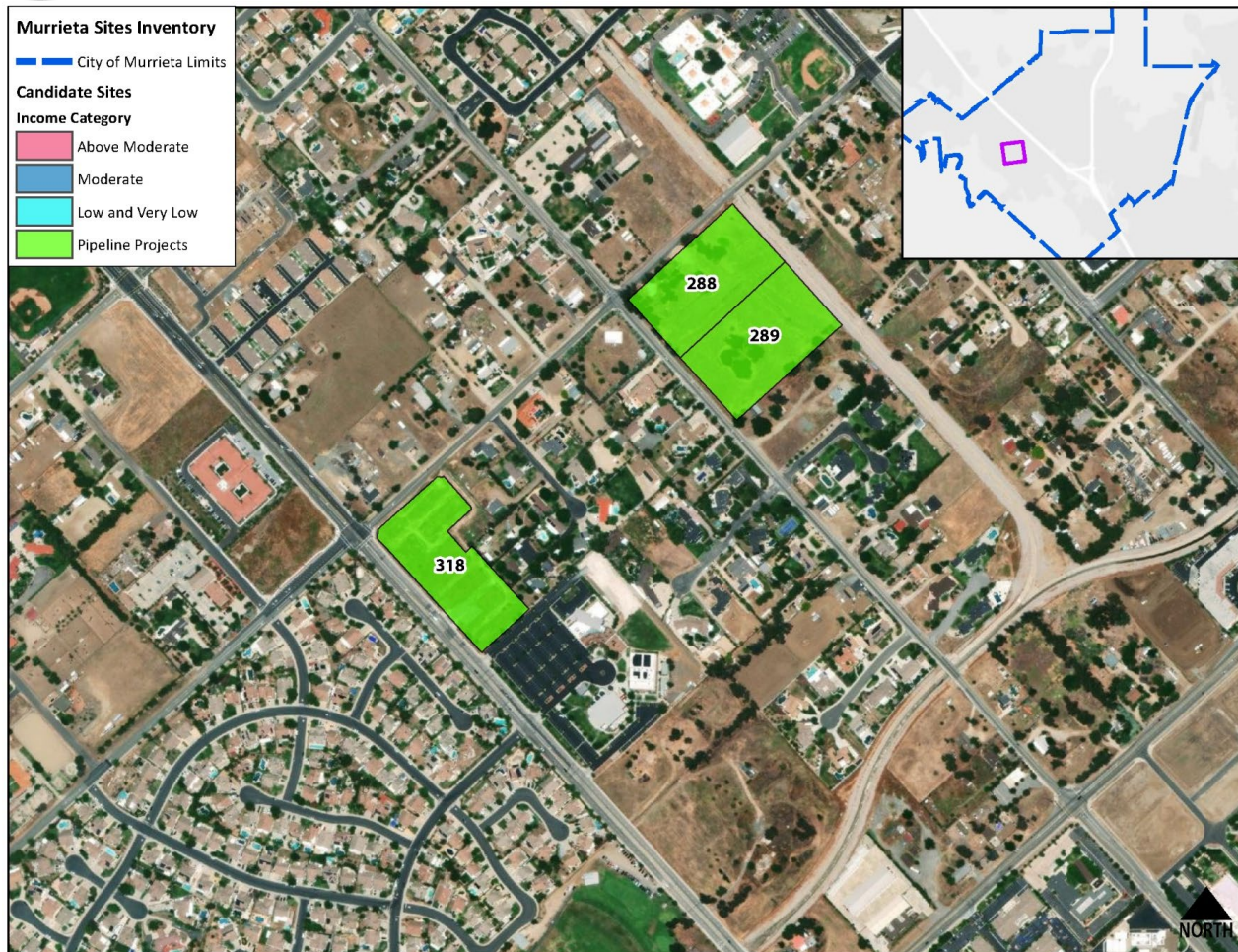


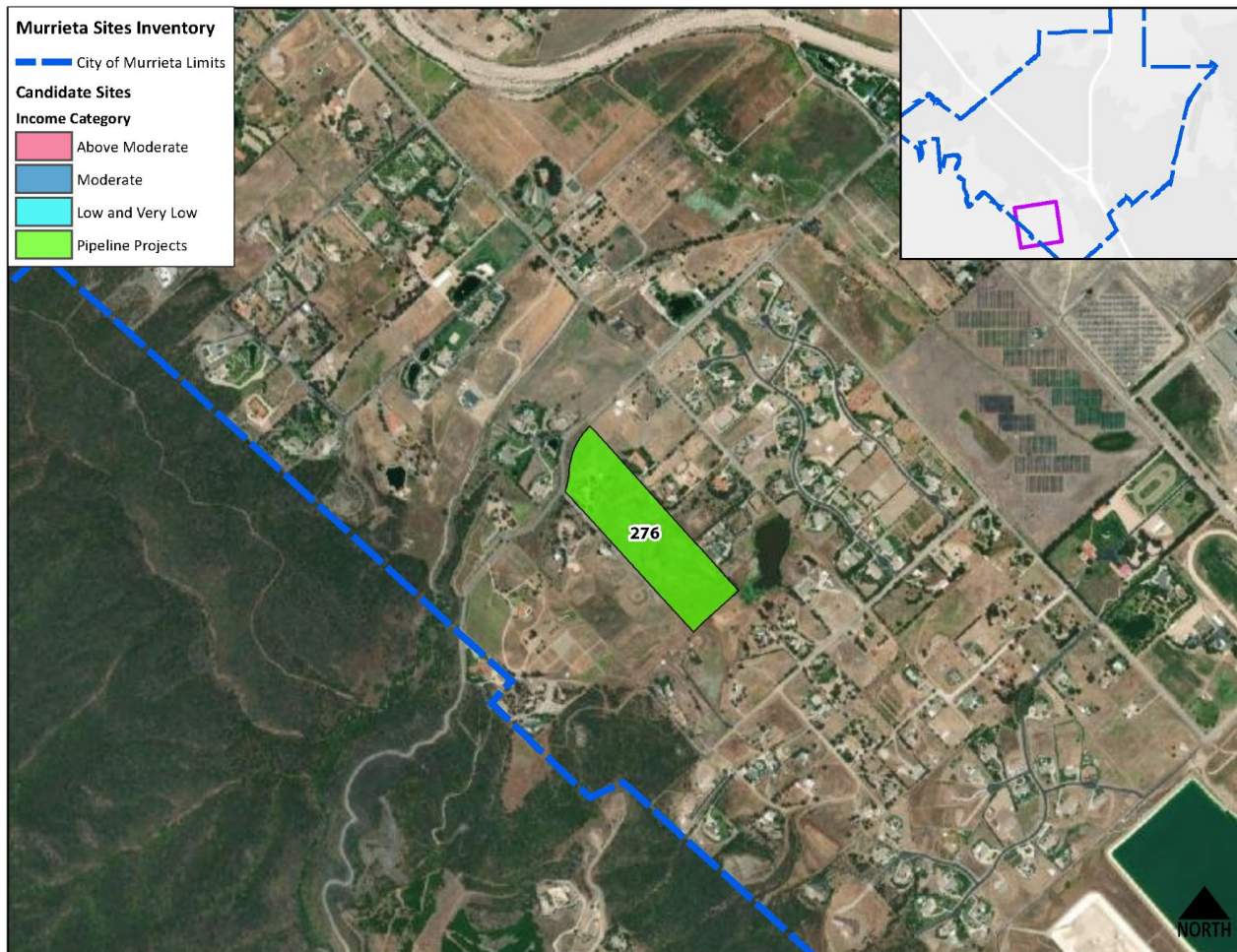














## Appendix C

*Community Engagement*

~~OCTOBER~~ FEBRUARY 2021 - ~~HCD REVIEW~~ DRAFT



## Appendix C: Community Engagement

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Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A summary of citizen participation is provided below.

As part of the 6<sup>th</sup> Cycle Housing Element Update process, the City of Murrieta has conducted extensive public outreach activities beginning in the fall of 2020. These recent outreach efforts included Community Workshops, City Council and Planning Commission workshops, digital media and engagement, and noticed Public Hearings. Project materials, including summaries from community workshops and public meetings, notices, and draft public review documents are available on the City's website: <https://www.murrietaca.gov/1056/Housing-Element-Update>.

Outreach for the 6<sup>th</sup> Cycle Housing Element to the Murrieta community, includes the following actions:

- **Community Workshop #1** – The City conducted a virtual community workshop on September 30, 2020. The workshop was advertised using handouts and flyers, and on the City's website. The recorded workshop is available for viewing on the City's webpage at <https://www.murrietaca.gov/1056/Housing-Element-Update>. Workshop participants were provided with an overview of the planning process, community and housing characteristics, and the City's RHNA obligations. Participants were shown where to find the survey on the website and how it works.
- **Online Community Survey** – From September 30, 2020 to November 24, 2020 the City of Murrieta launched an online community survey to gather additional feedback regarding the Housing Element Update. There was a total of 129 persons that participated in the survey. Participants were asked to consider potential policies and programs to include in the Housing Element. Results of the online community survey were posted on the project website.
- **City Council Workshop** – The City held a City Council Workshop on May 4, 2021. During the workshop, the project team provided a presentation with an overview of the Public Review Draft Housing Element and Housing Element update process to date. Community members had the opportunity to give public comments, none were given during the workshop.
- **Planning Commission Workshop** – The City held a Planning Commission Workshop on April 14, 2021. During the workshop, the project team provided a presentation with an overview of the Draft Housing Element and Housing Element update process to date. The Planning Commission asked questions of staff and provided comments on the project. Community members had the opportunity to give public comments, none were given during the workshop.

- **Community Workshop #2** – The City conducted a virtual second community workshop on Monday, June 14, 2021. The workshop was advertised on digitally on the City’s website and on social media platforms. Workshop participants were provided information about the Public Review Draft, where to download the draft and how to read the document. The project team also provided an overview of the City’s sites analysis strategy and reviewed the City’s proposed RHNA accommodation strategy. The workshop reserved time for public comment and questions.
  
- **Targeted Outreach** - The City has ongoing work with Housing Authority and with affordable developers and is in process on dispositions of old Housing Authority properties to facilitate affordable development. The City advertised the Adams Ave. Affordable property for affordable development in 2019, met with developers and provided a site visit walk around with affordable developers. The City received proposals on Adams Ave. from 6 different affordable housing developers. The City has also had a number of meetings with affordable developers regarding other potential sites in the City, such as those in the TOD area. In the past two years the City has received interested from and met with the following affordable developers or groups regarding potential projects in the City, such as the Adams Ave. site and others:
  - Affirmed Housing
  - Bridge Housing
  - Community Housing Works
  - Coachella Valley Housing
  - LINC Housing
  - National CORE
  - Greystar
  - Milestone Housing
  - Cesar Chavez Foundation
  - Pacific Housing
  - CRP Affordable
  - Jamboree Housing
  - Pacific National Development
  - Alliant Strategic Development

The City also regularly coordinates with and monitors the existing affordable housing operators in the City, including those at Monte Vista, Fountain Glen, Amberwalk and the Reserves at Madison Park.

- **Public Review Draft** – The City released a Public Review Draft of the Housing Element on May 20, 2021. The public draft was available on the City’s Housing Element Update Webpage and was noticed to the public through social media, newspaper ads, and formal city noticing was sent to the public. Additionally, the city created an online form to gather comments regarding the draft document, the online form did not collect comments during the 30 days, however the City will keep the draft document publicly available and keep the form active through HCD review.

- **Housing Element Update Website** – A website developed for public consumption was hosted on the City’s main website and can be accessed at <https://www.murrietaca.gov/1056/Housing-Element-Update>. The website provides relevant information about the update process, key features of the housing element, project timeline and a calendar of events for outreach activities. The website also provided a link to the community survey tool as well as the contact information of city for residents and community members to send additional comments or request additional information.
- **Public Comments** – Through the update process, the City received a variety of comments and input from the public. Public participation and feedback help to guide the development of the Housing Element, all public comments received by the Housing Element update team are compiled in this appendix.

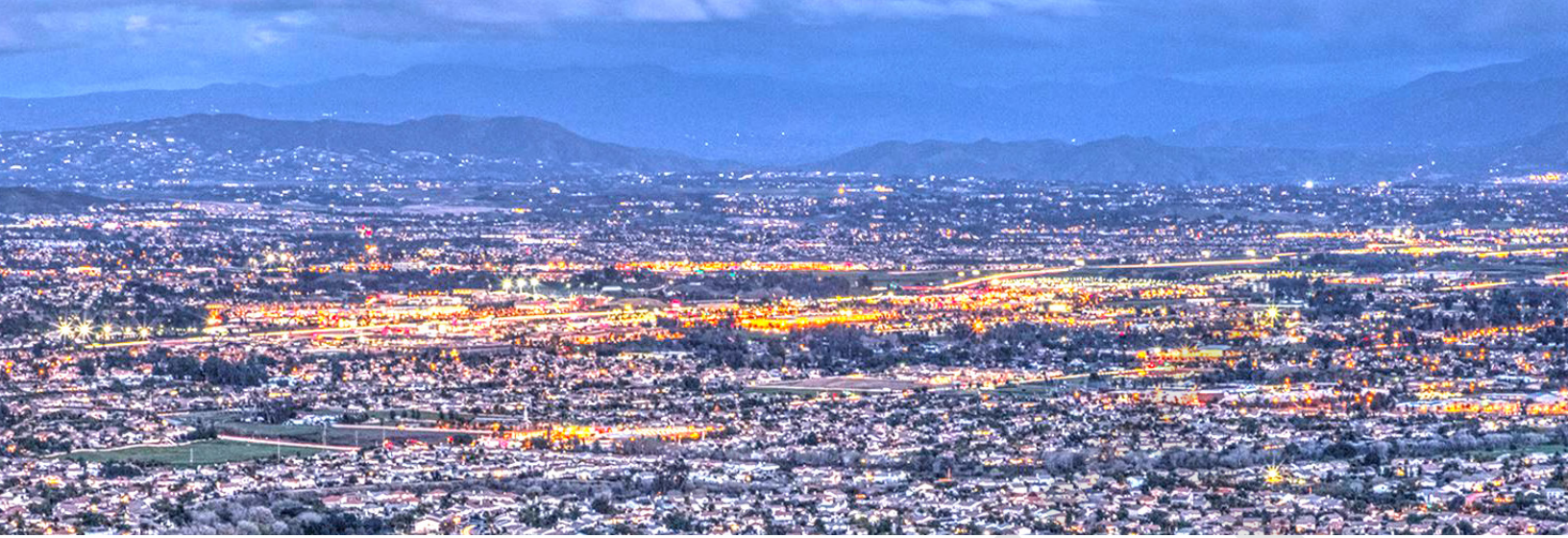
As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

This Appendix contains a summary of all public comments regarding the Housing Element received by the City at scheduled public meetings, and the Appendix has been provided to the City Council.

## C.1 Community Workshop Materials

This section contains all workshop materials and handouts, flyers, PowerPoint presentation, as well as all available public comments provided during the first and second community workshop. A video recording of both virtual workshops is available on the City's webpage at <https://www.murrietaca.gov/1056/Housing-Element-Update>.





# City of Murrieta

2021-2029 Housing Element Update Community Workshop

The City of Murrieta is kicking off the update for the 2021-2029 Housing Element! The Housing Element establishes Murrieta's official housing policies and the City requests your help to create them.

Please plan to attend an Online Workshop to learn about the Housing Element, the update process, and how you can participate in planning for future housing in Murrieta.

**WHEN:** Wednesday, September 30, 2020 at 5pm

**WHERE:** Live Virtual- For access to the workshop and additional information, please visit:

[www.MurrietaCa.gov/1056/Housing-Element-Update](http://www.MurrietaCa.gov/1056/Housing-Element-Update)

For questions, please contact Carl Stiehl, Senior Planner  
by phone at (951) 461-6063,  
or by email at [CStiehl@MurrietaCa.gov](mailto:CStiehl@MurrietaCa.gov)



## City of Murrieta

Community Workshop #1 Summary  
September 30, 2020



### Community Workshop #1

On Wednesday September 30, 2020, from 5-6 PM, the City of Murrieta held a virtual public community workshop for the 2021-2029 6<sup>th</sup> Cycle Housing Element Update. The purpose of the meeting was to provide information on the Housing Element update process and to gather input from the public, which will shape the goals, policies, and programs in the Housing Element. The workshop included a PowerPoint presentation providing information regarding the following topics:

- An overview of the Housing Element;
- Why Housing Elements are updated;
- Information on the Regional Housing Needs Assessment and process;
- Overview of the City of Murrieta's RHNA allocation by income category;
- Review of the update schedule and Process; and,
- Overview of additional opportunities for community engagement.

Following the presentation, the City allowed time for open questions from the public regarding the Housing Element. A video of the full presentation and PowerPoint are available on the City's Housing Element Update webpage here, <https://www.murrietaca.gov/1056/Housing-Element-Update>.

### Community Survey

Additionally, the City launched an online community survey on September 30, 2020. During the workshop, information regarding access to the survey and instructions for taking the survey were provided. The survey provided a forum for residents' input on the following topics:

- Affordable Housing
- Community Assistance
- Fair Housing
- Development Processes
- Housing Opportunity Areas
- Barriers to Housing
- Additional comments regarding the Housing Elements

The survey was available through the following direct link, [murrietahousingsurvey.metroquest.com](http://murrietahousingsurvey.metroquest.com) as well as on the City's Housing Element Update webpage. The City promoted the survey at the workshop and through social media, email and community announcements. The survey was live for resident access from September 30, 2020 to November 24, 2020.



The City of Murrieta is updating the Housing Element for the 2021-2029 planning period.

## What is a Housing Element?

The Housing Element is a state-mandated and city-initiated policy document included in the City of Murrieta General Plan. The Housing Element identifies policies and programs to meet existing and projected future housing needs for all economic segments in the City of Murrieta. The Housing Element update will identify specific actions to be taken over the 2021-2029 planning period related to housing.

### Key Features of the Housing Element:

- » Population and housing profile of Murrieta
- » Evaluation of housing constraints and resources
- » Evaluation of existing housing programs and policies
- » Identification of sites to accommodate housing needs for all income levels
- » Development of housing policies and programs

## Background

The City's current Housing Element (5th Cycle) was adopted by the City Council in October 2013 and certified by the State Department of Housing and Community Development (HCD). The adopted Housing Element covers the planning period from October 2013, through October 2021. The City is implementing the current Housing Element's goals, programs and actions.

To comply with State law, the City's Housing Element must be updated to ensure Murrieta's policies and programs can accommodate estimated housing growth need identified in Southern California Association of Government's Regional Housing Needs Assessment (RHNA) allocation for the 2021-2029 planning period.

The 6th Cycle Housing Element will require review by the California State Department of Housing and Community Development (HCD) for compliance with state law. The updated Housing Element must be adopted by the City Council on or before October 2021 to comply with state law.

## Regional Housing Needs Assessment (RHNA)

### What is the RHNA?

The RHNA process is mandated by state law and quantifies projected housing growth needs for Murrieta and the region. HCD and SCAG determine regional housing growth need projections for 2021-2029 planning period.

For the 2021-2029 Planning Period, the City of Murrieta is allocated 3,034 units to accommodate the City's growth project growth need. The growth need is distributed by various income categories. The Housing Element must identify sites to accommodate this estimated growth.



## 2021 - 2029 Murrieta RHNA Allocation

Income Category	% of Median Family Income	Income Range <sup>1</sup>		RHNA Allocation
		Min.	Max.	
Very Low Income	0 – 50% MFI	--	\$37,650	1,006 units
Low Income	51 – 80% MFI	\$37,651	\$60,240	581 units
Moderate Income	81 – 120% MFI	\$61,241	\$90,360	543 units
Above Moderate Income	> 120% MFI	\$90,361	--	904 units
<b>Total:</b>				<b>3,034 units</b>

1. Income range is based on the 2020 HUD Median Family Income (MFI) for a family of four for Riverside County of \$75,300.

## Why is the City Updating the Housing Element?

The State of California requires that each jurisdiction update their Housing Element on a regular basis to address future housing needs. The current adopted Housing Element covers the 2013-2021 planning period. The City must now plan for the 2021-2029 planning period.

### Importance of updating the Murrieta Housing Element:

- » Ensures Murrieta complies with State housing law
- » Allows eligibility for State grants and funding sources
- » Demonstrates the ability to meet future housing growth needs
- » Allows residents to further engage in the planning process
- » Addresses local housing needs

### What is Included in the Housing Element Update Process?

The Housing Element update is a community-based process that includes various opportunities for the Murrieta community to participate, including:

- » Virtually and in-person engagement
- » Review of draft documents
- » Identification of sites to accommodate future growth need
- » Public Hearings before the Planning Commission and City Council

### How Can You Participate in the Housing Element Update Process?

The City will provide a virtual presentation and online Community Survey on the City's website for residents to provide comments, preferences, and additional feedback. In Spring of 2021, another Workshop will provide the public with additional opportunities to provide input prior to the completion of the Housing Element update. Visit the Housing Element Update website for more information:

[www.murrietaca.gov/1056/Housing-Element-Update](http://www.murrietaca.gov/1056/Housing-Element-Update)

### Anticipated Project Schedule:

Virtual Community Workshop	Fall 2020
Online Community Survey	Fall 2020
Planning Commission and City Council Study Sessions	Winter 2020-2021
Public Review Draft Housing Element	Early 2021
Community Workshop	Spring 2021
Public Hearings	Spring/ Summer 2021

#### For information, contact:

**Carl Stiehl**, Senior Planner

cstiehl@murrietaca.gov or (951) 461-6063

## ¿Qué es el Elemento Vivienda?

El Elemento Vivienda es un documento de normas ordenado por el estado e iniciado por la ciudad incluido en el Plan General de la Ciudad de Murrieta. El Elemento Vivienda identifica normas y programas para satisfacer las necesidades de vivienda actuales y futuras proyectadas para todos los segmentos económicos en la Ciudad de Murrieta. La actualización del Elemento Vivienda identificará acciones específicas que se tomarán durante el periodo de planificación 2021-2029 relacionado con la vivienda.

### Características Clave del Elemento Vivienda:

- » Perfil de población y Vivienda de Murrieta
- » Evaluación de limitaciones y recursos de vivienda
- » Evaluación de normas y programas de vivienda existentes
- » Identificación de sitios que se adapten a las necesidades de vivienda para todos los niveles de ingresos
- » Desarrollo de normas y programas de vivienda



## Antecedentes

El Elemento Vivienda actual de la ciudad (5to ciclo) se adoptó por el Concejo de la Ciudad en octubre de 2013 y se certificó por el Departamento de Vivienda y Desarrollo Comunitario del Estado (siglas en inglés HCD). El Elemento Vivienda adoptado cubre el periodo de planificación desde octubre de 2013 hasta octubre de 2021. La ciudad está implementando los objetivos, programas y acciones del Elemento Vivienda actual.

Para cumplir con la ley estatal, el Elemento Vivienda de la Ciudad debe actualizarse para asegurarse que las normas y programas de Murrieta puedan adaptarse al crecimiento de vivienda estimado e identificado en la asignación de fondos para la Evaluación Regional de las Necesidades de Vivienda de la Asociación de Gobiernos del Sur de California (siglas en inglés RHNA) para el periodo de planificación 2021-2029.

Para cumplir con la ley estatal, el Sexto Ciclo del Elemento Vivienda requerirá una revisión por parte del Departamento de Vivienda y Desarrollo Comunitario del Estado de California (HCD). El Elemento Vivienda actualizado deberá adoptarse por parte del Concejo de la Ciudad en o antes de octubre 2021 para cumplir con la ley estatal.



## Evaluación Regional de las Necesidades de Vivienda (RHNA)

### ¿Qué es el RHNA?

El proceso RHNA es un mandato de la ley estatal y cuantifica las necesidades proyectadas de crecimiento de vivienda para Murrieta y la región. HCD y SCAG determinan las proyecciones de crecimiento regional habitacional necesario para el periodo de planificación de 2021-2029.

Para el Periodo de Planificación 2021-2029, a la Ciudad de Murrieta se le han asignado 3,034 unidades para adaptar las necesidades del proyecto de crecimiento del crecimiento de la ciudad. La necesidad de crecimiento se distribuye en base a varias categorías de ingresos. El Elemento Vivienda debe identificar sitios que se adapten al crecimiento estimado.



## 2021-2029 Distribución RHNA para Murrieta

Categoría de Ingresos	% de Ingreso Familiar Rango Medio (MFI)	Escala de Ingresos <sup>1</sup>		Distribución del RHNA
		Min.	Max.	
Ingresos muy bajos	0 – 50% (MFI)	--	\$37,650	1,006 unidades
Ingresos bajos	51 – 80% MFI	\$37,651	\$60,240	581 unidades
Ingresos moderados	81 – 120% MFI	\$61,241	\$90,360	543 unidades
Ingresos por encima de Ingresos Moderados	> 120% MFI	\$90,361	--	904 unidades
<b>Total:</b>				<b>3,034 unidades</b>

1. El rango de ingresos se basa en el Ingreso Familiar Promedio (MFI) del 2020 del HUD (Desarrollo Habitacional Urbano) para una familia de cuatro en el condado de Riverside de \$75,300.

## ¿Por qué esta la Ciudad Actualizando el Elemento Vivienda?

El Estado de California requiere que cada jurisdicción actualice su Elemento Vivienda de manera regular para atender a las necesidades habitacionales futuras. El Elemento Vivienda actualmente adoptado cubre el periodo de planificación 2013-2021. La ciudad debe ahora planear el periodo de planificación 2021-2029

### La importancia de la Actualización del Elemento Vivienda de Murrieta:

- » Permite la elegibilidad para subvenciones y fuentes de financiación estatales
- » Demuestra la capacidad de cumplir las necesidades futuras de crecimiento
- » Permite que los residentes se involucren más en el proceso de planificación
- » Aborda las necesidades locales de vivienda
- » Asegura que Murrieta cumpla con la ley estatal

## ¿Qué se Incluye en el Proceso de Actualización del Elemento Vivienda?

La actualización del Elemento Vivienda es un proceso basado en la comunidad que incluye varias oportunidades para que la comunidad de Murrieta participe, incluyendo:

- » Revisión del borrador de documentos
- » Identificación de sitios que se adapten a la necesidad futura de crecimiento
- » Audiencias Públicas ante la Comisión de Planificación y el Ayuntamiento
- » Participación virtual y en persona

## ¿Cómo Puede Participar en el Proceso de Actualización del Elemento Vivienda?

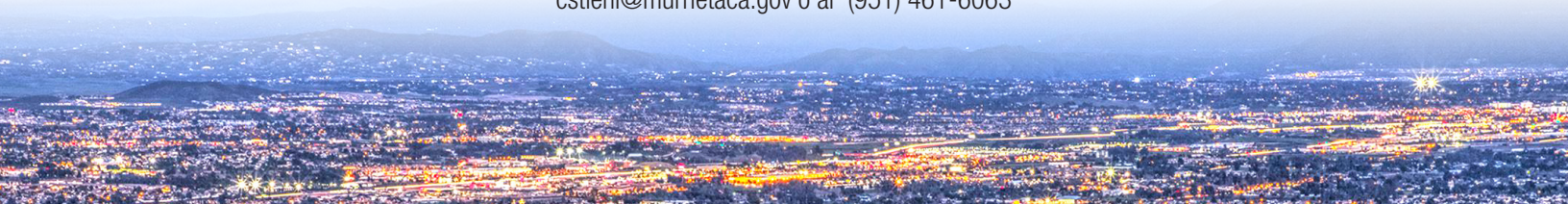
La ciudad proporcionará una presentación virtual y una Encuesta Comunitaria en línea en el sitio web de la ciudad para que los residentes proporcionen sus comentarios, preferencias y opinión adicional. En la primavera del 2021, otro Taller dará al público oportunidades adicionales para proporcionar sus comentarios antes de que se complete la actualización del Elemento Vivienda. Visite el sitio web de la Actualización del Elemento Vivienda para más información: [www.murrietaca.gov/1056/Housing-Element-Update](http://www.murrietaca.gov/1056/Housing-Element-Update)

### Calendario Anticipado del Proyecto:

Taller Comunitario Virtual	Otoño 2020
Encuesta Comunitaria En Línea	Otoño 2020
Sesiones de Estudio de la Comisión de Planificación y del Ayuntamiento	Invierno 2020-2021
Borrador de la Revisión Pública del Elemento Vivienda	A principios de 2021
Taller Comunitario	Primavera 2021
Audiencias Públicas	Primavera/Verano 2021

### Para información, comuníquese con:

**Carl Stiehl**, Senior Planner  
 cstiehl@murrietaca.gov o al (951) 461-6063



# Community Workshop #1

City of Murrieta  
2021-2029,  
Housing Element Update

**Time:** 5:00 PM

**Date:** Wednesday,  
September 30, 2020

**Location:** Virtual



1

2021-2029 6<sup>th</sup> Cycle Housing Element Update

## Agenda

- I. Overview of Housing Element
- II. Regional Housing Needs Assessment (RHNA)
- III. Housing Element Update Process and Outreach
- IV. Tentative Housing Element Update Schedule
- V. Next Steps

2



2

1



# Overview of the Housing Element

2021-2029 6<sup>th</sup> Cycle Housing Element Update

## What is a Housing Element?

- Required Chapter of the City General Plan
- Assess the condition of the City’s housing and housing needs of residents
- Identifies future housing growth need by income category
- Sets Citywide goals, policies, programs, and objectives to guide future housing growth
- Requires certification by the State Department of Housing and Community Development (HCD)

**Murrieta General Plan**

Land Use
Economic Development
Circulation and Infrastructure
Healthy Community
Conservation and Open Space
Air Quality and Noise
Safety Element
<b>Housing</b>



## Housing Element Features



Population and housing profile

Evaluation of housing constraints and resources

Evaluation of existing programs and policies

Analysis of sites to accommodate the City's Regional Housing Needs Allocation

Policies, programs and quantified objectives to achieve the City's housing goals

5



5

## Why are Housing Elements Updated?

- Ensures the City complies with State housing laws
- Demonstrates Murrieta's ability to meet the future housing growth needs
- Allows the City to become eligible for State grants and funding sources
- Allows the community to further engage in the planning process



6

6

## A “Certified” Housing Element

### What Does it Mean to Have a “Certified” Housing Element?

- State of California (HCD) officially certifies the City is compliant
- Demonstrates substantial compliance with State law

### Benefits of Certification

- Eligibility for State-sponsored assistance programs
  - As well as, grants and alternative funding sources
- Demonstrates ability to meet future growth needs in the City
- Prevents the State from penalizing the City of Murrieta



7

7

## Regional Housing Needs Assessment (RHNA)



8

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## What is RHNA?

- Regional Housing Needs Assessment
- Quantifies the need for housing within each City/County in California
- Based on future growth in population, employment, transportation and households

9

9

## How is RHNA determined?

### Department of Housing and Community Development

*HCD determines and distributes the State's housing need to Regional Planning Agencies (MPOs)*

### Southern California Association of Governments

*SCAG develops methodology to determine "fair share" distribution of the region's housing need to local jurisdictions*

**City of Murrieta  
RHNA  
2021-2029  
3,035 units**

10



10

## RHNA Allocation: 6<sup>th</sup> Cycle (2021 – 2029)

Income Category	% of Median Family Income	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% MFI	--	\$37,650	1,005 units
Low Income	51 – 80% MFI	\$37,651	\$60,240	581 units
Moderate Income	81 – 120% MFI	\$61,241	\$90,360	843 units
Above Moderate Income	>120% MFI	\$90,361	--	905 units
<b>Total:</b>				<b>3,035 units</b>

\*Income range is based on the 2020 HUD Median Family Income (MFI) for a family of 4 for Riverside County of \$75,300.



## Update Process and Outreach



## What is Included in the Update Process?

- Community Workshops
- Online Community Survey
- Update of the City's demographic conditions
- Review of adequate sites to meet RHNA
- Planning Commission Recommendation
- City Council Hearings

13



13

## Next Steps

14

14

## Tentative Housing Element Update Schedule

**Virtual Presentation**  
– September 30, 2020

**Planning Commission Study Session** – Winter 2020 - 2021

**Public Review Draft**  
– Early 2021

**Public Hearings** – Spring/ Summer 2021



## We Want Your Input

Provide your input and comments by taking a quick survey!

Go to:  
[www.murrietaca.gov/1056/5673/Housing-Element-Update](http://www.murrietaca.gov/1056/5673/Housing-Element-Update)

And click the link titled [MurrietaHousingSurvey.metroquest.com](http://MurrietaHousingSurvey.metroquest.com) to begin.



## How to Use the Survey

1. Click “*Begin*” to start the survey
2. Carefully read the instructions on each slide
3. Respond to the provided prompts with your ideas and input

17

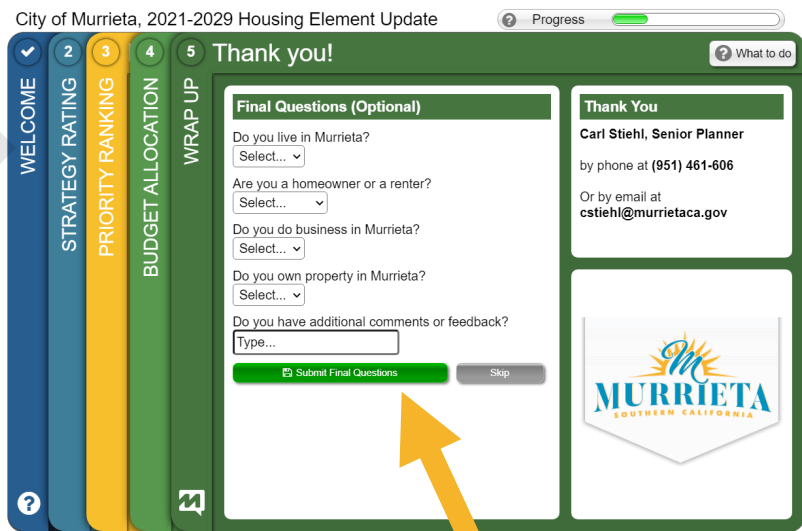


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## How to Use the Survey

4. Watch your progress on the top right in the “Progress Bar”
5. Complete slide five and click “*Submit Final Questions*” to complete the survey and submit all responses

18



18

## Your participation is important!

The survey and other engagement opportunities provide the City with important community feedback to help shape:

- ✓ **Goals**
- ✓ **Policies, and**
- ✓ **Programs**

within the Housing Element.

The City of Murrieta wants to hear your ideas about Housing, your input is very important!



## Thank you!

*Questions?*

Contact **Carl Stiehl**, Senior Planner  
by phone at (951) 461-6063  
Or by email at [cstiehl@murrietaca.gov](mailto:cstiehl@murrietaca.gov)

Or visit [www.murrietaca.gov/1056/5673/Housing-Element-Update](http://www.murrietaca.gov/1056/5673/Housing-Element-Update)







# City of Murrieta

2021-2029 Housing Element Update  
Community Workshop #2

The City of Murrieta is updating the 2021- 2029 Housing Element and a draft document is available for your review! For more information about the Housing Element update process and to review the draft document, visit: [www.MurrietaCa.gov/1056/Housing-Element-Update](http://www.MurrietaCa.gov/1056/Housing-Element-Update)

Please plan to attend our second Virtual Workshop to learn about the Draft Housing Element, discuss draft policies and provide your input!

**WHEN:** TBD

**WHERE:** Live Virtual- For access to the workshop and additional information, please visit:

[www.MurrietaCa.gov/1056/Housing-Element-Update](http://www.MurrietaCa.gov/1056/Housing-Element-Update)

For questions, please contact Carl Stiehl, Senior Planner  
by phone at (951) 461-6063,  
or by email at [CStiehl@MurrietaCa.gov](mailto:CStiehl@MurrietaCa.gov)



## Community Workshop #2

On Monday June 14, 2021, from 5-6 PM, the City of Murrieta held a virtual public community workshop for the 2021-2029 6<sup>th</sup> Cycle Housing Element Update. The purpose of the meeting was to provide information on the Housing Element update and process, provide an overview of the project status and to gather input from the public on the available public draft. The workshop included a PowerPoint presentation providing information regarding the following topics:

- An overview and recap of the Housing Element and the update process,
- An overview of the Regional Housing Needs Assessment allocation for Murrieta,
- A review of project status to date, including:
  - Status of community outreach and engagement to date,
  - A summary of the online community survey,
  - An overview of the Study session with the Planning Commission and City Council, and
  - A progress status on the draft document.
- An overview of the Public Review Draft and Housing Element components
- Next steps for engagement and the project update

Following the presentation, the City allowed time for open questions from the public regarding the Housing Element. A video of the full presentation and PowerPoint are available on the City's Housing Element Update webpage here, <https://www.murrietaca.gov/1056/Housing-Element-Update>.



## 2021-2029 Housing Element

Scan the code below using your smart phone to share your comments and feedback with the Housing Element Team!



Thank you for participating.  
Your feedback is important!




# Community Workshop #2

**City of Murrieta**  
**2021-2029,**  
**Housing Element Update**

**Time:** 5:00 PM  
**Date:** June 14, 2021  
**Location:** In person and virtual at City Hall, 1 Town Square





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2021-2029 6<sup>th</sup> Cycle Housing Element Update

## Agenda

- Overview of the Housing Element
- Housing Element Efforts to Date
- Public Review Draft
- Next Steps
- Community Q&A



2

# Overview of the Housing Element

3

2021-2029 6<sup>th</sup> Cycle Housing Element Update

## What is a Housing Element?

- Required Chapter of the City General Plan
- Assess the condition of the City’s housing and housing needs of residents
- Identifies future housing growth need by income category
- Sets Citywide goals, policies, programs, and objectives to guide future housing growth
- Requires certification by the State Department of Housing and Community Development (HCD)

**Murrieta General Plan**

Land Use
Economic Development
Circulation and Infrastructure
Healthy Community
Conservation and Open Space
Air Quality and Noise
Safety Element
<b>Housing</b>

4

4

## Why are Housing Elements Updated?

- Creates plans and policies for future housing growth in the City.
- Ensures the City complies with State housing laws
- Allows the City to become eligible for State grants and funding sources
- Allows the community to further engage in the planning process



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## How is RHNA determined?



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## RHNA Allocation: 6<sup>th</sup> Cycle (2021 – 2029)

Income Category	% of Median Family Income	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
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<b>Total:</b>				<b>3,043 units</b>

\*Income range is based on the 2020 HUD Median Family Income (MFI) for a family of 4 for Riverside County of \$75,300.



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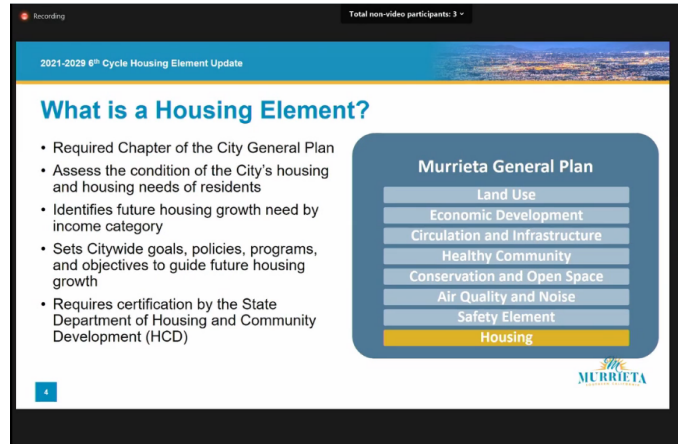
Housing Element Efforts to Date

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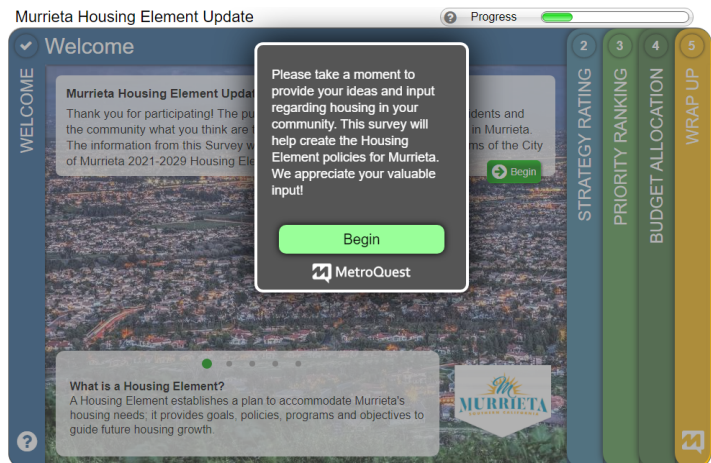
## Virtual Workshop #1

- Live Virtual Workshop using Zoom in September 2020
  - Workshop recording available on the Housing Element Update Webpage
- A presentation included:
  - Housing Element Update process introduction and required components
  - Anticipated Project Timeline
  - Future Opportunities for Participation



## Community Survey

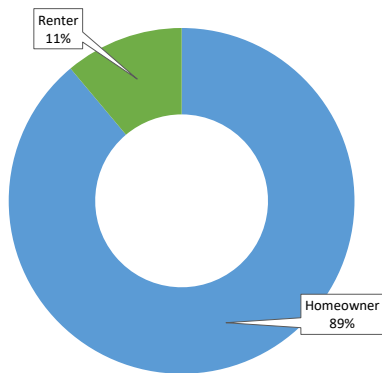
- Community survey was used to gather community input on housing related topics from potential site areas to programs and policies.
- Survey was open from September 30, 2020, to November 24, 2020
- 129 community members participated in the survey.



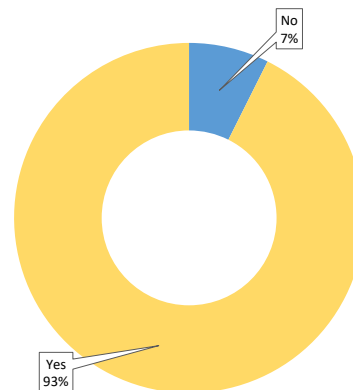


## Community Survey - Participants

**Homeowner vs. Renter**



**Do you Live in Murrieta?**



11

11

## Workshops with City Decision Makers

- The City provided an update and overview of the project status to date at workshop with City decision makers:
  - Planning Commission Workshop: Wednesday, April 14, 2021
  - City Council Workshop: Tuesday, May 4, 2021
- City Decisions makers provided feedback and asked questions regarding:
  - Housing Opportunities
  - Murrieta's progress in the 5<sup>th</sup> (current) cycle
  - Meeting the City's goals and RHNA allocation, and
  - Creating a document that reflects community needs.
- The meetings were available to the Public and recordings are available on the City's website



12

12

## Document Status

- The City released the Public Review Draft of the Housing Element on **May 21<sup>st</sup>**.
- The Public Review Draft includes:
  - Introduction
  - Community Demographic Profile
  - Analysis of Housing Constraints
  - Analysis of Housing Resources
  - A Housing Plan for 2021-2029
  - Review of current programs and policies
  - Overview of Community Engagement
- The Draft is available for comment for 30 days, ending on Monday, June 21<sup>st</sup> at 5 pm.

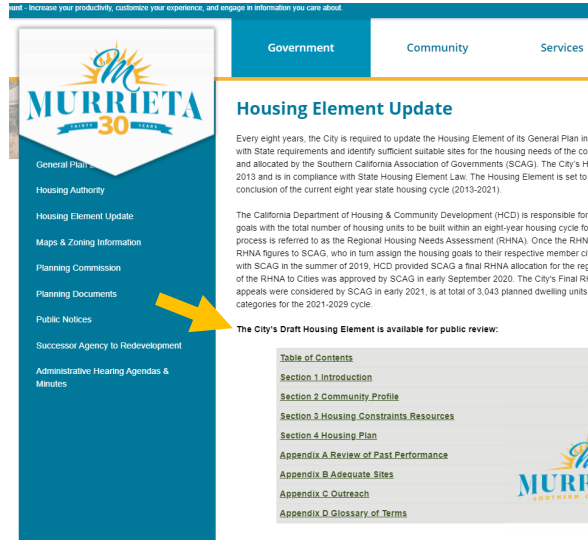


## Public Review Draft



## Where and How to Review the Draft Document

- The Draft Document is available on the City’s website at: <http://www.murrietaca.gov/1056/Housing-Element-Update>
- We invite you to download it, review and send us your feedback and questions!
- Click on “submit comments by clicking here” below to directly provide comments on the draft



## Community Demographic Profile

### Section 2: Community Profile

- The Community Profile analyzes:
  - Populations Demographics and trends
  - Special Needs Groups
    - *Seniors*
    - *Students*
    - *Persons with Disabilities*
    - *Unhoused*
    - *Single Parent Households*
    - *Farmworkers*
  - Household income and Economics
  - Housing Unit Stock



## Identified Housing Constraints

### Section 3: Housing Constraints and Fair Housing Analysis

- The Housing Constraints analysis considers:
  - Non-governmental housing barriers
  - Governmental housing barriers
  - Barriers to Fair Housing
    - *Access to funding*
    - *Access to essential resources*
    - *Transportation and Mobility*
    - *Discrimination and Fair Housing issues*



## Identified Housing Resources

### Section 3: Housing Resources

- The Housing Resources analysis consider the follow:
  - Existing affordable housing in Murrieta
  - Housing funding resources
  - Housing program opportunities
  - Opportunity areas for housing
  - Land to accommodate new housing
- Housing Resources also identifies opportunity areas for housing.



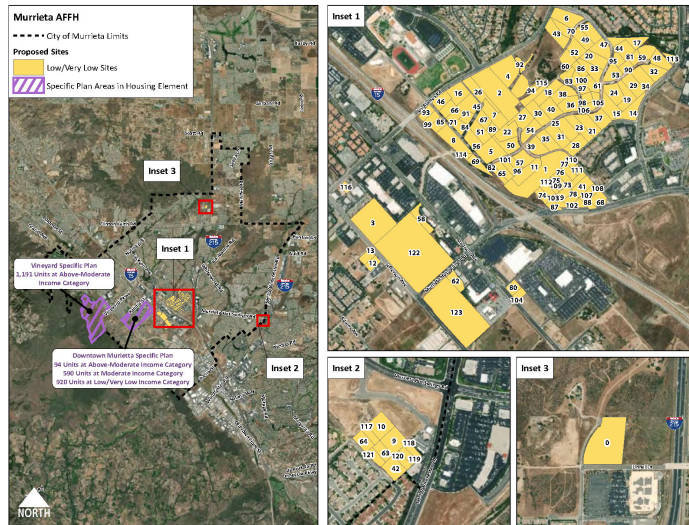
## Sites Strategy

- The Public Review Draft Housing Element **identifies candidate sites, using existing zoning** that can accommodate the City’s 2021-2029 Regional Housing Needs Assessment (RHNA) need of 3,043 units.
- The proposed candidate sites are focused in areas of the City with existing resources and transportation and include estimated projections of Accessory Dwelling Units (ADU).
- Most of the City’s Lower income need is planned to be accommodated in the Transit Oriented Development Overlay zone and the Multi-Family 3 zone.
- The City’s Moderate and Above Moderate need is planned to be accommodate in existing Specific Plans.



## Housing Opportunity Areas in Murrieta

- Conservative assumption that projects will not develop 100% residential, but may include:
  - Commercial/retail uses
  - Office/business uses
  - Entertainment/dining
  - Other housing types
- Assume that up to 20% of units on candidate sites may develop at the very-low and low affordability level.



## Murrieta Housing Plan

### Section 4: Housing Plan

- The Housing Plan takes into consideration Community feedback and all components of the draft document.
- It establishes goals and policies including:
  - Fair Housing programs and goals
  - Housing opportunity for all incomes
  - Affordable housing access
  - Transitional supportive housing services
  - Housing for Special needs groups



## What are Housing Element Goals and Policies?

- Goals and policies are broad guidelines that determine a course of action
- The Housing Element provides policy tools to promote the development and accessibility of housing at all income levels
- Policies coordinates between housing, infrastructure, and long-term planning



## What do Housing Element Programs do?

### Reflect the following:

- Community input and feedback
- The results and analysis of the jurisdiction's local housing needs
- Available land and financial resources
- The mitigation of identified constraints

### Include the following:

- Specific actions
- Timeframe and funding for implementation
- The agencies or officials responsible for implementation
- Identification of funding sources

23



23

## Proposed Goals

- **Housing Goal #1:** Adequate housing opportunities throughout the City of Murrieta.
- **Housing Goal #2:** Conserve and enhance the quality of existing housing and residential neighborhoods.
- **Housing Goal #3:** Minimize the impact of governmental constraints on housing production and affordability.
- **Housing Goal #4:** Promote equal housing opportunity for all residents.
- **Housing Goal #5:** Provision of adequate sites to accommodate community housing needs.

24



24

# Sample Housing Policy

## Policy Action 5-3: Accessory Dwelling Units Monitoring Program

*The City will establish an ADU Monitoring Program during the 2021-2029 Housing Element Planning Period to formally track ADU development. The analysis will track applications for ADUs, location, and other important features. The intent of the Monitoring Program is to track progress in meeting 2021-2029 ADU construction goals and to evaluate the need to adjust programs and policies if the pace of construction is less than anticipated.*

**Timeframe:** Establish monitoring program within 12 months of Housing Element Adoption

**Responsible Agency:** City of Murrieta Community Development

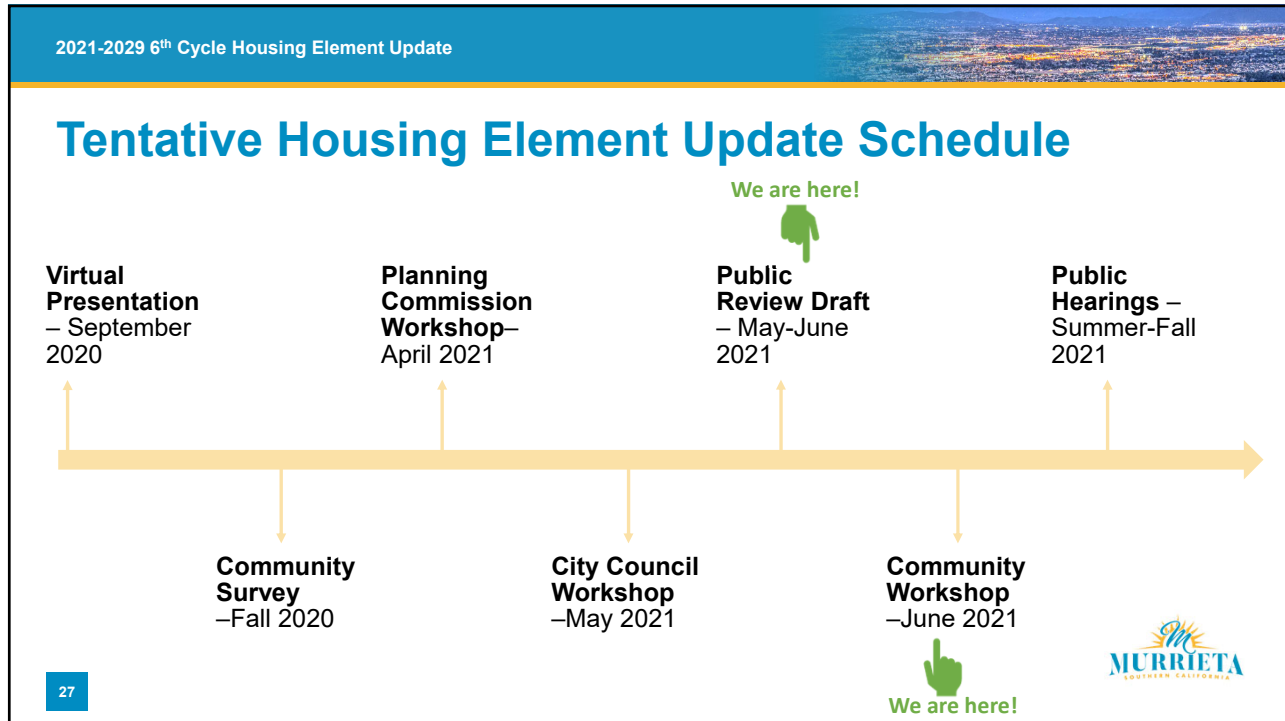
**Funding Source:** General Fund



**Next Steps**

26





27

2021-2029 6<sup>th</sup> Cycle Housing Element Update

## We Want Your Input!

- Go to:  
<http://www.murrietaca.gov/1056/Housing-Element-Update>
- Look for the Public Review Documents and click to download.
- Provide comments, attachments and free responses by sending an email to Senior Planner Contact **Carl Stiehl** by email at [cstiehl@murrietaca.gov](mailto:cstiehl@murrietaca.gov).

Government Community Services

### Housing Element Update

Every eight years, the City is required to update the Housing Element of its General Plan in order to comply with State requirements and identify sufficient suitable sites for the housing needs of the community and allocated by the Southern California Association of Governments (SCAG). The City's Housing Element 2013 and is in compliance with State Housing Element Law. The Housing Element is set to expire at the conclusion of the current eight year state housing cycle (2013-2021).

The California Department of Housing & Community Development (HCD) is responsible for determining housing goals with the total number of housing units to be built within an eight-year housing cycle for a city. The process is referred to as the Regional Housing Needs Assessment (RHNA). Once the RHNA is completed, the City's RHNA figures to SCAG, who in turn assign the housing goals to their respective member cities. With SCAG in the summer of 2019, HCD provided SCAG a final RHNA allocation for the region of the RHNA to Cities was approved by SCAG in early September 2020. The City's Final RHNA appeals were considered by SCAG in early 2021, is at total of 3,043 planned dwelling units split into categories for the 2021-2029 cycle.

The City's Draft Housing Element is available for public review:

Table of Contents
<a href="#">Section 1 Introduction</a>
<a href="#">Section 2 Community Profile</a>
<a href="#">Section 3 Housing Constraints, Resources</a>
<a href="#">Section 4 Housing Plan</a>
<a href="#">Appendix A Review of Past Performance</a>
<a href="#">Appendix B Adequate Sites</a>
<a href="#">Appendix C Outreach</a>
<a href="#">Appendix D Glossary of Terms</a>

**MURRIETA**  
SOUTHERN CALIFORNIA

28

28

2021-2029 6<sup>th</sup> Cycle Housing Element Update

# Submit Comments

The City's Draft Housing Element is available for public review:

- [Table of Contents](#)
- [Section 1 Introduction](#)
- [Appendix C Outreach](#)
- [Appendix D Glossary of Terms](#)

... of the public. This comment period begins on May 21, 2021. Public hearings for the project at the Planning Commission and the City Council are scheduled for the late summer of 2021 and will be further noticed. You may submit comments by clicking here.

The City is circulating the draft Housing Element Update for a 30 day public review and comment period. Interested agencies, interested organizations and members of the public are invited to provide comments on June 21, 2021. Public hearings for the project at the Planning Commission and the City Council are scheduled for the late summer of 2021 and will be further noticed. You may submit comments by clicking here.

Please provide written comments by 5:00 PM on Monday June 21, 2021. Comments may be submitted by mail to the City of Murrieta Housing Element Update. Attn: Carl Stiehl, 1 Town Square, Murrieta, CA 92562

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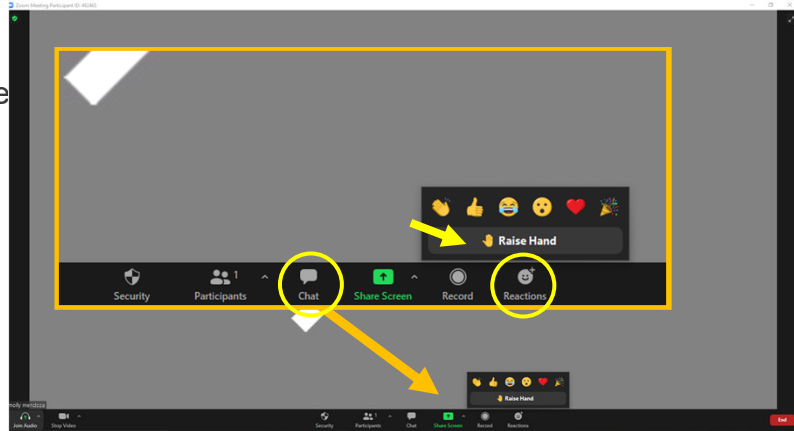
# Community Q&A

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## Live Questions & Answer

- We want gather initial feedback and answer questions on how to read the City's Draft Housing Element.
- Please use the “**Raise Hand**” function through Zoom and staff will call on you in order to unmute
- Questions can also be submitted to the Project Team through typing in the “chat” function



## Thank you!

*Questions?*

Contact **Carl Stiehl**, Senior Planner  
by phone at (951) 461-6063  
Or by email at [cstiehl@murrietaca.gov](mailto:cstiehl@murrietaca.gov)

Or visit  
<http://www.murrietaca.gov/1056/Housing-Element-Update>



## C.2 Community Survey

This section contains an outline of the community survey and a summary of the survey results. The online community survey received 129 responses from the public. The results of the survey were posted on the project website in early 2021.

## Community Survey

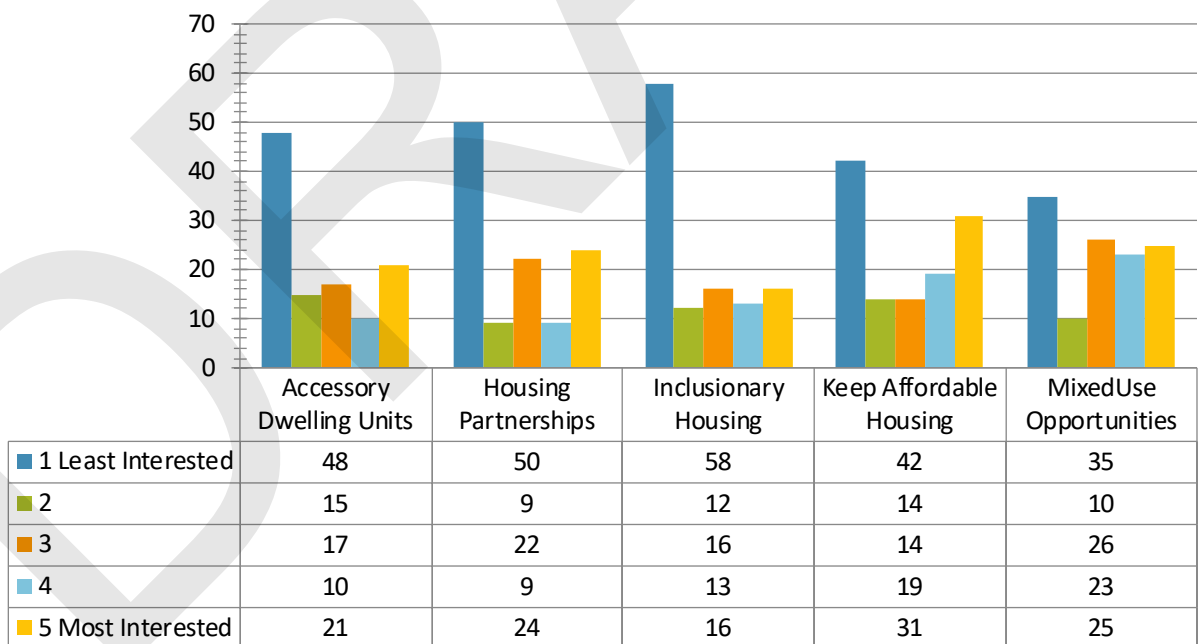
On September 30, 2020 the City of Murrieta launched an online community survey to gather additional feedback regarding potential policies and programs, housing types and housing opportunities to include in the Housing Element. The survey also solicited feedback regarding potential barriers or constraints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

### Slide 2: Housing Program Opportunities

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

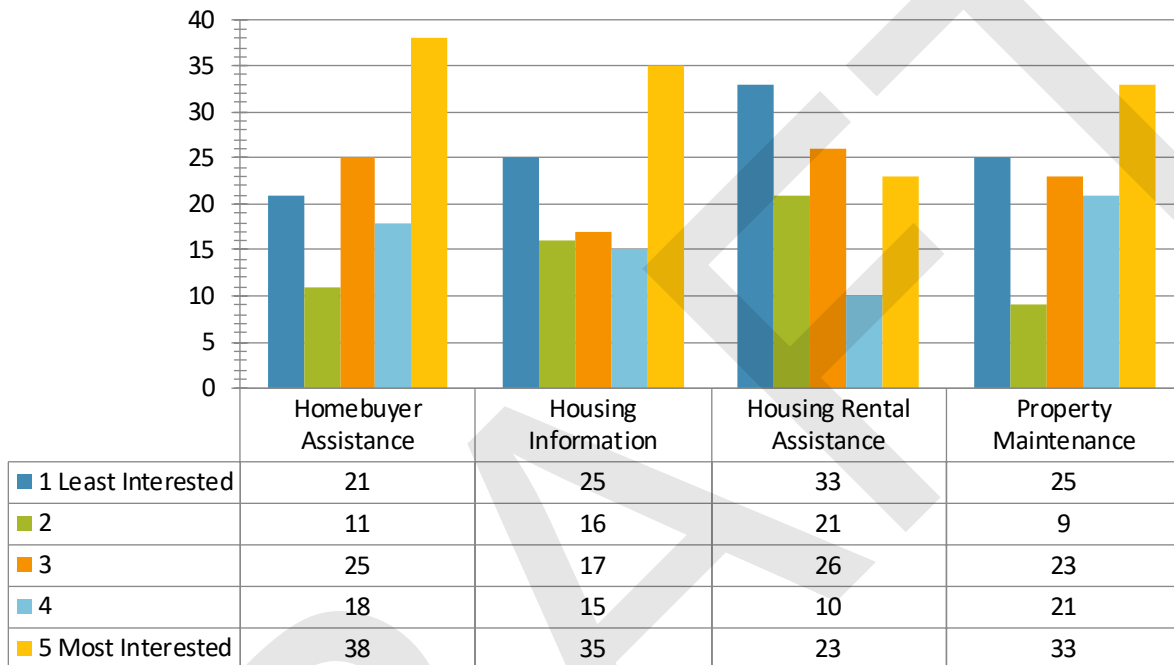
**Affordable Housing Programs - Figure 1** displays data results for participant responses to Affordable Housing Programs. Based on the data, participants were most interested in programs to maintain existing affordable housing, while programs and policies to incorporate inclusionary housing were identified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

**Figure 1: Affordable Housing Program Opportunities**



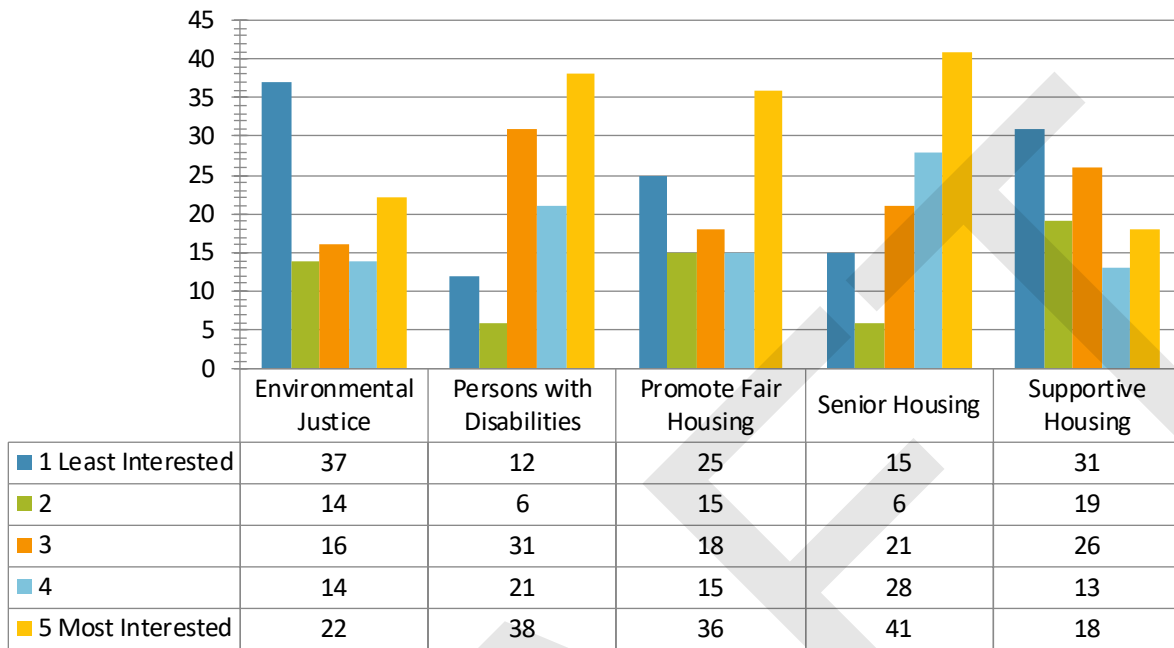
**Community Assistance Programs – Figure C-2** displays survey results for participant interest in programs to provide a variety of community assistance. The data shows that participants were most interested in identifying funding for homebuyer assistance programs, participants also identified increased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

**Figure 2: Community Assistance Program Opportunities**



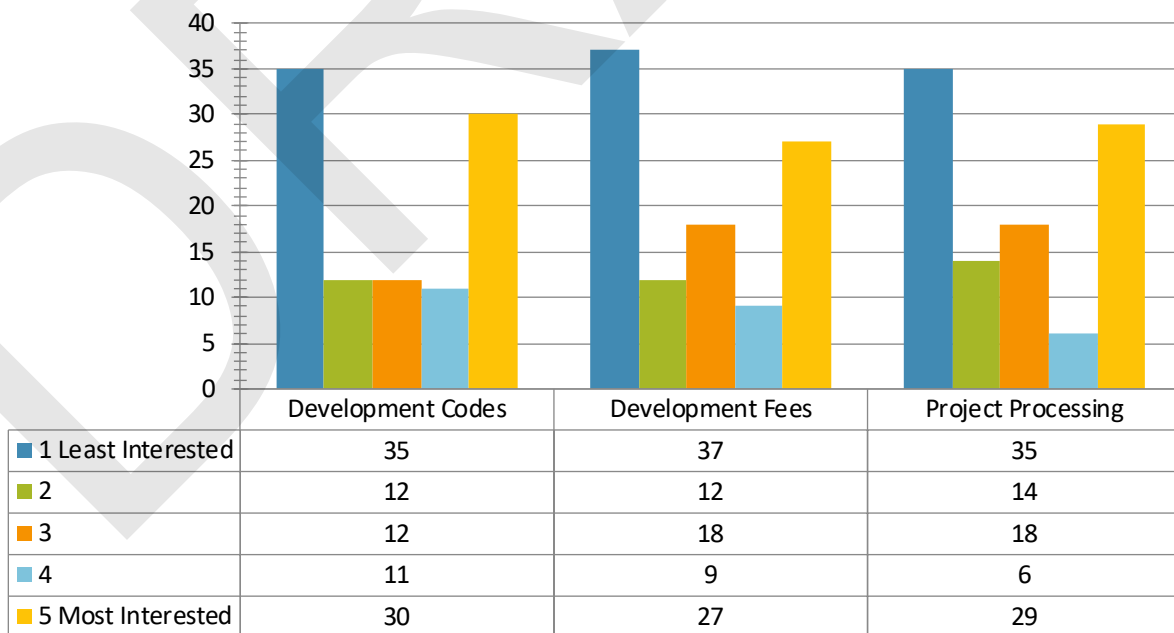
**Fair Housing Programs – Figure 3** displays survey results for participant interest in Fair Housing Programs. Fair housing is the access to housing for all persons in Murrieta, regardless of age, disability, race, religion, familial status, or gender. The data shows that majority of participants were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

**Figure 3: Fair Housing**



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

**Figure 4: Streamlining Processes**



### Slide 3: Potential Housing Locations

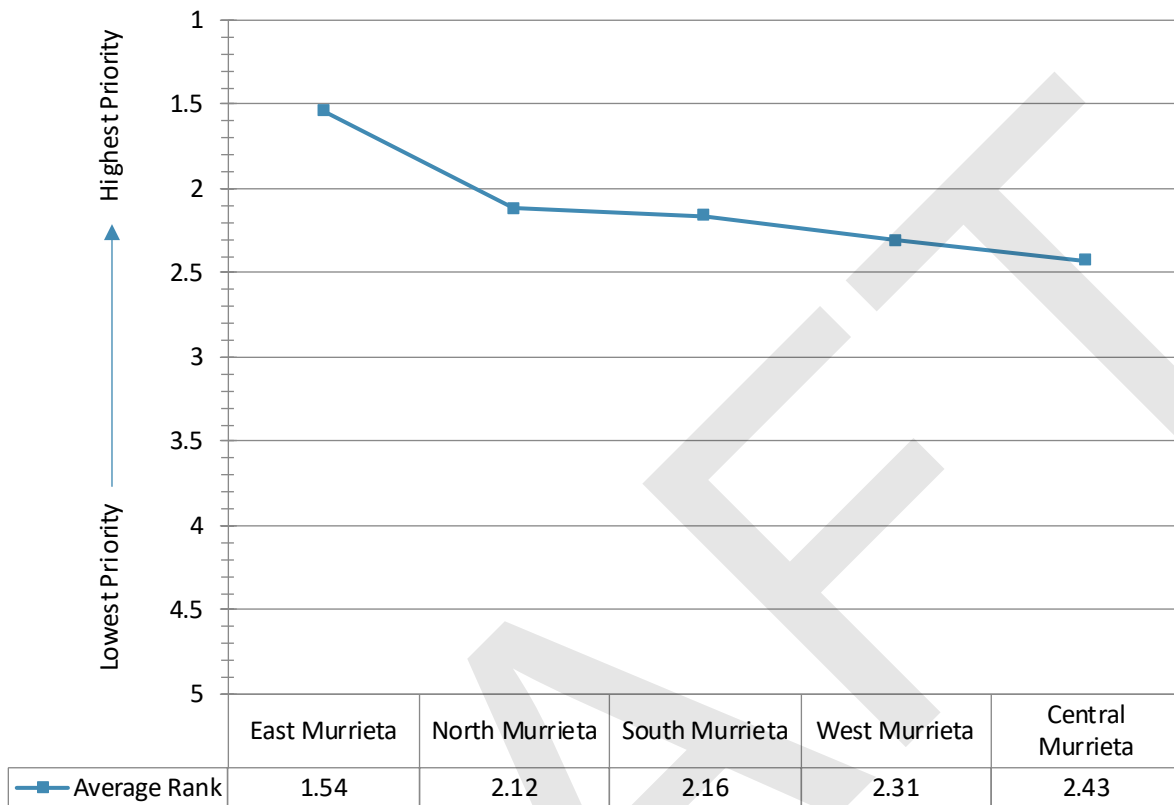
Survey participants were provided a list of areas for housing opportunities in Murrieta and asked to rank the areas based upon they would most like to see housing. Participants placed their highest priority area as number one at the top of the list, their second priority as number two, and so on. The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

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

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



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



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

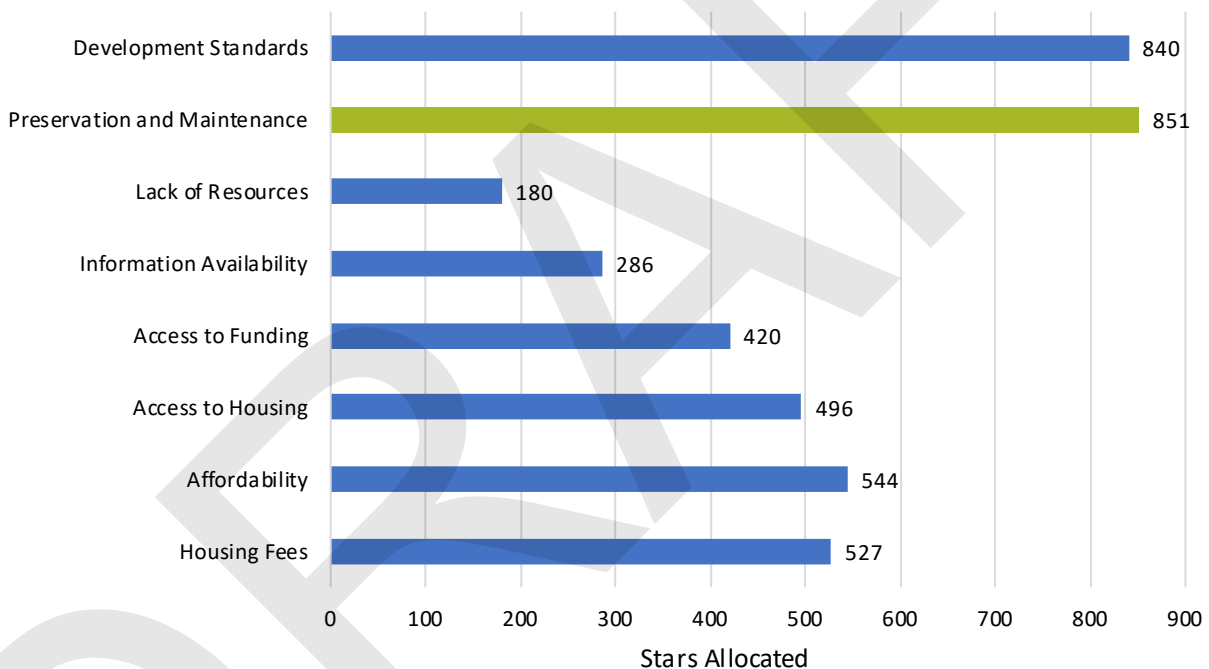
Participants were asked to identify barriers or constraints to the development of and access to housing within the City of Murrieta . The following constraints were provided:

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

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

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

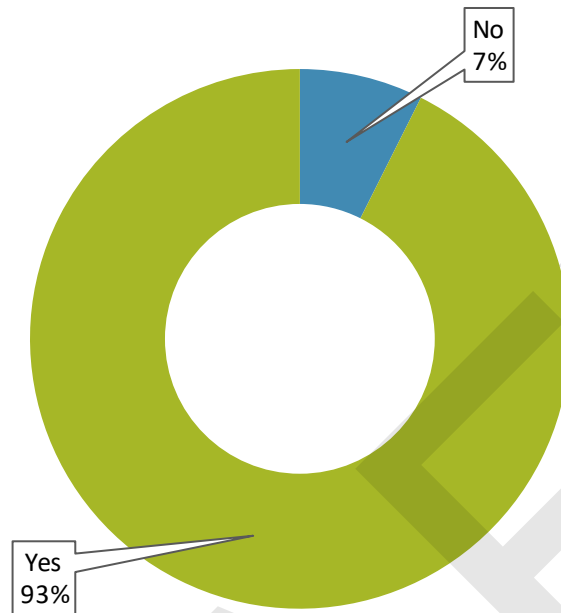
**Figure 6: Constraints to Housing, Priority Ranking**



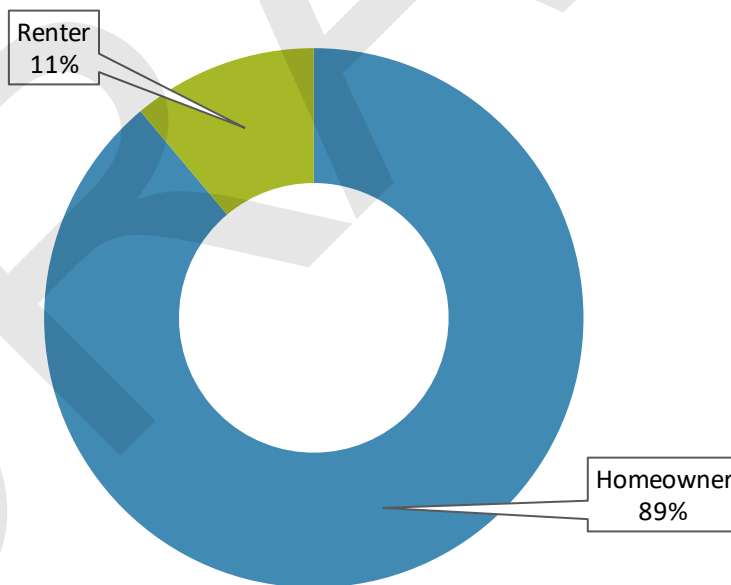
### Slide 5: Demographics

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

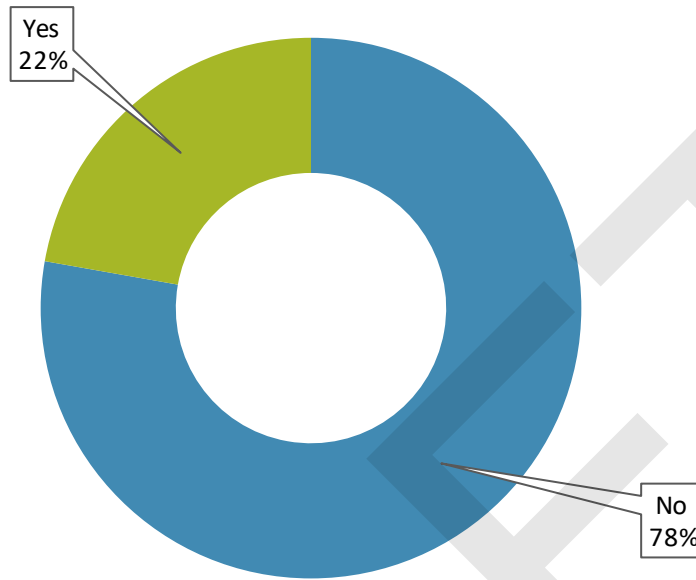
**Figure 7: Do you live in the City of Murrieta?**



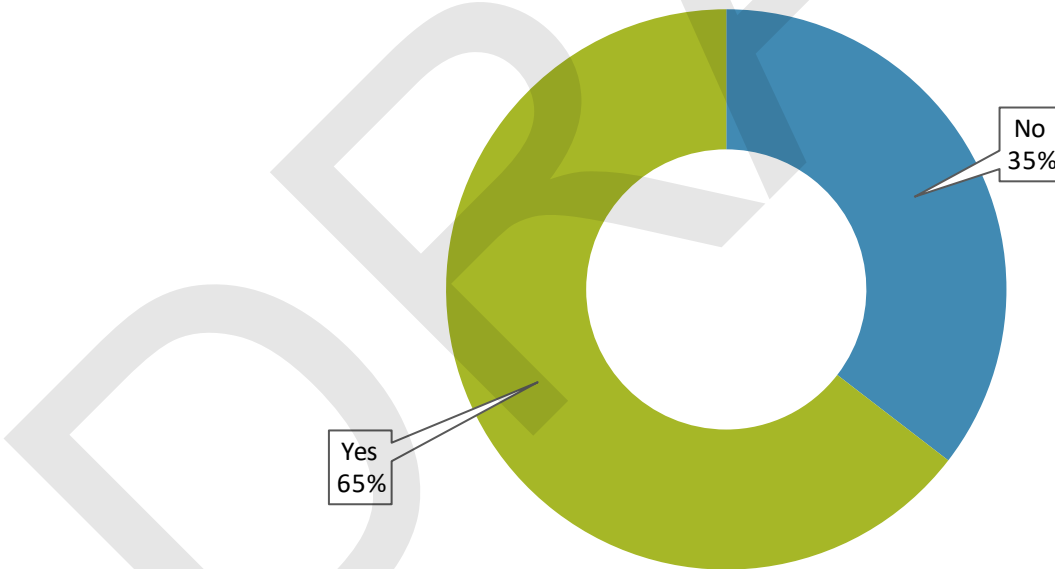
**Figure 8: Are you a homeowner or a renter?**



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



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



## Public Survey Comments

The city has enough housing development projects in the planning and/or building stages. I think there should be a moratorium on new housing development until the city ensures it has the infrastructure (police, fire, schools, medical care, etc) needed to support the residents of the planned housing

Murrieta already has enough citizens. It's getting too crowded. We don't need more housing and we definitely don't need more apartment buildings. Why are you destroying the beautiful little gem of the valley?

Do not agree with the premise. New housing development needs to slow down as it cannot be supported by the current infrastructure (traffic, schools, water, police, fire, etc)

Take this to Hemet

None. Stop building houses. Our streets can't even handle the traffic as it is.

Add development that is close to existing services. It will reduce car traffic.

TOD not likely 30+ units not realistic. Infrastructure needed to area along freeway

TOD not likely 30+ units not realistic. Infrastructure needed to area along freeway. Joint Temecula programs, like water.

Murrieta is now in the vicious cycle of growth. I've lived here for 25 years and it's been declining as we are growing. Tons of empty retail space already and we will never draw any quality Brands as long as this existing retail space is available so don't bother developing more housing unless it's executive type. Temecula gets Sommer's Bend and we get apartments...

Murrieta already has more homes than current roadways can handle. Develop traffic routes before stacking more people into this once rural area.

Build it and they will come

Already have shopping senior care, equestrian. Flood Area needs funding code compliance, infrastructure

I think the west part of Murrieta is not lacking in housing And building hotels next to high schools and near residential areas is not a good idea

Mistake to not include all of ORP Zone in Innovation, Not to include Multi-family in Innovation, but re-zone to MF-2. Dedicated Business housing or Hospital /University housing complexes right next door impractical, will need employer subsidies for affordability

Code compliance Staff and City commitment to enforce (e.g. funding) Public Trustee  
super liens

Suggestions:

Citizens can apply and they can be linked to the high school students that need to complete community service hours.

I believe this is needed as in our case the owner selling the home we bought did not want to give us credit to replace the water heater or cooling system that was so old and worn!

I feel like we have too many offices/buildings that are sitting empty. We do not need more until we need more.

Maybe units behind or near shopping / hospitals

Traffic better with neighborhood serving uses.
Exclusive R-1, Custom Lots Expensive
CC&R's other Deed Restrictions to keep Affordable? Renters Issues: Lease terms?
Owner-Occupants exemptions
senior low income housing
I would prefer that we do not start out-pricing or under-cut our current real estate market. I would like to see more stability in the prices of the homes in our community.
yes we definitely need this
Require CC&R's same design, No garage Doors Conversions
No "affordable" clusters or design differences. Limit Resales on Affordable Units CC&R's, Local Board or Commission
Affordable = need for more police because of the element that moves into to affordable housing. Don't we already have enough apartments and condo's?
Gap financing down payment assistance programs in the form of a silent second loan or forgivable grant
Zoning Flexibility: Specific Plans, Less Specific General Plans on density, uses. Mixed Use General Plan Policies in all zones, reduce rezone, general plan delays. City Council Visions change
We need more homebuyers assistance. I don't make 78k a year which is what I need to secure a 2 bedroom townhome for myself only in Murrieta. The cost is too high for the wage I make.
Not a City Function or expertise. Plenty of Lender programs. City funds inadequate
Homeless only
Outsource, Bid, allow providers to advertise on website
You are not providing enough information for me to be able to make an intelligent assessment. For example, who will be paying for all of this fair housing? The Murietta taxpayer?
As a minority, I don't see Murrieta as unfair in anything.
This is the only affordable housing I will support. Multi unit apartment complexes create traffic and crime.
Our community is aging and the Colony is always busy. New skilled nursing communities will attract complete families and allow current residents to provide for their loved ones.
Include as use in any zone. Low Traffic, impacts. Control design setbacks etc. Not different than a school. Low land value impact
Sun city is dedicated to seniors. We have enough of that in Murrieta already.
No choice here, No funding, except planning enforcement developers will include to avoid suits
Combine this with the commercial buildings to increase their interest.
This would be great for all our disabled vets out there who are looking for their home
Long Term emergency? Local, State, Federal participants like traffic infrastructure?

This is pretty vague...
Murrieta is a quality community. We shouldn't be giving deals to developers who will make a lot of money anyway.
Depends on what type of housing. Yes for single family dwellings and businesses.
City should ensure that developers provide sufficient infrastructure, as well as landscaping and tree planting.
Hire more staff make quick decisions, developers will pay fees for projects. City & developers now pass risk for delays to landowners
I feel the developers should pay more for the opportunity to build in our community. In addition to this, the fees included in the property tax for the homeowners should be reduced/
We have enough housing development going on. Don't need any more incentive
The city needs infrastructure.
Commonly the developers pass on the fees to the homebuyers, this creates an unfair tax burden on the same shared services. Developers should be responsible for all fees to develop.
No, developers must pay otherwise cost have been continued to be trickle to homeowners.
No, no shortcuts, rushing - all plans must be reviewed and approved accordingly.
No housing projects! This will create a very unsavory look in our community.
Important to have SMART growth.
Housing project should be carefully weighed, rushing only promotes problems that can't be undone.
Make them more stringent to ensure building codes are met and fire safety is a priority.
See Comment above
Again, it depends on what type of housing we are talking about.
Red tape, bureaucracy is never good for the positive development of a community.
Why? The processing timeline should be what it takes, no more no less.
Not sure what you mean by "Environmental Justice"? We are one of the cleanest cities that I've ever been too.
How does this apply to Murrieta?
See comment re better Code Enforcement. Every one benefits.
State & Federal enforcement funds if discovered by City
Does Murrieta have "disadvantaged communities"?
Yes for businesses and single family dwellings.
City Council needs to use Housing Element for its desired affordability, not just make up phantom multi-family units to meet State and SCAG goals
No, do not amend anything. Encourage better code enforcement for builders.
Codes are meant for a reason. Speeding up the process can be reviewed for efficiency.
No!
I do not support this if it will reduce codes supporting green building practices.

No, this could potentially result in poor quality.

NO APARTMENT COMPLEXES!!

I do not favor government owning or controlling any housing at all. Incentives for ownership are best.

Buildability key issue, requires builders input and funding. No Mello-Roos, Bond Costs; City a true partner, aid in land costs?

State CEQA reform.

good questions. contact me if have additional questions at won.yoo@ranpac.net. thanks

housing costs have gone up so fast we are thinking of leaving CA. We've lived in Murrieta since 1990... never had money for a good down payment and missed the opportunity to own... now prices are crazy.

Murrieta's older areas are getting more and more rental/ unmaintained properties. Code enforcement is allowing people to park trailers, boats, leave trash cans out, not paint houses, not maintain front yards. All bringing down the aesthetics of the city. Focus on getting current residents to follow city codes and improving the current city before adding more and more homes into an area that already has power flex alerts and traffic issues throughout the year.

Streamline Streamline Stremelins along with flexibility.

Be a leader not a follower

Stop building new homes and low income housing as well. I came from a city that built too much low income housing and the city went down the drain.

People move here because it's a nice city with no ghetto areas really. Low income housing brings crime. Drugs etc. not worth it

Need more Neighborhood shopping areas in Murrieta.

The property I own is my home

I would love to be able to add affordable housing in a smart way so as not to diminish existing home values.

We moved from a bigger city to this area about 15 years ago. Once you start down the road of increasing population density... it's nearly impossible to stop and will become a detriment.

Don't make murrieta or neighboring cities a low income it devalues the city

It has been 15 years living here. We were attracted to the area because of the slower paced natural look of the area. Since then, it is a chaotic look...we have empty strip malls yet major shopping construction to the North. We have a beautiful development near Briggs yet a downtown area that looks old and pathetic. We have one nicely paved road near the elementary school yet a torn up horrid road of Hancock. Nothing makes sense. One side of Whitewood north of Lost Alamos you find a nice sidewalk for residents who want to walk, yet no well marked bike lanes, and on the other side NOTHING... why no sidewalk, some trees, and marked bike lanes...it's a chaotic mess ..with a few areas of organized development. There are many who really care about the future here, but the thought process is scattered , and it shows in the development and non development. Why in 15 years is Old Town Murrieta still looking the same. We often joke about the pretty street lamp posts to no where.

Keep Murrieta small.

I owned. Sold and now forced to rent

If I'm a Homeowner, don't I own property in Murrieta?



First, this was a difficult Survey to understand. My interest is that there is no more housing added. No Rental buildings either. Traffic is a nightmare. I believe the importance of this community is to preserve what makes Murrieta unique and what attracted us as a Military family to want to establish our roots here to start a family. Making sure our communities and schools offer the most resources to the residents here is what I hope to see and continue to see more progress to include the new residents to become involved. I still don't know much about programs to get involved in so if this was available more then I would definitely be involved with the community more.

Excellent place to live, but my kids can't afford it. We will be relocating to the city they can afford if they cant rent here.

Please enforce maintenance on properties waiting for development and consider not adding lower income housing so we do not become an Elsinore, Hemet or Perris

92562 Zip Code

Murrieta cares little about people from historically disadvantaged and low-income families. We need more resources and a reduction in rent. We are suffering. I pay MORE than homeowners monthly. Please care about renters... We have no support and are largely consisting of the next generations (gen y & z) of homeowners and policy makers. If you don't support the next generation this town will be left in the dust once your older population dies off. Show support by promoting affordable housing initiatives that care for our most vulnerable populations struggling to grapple with increase housing costs and the COVID-19 pandemic.

The more multi family dwellings built will have a direct negative impact to the quality of life here; crime, traffic, overcrowded schools

New housing development should be more strategic and the necessary infrastructure must be in place to support it.

No low income housing units in Murrieta!

Great place to live but no jobs to support living here.

We have to many apartment buildings. Builders run the city. City planners and City Counsel members need to stop all the apartments being built. Murrieta has lost the home town feel. Thinking of selling my home and moving my business to Temecula or Menifee. Better run cities.

Abolish large apartment complexes over 30 units. Police are overtaxed as it is.

I see no need to rush to fill Murrieta with more housing

Would the city please hand out information concerning their idea of the "need" of more housing in our city

Please keep affordable housing out of Murrieta.

please give updates on this survey.

## C.3 Planning Commission and City Council Workshops

This section contains all associated materials of the individual Planning Commission and City Council Workshops, which includes the meeting presentations, minutes, and public comments. A video recording of the workshop is available on the City's Vimeo page at <https://vimeo.com/cityofmurrieta/>.

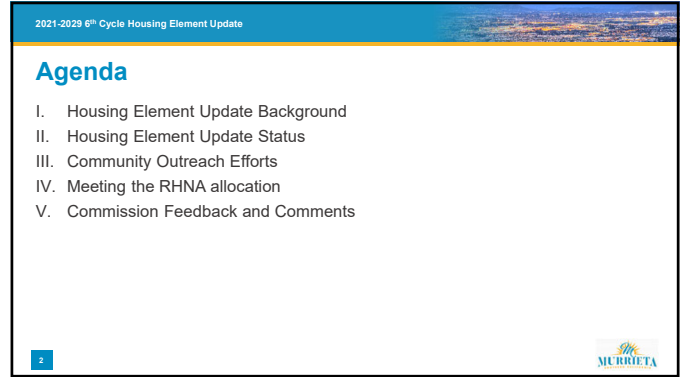


**2021-2029  
Housing Element  
Update**  
Planning Commission  
Workshop

Murrieta City Hall,  
Virtual Meeting  
April 14, 2021




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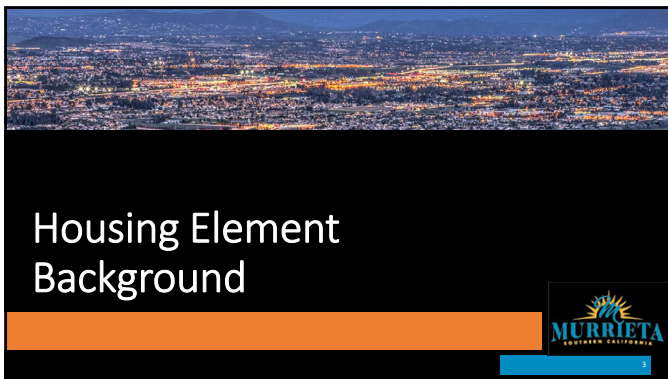
2021-2029 6<sup>th</sup> Cycle Housing Element Update

**Agenda**


- I. Housing Element Update Background
- II. Housing Element Update Status
- III. Community Outreach Efforts
- IV. Meeting the RHNA allocation
- V. Commission Feedback and Comments



2



**Housing Element  
Background**



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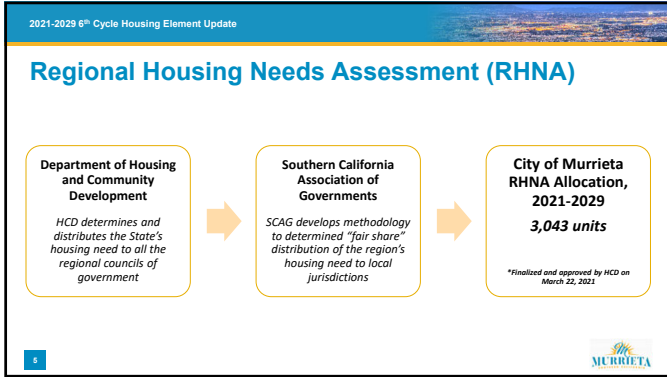
2021-2029 6<sup>th</sup> Cycle Housing Element Update

**Housing Element Background**

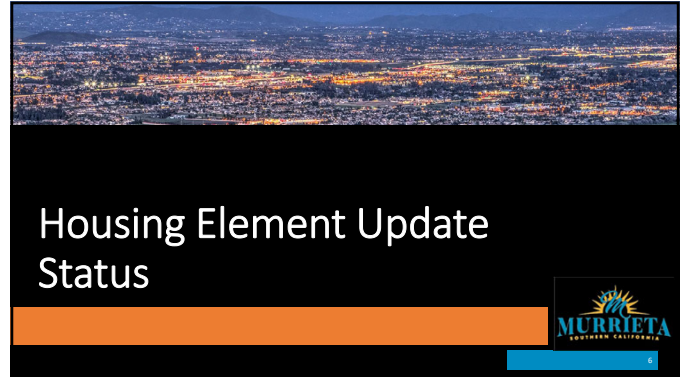
- Required Chapter of the General Plan
- Identifies existing and future housing needs for all economic segments of the community
  - We are planning for the years 2021 to 2029
- Establishes goals, policies, programs, and quantified objectives to guide current and future housing needs for all income groups in Murrieta
- Requires review and certification by the Department of Housing and Community Development (HCD) for compliance with state laws



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6

2021-2029 6<sup>th</sup> Cycle Housing Element Update

### Housing Element Update Status

- Completed draft Sections of the Housing Element (Draft Form):
  - Introduction Section
  - Community Profile Section
  - Review of Past Performance
  - Housing Constraints and Resources
    - Fair Housing Analysis
  - Sites Analysis
  - Housing Plan and Policies

MURRIETA

7



8

2021-2029 6<sup>th</sup> Cycle Housing Element Update

## Engagement Progress and Plans

- Progress
  - Dedicated Housing Element Update Webpage
    - [murieta.ca.gov/1056/Housing-Element-Update](http://murieta.ca.gov/1056/Housing-Element-Update)
  - Live Virtual workshop – September 30<sup>th</sup>
  - Virtual Community Survey
  - Multi-lingual Fact Sheet
- Planned
  - Planning Commission/City Council Workshops
  - Property Owner Letters
  - Public Workshop #2
  - Public Review Draft



9

2021-2029 6<sup>th</sup> Cycle Housing Element Update

## Virtual Workshop #1


- Live Virtual Workshop using Zoom
  - Workshop recording available on the Housing Element Update Webpage
- Housing Element Update process introduction and required components
- Anticipated Project Timeline
- Future Opportunities for Participation

**What is a Housing Element?**

- Required Chapter of the City General Plan
- Assess the condition of the City's housing and housing needs of residents
- Identifies future housing growth need by income category
- Sets Citywide goals, policies, programs, and objectives to guide future housing growth
- Requires certification by the State Department of Housing and Community Development (HCD)

**Murrieta General Plan**

- Land Use
- Economic Development
- Circulation and Infrastructure
- Healthy Community
- Environment and Open Space
- Air Quality and Noise
- Safety Element
- Housing**



10

2021-2029 6<sup>th</sup> Cycle Housing Element Update

## Community Survey

- Community survey was used to gather community input on housing related topics from potential site areas to programs and policies.
- Survey was open from September 30, 2020 to November 24, 2020
- 129 community members participated in the survey.


Murrieta Housing Element Update

Welcome

Please take a moment to provide your ideas and input regarding housing in your community. This survey will help create the Housing Element policies for Murrieta. We appreciate your valuable input!

Begin

Murrieta



11

2021-2029 6<sup>th</sup> Cycle Housing Element Update


## Community Survey - Participants

**Homeowner vs. Renter**

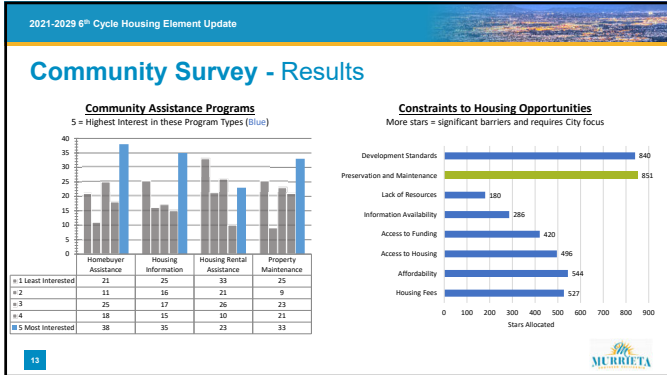
Category	Percentage
Homeowner	89%
Renter	11%

**Do you Live in Murrieta?**

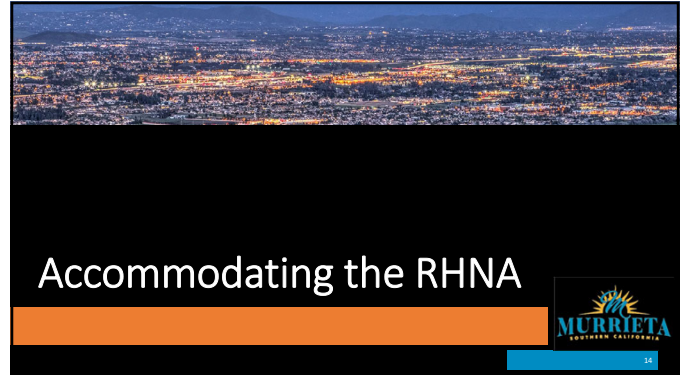
Category	Percentage
Yes	93%
No	7%



12



13



14

2021-2029 6<sup>th</sup> Cycle Housing Element Update

### City of Murrieta RHNA allocation

Income Category	% of Median Family Income	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% MFI	--	\$37,650	1,009 units
Low Income	51 - 80% MFI	\$37,651	\$60,240	583 units
Moderate Income	81 - 120% MFI	\$61,241	\$90,360	545 units
Above Moderate Income	>120% MFI	\$90,361	--	906 units
<b>Total:</b>				<b>3,043 units</b>

\*Income range is based on the 2020 HUD Median Family Income (MFI) for a family of 4 for Riverside County of \$75,300

MURRIETA

15


- 2021-2029 6<sup>th</sup> Cycle Housing Element Update
- ### Accommodating the RHNA
- Housing Element potential sites:
    - Vacant sites
    - Underutilized parcels with redevelopment potential
    - Parking lots
    - Existing commercial properties with mixed-use potential
  - Identified methodology includes
    - Utilizing the MF-3 Zone
    - TOD Overlay – Promote Mixed Use
    - ADUs
    - Existing capacity in Specific Plan Areas
- MURRIETA

16

2021-2029 6<sup>th</sup> Cycle Housing Element Update

### Default Density (30 dwelling units/acre)

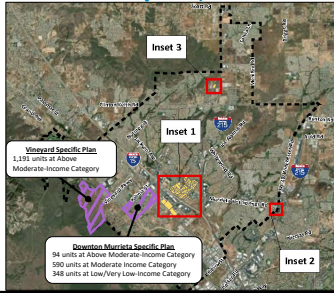

- Murrieta's default density to meet the lower income need is 30 dwelling units per acre
- The City permits 30 dwelling units an acre in the following zones:
  - Multi-Family 3 (MF-3)
  - Transit Oriented Development Overlay District (TOD)
  - Multi-family – Downtown Murrieta SP
- Proposed strategies
  - Assumption of 50 percent affordable component – Residentially zoned properties
    - Including Specific Plan
  - Assumptions of 20 percent affordable component – TOD Overlay
    - By right for proposed 20 percent affordability



17

2021-2029 6<sup>th</sup> Cycle Housing Element Update

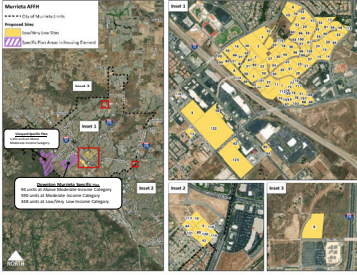
### Site Identification – City Map with Sites


18

2021-2029 6<sup>th</sup> Cycle Housing Element Update

### Site Identification – Map with Inset



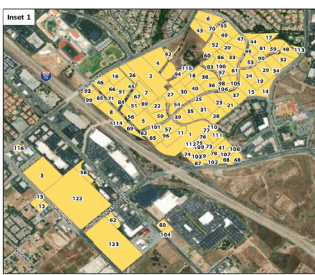
- Utilize Specific Plan growth to accommodate Moderate and Above Moderate
- Utilize TOD to accommodate Low Very Low
- Inset 1, 2 and 3 display all candidate sites in the Community




19

2021-2029 6<sup>th</sup> Cycle Housing Element Update

### Focus Area Maps – Inset 1



- Utilize the land in the TOD overlay
- Assumes 20% of development/redevelopment will be affordable
- Establish By Right for projects with proposed 20 percent affordable



20

2021-2029 6<sup>th</sup> Cycle Housing Element Update

### Focus Area Maps – Inset 2

**Murrieta AFFH**  
 - - - - City of Murrieta Limits  
**Proposed Sites**  
 Low/Very Low Sites  
 Specific Plan Areas in Housing Element

- Utilize land zone MF-3
- Assume 50 percent of all development/ redevelopment will be affordable

21

21

2021-2029 6<sup>th</sup> Cycle Housing Element Update

### Focus Area Maps – Inset 3

**Murrieta AFFH**  
 - - - - City of Murrieta Limits  
**Proposed Sites**  
 Low/Very Low Sites  
 Specific Plan Areas in Housing Element

- Utilize land zone MF-3
- Assume 50 percent of all development/ redevelopment will be affordable

22

22

2021-2029 6<sup>th</sup> Cycle Housing Element Update

### Summary of Sites Inventory

Summary of RHNA Status and Sites Inventory					
Total RHNA Obligations	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
	1,009	583	545	906	3,043
Sites Available					
Total Potential Capacity Based on Existing GP and Zoning	2,037 units	590 units	1,285 units	3,912 units	
Accessory Dwelling Unit Production	51 units	30 units	7 units	88 units	
<b>Total Sites Available</b>	<b>2,660 units</b>	<b>620 units</b>	<b>1,292 units</b>	<b>4,000 units</b>	
Potential Unit Surplus	+496 units	+75 units	+386 units	+957 units	

23

23

## Commission Feedback and Comments

MURRIETA  
SUNSHINE CALIFORNIA

24

24





2021-2029 6<sup>th</sup> Cycle Housing Element Update

### Public Comments and Questions



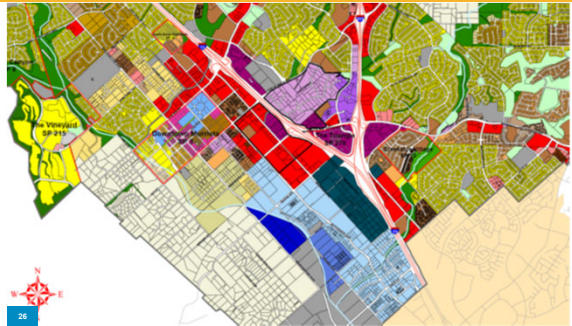
**Please Contact:**

**Senior Planner, Carl Stiehl**  
**By Email:** [cstiehl@murrietaca.gov](mailto:cstiehl@murrietaca.gov)  
**By Phone:** 951-461-6063



25

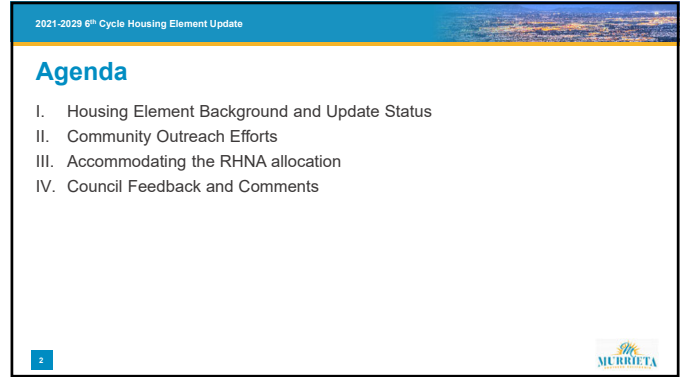
2021-2029 6<sup>th</sup> Cycle Housing Element Update



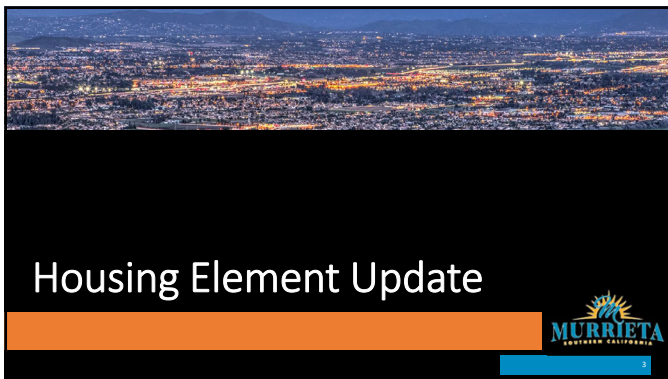
26



1



2



3



4

2021-2029 6<sup>th</sup> Cycle Housing Element Update



## Housing Element Update Status

- Completed draft Sections of the Housing Element (Draft Form):
  - Introduction Section
  - Community Profile Section
  - Review of Past Performance
  - Housing Constraints and Resources
    - Fair Housing Analysis
  - Sites Analysis
  - Housing Plan and Policies



5



## Community Outreach and Engagement



6

2021-2029 6<sup>th</sup> Cycle Housing Element Update

## Engagement Progress and Plans

- Progress
  - Dedicated Housing Element Update Webpage
    - [murrletaca.gov/1056/Housing-Element-Update](http://murrletaca.gov/1056/Housing-Element-Update)
  - Live Virtual workshop – September 30<sup>th</sup>
  - Virtual Community Survey
  - Multi-lingual Fact Sheet
- Planned
  - Planning Commission/City Council Workshops
  - Property Owner Letters
  - Public Workshop #2
  - Public Review Draft

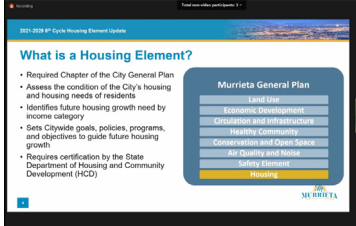



7

2021-2029 6<sup>th</sup> Cycle Housing Element Update

## Virtual Workshop #1

- Live Virtual Workshop using Zoom
  - Workshop recording available on the Housing Element Update Webpage
- Housing Element Update process introduction and required components
- Anticipated Project Timeline
- Future Opportunities for Participation





8

2021-2029 6<sup>th</sup> Cycle Housing Element Update

## Community Survey

- Community survey was used to gather community input on housing related topics from potential site areas to programs and policies.
- Survey was open from September 30, 2020 to November 24, 2020
- 129 community members participated in the survey.



Murrieta Housing Element Update

WELCOME

Please take a moment to provide your ideas and input regarding housing in your community. This survey will help develop the Housing Element plan for Murrieta. We appreciate your valuable input!

Begin

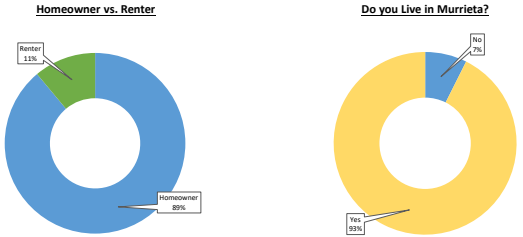
What is a Housing Element?

MURRIETA

9

2021-2029 6<sup>th</sup> Cycle Housing Element Update

## Community Survey - Participants



Homeowner vs. Renter

Homeowner 89%

Renter 11%

Do you Live in Murrieta?

Yes 93%

No 7%

MURRIETA

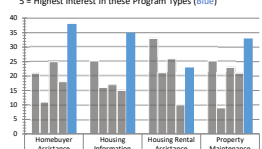
10

2021-2029 6<sup>th</sup> Cycle Housing Element Update

## Community Survey - Results

### Community Assistance Programs

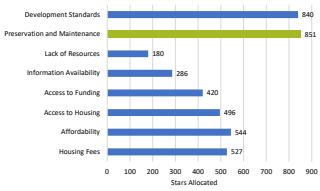
5 = Highest Interest in these Program Types (Blue)



	Homebuyer Assistance	Housing Information	Housing Rental Assistance	Property Maintenance
= 1 Least Interested	21	25	33	25
= 2	11	18	21	9
= 3	25	17	26	23
= 4	18	15	10	21
= 5 Most Interested	38	35	23	33

### Constraints to Housing Opportunities

More stars = significant barriers and requires City focus



Constraint	Stars Allocated
Development Standards	840
Preservation and Maintenance	851
Lack of Resources	180
Information Availability	286
Access to Funding	420
Access to Housing	496
Affordability	544
Housing Fees	527

MURRIETA

11



# Accommodating the RHNA

MURRIETA  
SOUTHERN CALIFORNIA


12

2021-2029 6<sup>th</sup> Cycle Housing Element Update

### City of Murrieta RHNA allocation

Income Category	% of Median Family Income	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% MFI	--	\$37,650	1,009 units
Low Income	51 – 80% MFI	\$37,651	\$60,240	583 units
Moderate Income	81 – 120% MFI	\$61,241	\$90,360	545 units
Above Moderate Income	>120% MFI	\$90,361	--	906 units
<b>Total:</b>				<b>3,043 units</b>

\*Income range is based on the 2020 HUD Median Family Income (MFI) for a family of 4 for Riverside County of \$75,300




13


2021-2029 6<sup>th</sup> Cycle Housing Element Update

### Comparison to Local Jurisdictions


Jurisdiction	RHNA Allocation (Housing Units)
<b>Murrieta</b>	<b>3,043 units</b>
Menifee	6,609 units
Temecula	4,139 units
Lake Elsinore	6,681 units
Hemet	6,466 units



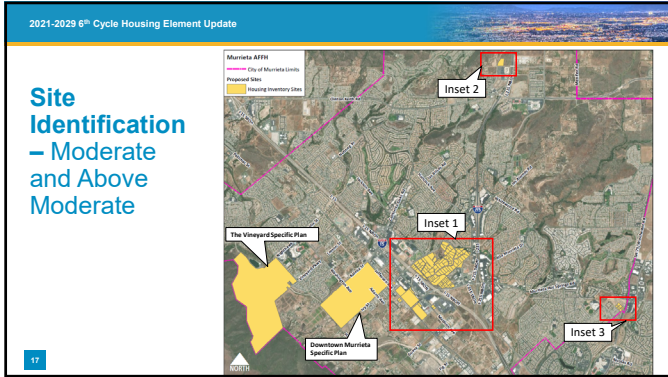
14

- 2021-2029 6<sup>th</sup> Cycle Housing Element Update
- ### Accommodating the RHNA
- Housing Element potential sites:
    - Vacant sites
    - Underutilized parcels with redevelopment potential
    - Parking lots
    - Existing commercial properties with mixed-use potential
  - Identified methodology includes
    - Utilizing the MF-3 Zone for Low and Very Low income
    - TOD Overlay – Promote Mixed Use with 20 percent affordable units
    - Accessory Dwelling Units (ADUs)
    - Existing capacity in Specific Plan Areas
- 

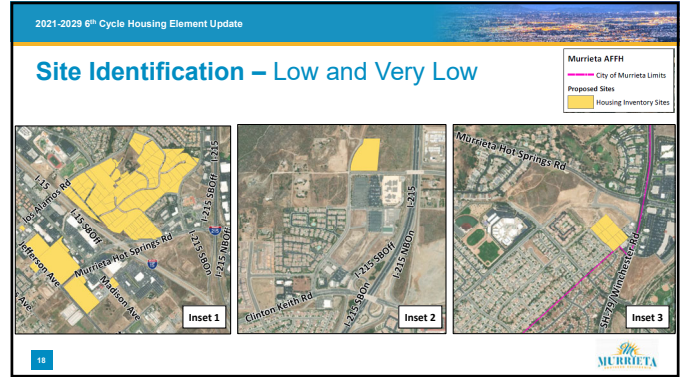
15

- 2021-2029 6<sup>th</sup> Cycle Housing Element Update
- ### Low and Very Low-Income Unit Need
- The State identified feasible densities for affordable housing (Default Density) - 30 dwelling units per acre
  - The City permits 30 dwelling units an acre in the following existing zones:
    - Multi-Family 3 (MF-3)
    - Transit Oriented Development Overlay District (TOD)
    - Multi-family – Downtown Murrieta SP
  - Proposed strategies
    - Assumption of 50 percent affordable component – Residentially zoned properties
      - Including Specific Plan
    - Assumptions of 20 percent affordable component – TOD Overlay
      - By right for proposed 20 percent affordability
- 

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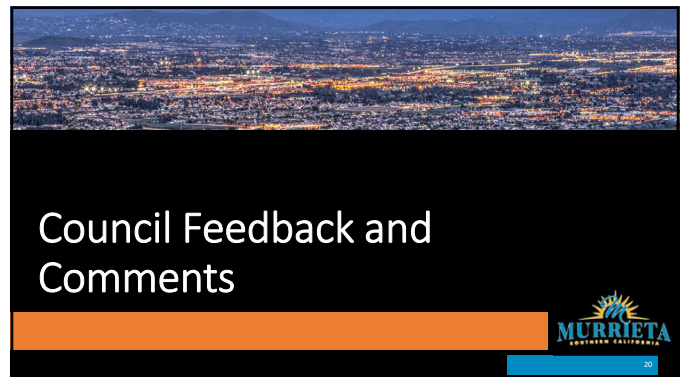
18

2021-2029 6<sup>th</sup> Cycle Housing Element Update

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Potential Unit Surplus (buffer)	+496 units		+75 units	+386 units	+957 units

19





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2021-2029 6<sup>th</sup> Cycle Housing Element Update

### Public Comments and Questions

**Please Contact:**



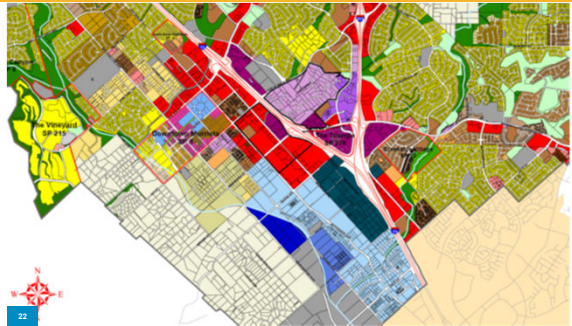
**Senior Planner, Carl Stiehl**  
**By Email:** [cstiehl@murrietaca.gov](mailto:cstiehl@murrietaca.gov)  
**By Phone:** 951-461-6063



21

21

2021-2029 6<sup>th</sup> Cycle Housing Element Update



22

22

## C.4 Public Comments (Update as we Proceed)

This section contains all available public comments provided during the Public Review Draft open comment period and any additional comments received by the City relating to the Housing Element update process. Personal information such as emails and addresses have been redacted for privacy purposes.



## Mendoza, Molly

---

**From:** Stiehl, Carl [REDACTED]  
**Sent:** Thursday, October 1, 2020 8:13 AM  
**To:** Mendoza, Molly  
**Cc:** Barquist, Dave  
**Subject:** FW: Housing Element Update Zoom Meeting

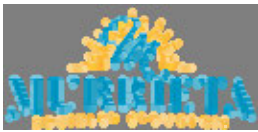
**Categories:** External

Hey Molly,

We got an email from Won Yoo this morning and I provided a response below, just wanted to share with you to keep you in the loop. Won and Sam were watching 😊

I'll let you know if they follow up again. Nice job last night, we thought it went well.

Thanks,



**Carl Stiehl** | Senior Planner

Planning Division | City of Murrieta

1 Town Square | Murrieta, CA 92562

[REDACTED]



We're getting ready to  
celebrate **30 years**  
since becoming a  
city in 1991!

---

**From:** Stiehl, Carl  
**Sent:** Thursday, October 01, 2020 7:55 AM  
**To:** Won Yoo  
**Cc:** Sam Yoo; Ramaiya, Jarrett  
**Subject:** RE: Housing Element Update Zoom Meeting

Good Morning,

Thank you for attending, please take the survey when you have a chance.

Throughout the process the City will be coordinating with the State HCD in order to receive feedback on our draft Housing Element. The State would be asked to certify the Housing Element Update next October, about a year from now, when the Housing Elements throughout the SCAG region are all to be submitted to HCD. In advance of that, when

the draft Housing Element Update is on public review next year we would expect that HCD would review it and let us know if they had significant concerns regarding our draft (whether RHNA or something else) before we submit the final version to them. In my experience, this is typically how it works, if they have significant issues they will let us know on the draft in advance so that we have time to make revisions before we submit the final version. They rarely reject a final Housing Element that they have worked with local staff on. They have certified our Housing Elements in previous cycles, for example in 2013 and in 2005 following this similar schedule.

If the State still doesn't want to approve it at that point we'll need to meet with them to discuss our options, although our team anticipates that they will certify our Housing Element next October in part because we already have capacity for the proposed RHNA allocation.

Please let me know if you need more information.

Thanks,



**Carl Stiehl** | Senior Planner

Planning Division | City of Murrieta

1 Town Square | Murrieta, CA 92562



We're getting ready to celebrate **30 years** since becoming a city in 1991!



***Please note that email correspondence with the City of Murrieta, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt. The City of Murrieta shall not be responsible for any claims, losses or damages resulting from the use of digital data that may be contained in this email.***

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**From:** Won Yoo [REDACTED]  
**Sent:** Wednesday, September 30, 2020 5:45 PM  
**To:** Stiehl, Carl  
**Cc:** Sam Yoo  
**Subject:** Housing Element Update Zoom Meeting

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Carl,

We participated in the online Housing Element Update Zoom Meeting at 5 p.m. tonight, and we have a couple of questions for you:

1. When will the State validate the City of Murrieta's housing proposal for the Housing Element Update RHNA 3034?
2. In the event the State does not approve it, what is the City's alternative plan to meet the State's RHNA allocation?

Thank you.

*Won S. Yoo, P.E.*

President



P: (626) 381-9248  
F: (626) 389-5414  
E: [info@mitchtsailaw.com](mailto:info@mitchtsailaw.com)



**Mitchell M. Tsai**  
Attorney At Law

155 South El Molino Avenue  
Suite 104  
Pasadena, California 91101

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**VIA E-MAIL**

June 21, 2021

Carl Stiehl, Senior Planner  
City of Murrieta  
1 Town Square  
Murrieta, CA 92562  
Em: [cstiehl@murrietaca.gov](mailto:cstiehl@murrietaca.gov)

RE: City of Murrieta 2021-2029 Housing Element, Initial  
Study/Environmental Checklist

Dear Mr. Stiehl,

On behalf of the Southwest Regional Council of Carpenters (“**Commenter**” or “**Southwest Carpenters**”), my Office is submitting these comments on the City of Murrieta’s (“**City**” or “**Lead Agency**”) 2021-2029 update to the City’s General Plan Housing Element (“**Project**”).

The Southwest Carpenters is a labor union representing more than 50,000 union carpenters in six states and has a strong interest in well ordered land use planning and addressing the environmental impacts of development projects.

Individual members of the Southwest Carpenters live, work and recreate in the City and surrounding communities and would be directly affected by the Project’s environmental impacts.

Commenters expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenters expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens*

*for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenters incorporates by reference all comments raising issues regarding the EIR submitted prior to certification of the EIR for the Project. *Citizens for Clean Energy v City of Woodland* (2014) 225 Cal. App. 4th 173, 191 (finding that any party who has objected to the Project’s environmental documentation may assert any issue timely raised by other parties).

Moreover, Commenter requests that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act (“**CEQA**”), Cal Public Resources Code (“**PRC**”) § 21000 *et seq*, and the California Planning and Zoning Law (“**Planning and Zoning Law**”), Cal. Gov’t Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency’s governing body.

The City should require the City provide additional community benefits such as requiring local hire and use of a skilled and trained workforce to build the Project. The City should require the use of workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state approved apprenticeship training program or who are registered apprentices in an apprenticeship training program approved by the State of California.

Community benefits such as local hire and skilled and trained workforce requirements can also be helpful to reduce environmental impacts and improve the positive economic impact of the Project. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. As environmental consultants Matt Hagemann and Paul E. Rosenfeld note:

[A]ny local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling.

Skilled and trained workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the UC Berkeley Center for Labor Research and Education concluded:

. . . labor should be considered an investment rather than a cost – and investments in growing, diversifying, and upskilling California’s workforce can positively affect returns on climate mitigation efforts. In other words, well trained workers are key to delivering emissions reductions and moving California closer to its climate targets.<sup>1</sup>

Local skilled and trained workforce requirements and policies have significant environmental benefits since they improve an area’s jobs-housing balance, decreasing the amount of and length of job commutes and their associated greenhouse gas emissions. Recently, on May 7, 2021, the South Coast Air Quality Management District found that that the “[u]se of a local state-certified apprenticeship program or a skilled and trained workforce with a local hire component” can result in air pollutant reductions.<sup>2</sup>

Cities are increasingly adopting local skilled and trained workforce policies and requirements into general plans and municipal codes. For example, the City of Hayward 2040 General Plan requires the City to “promote local hiring . . . to help

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<sup>1</sup> California Workforce Development Board (2020) Putting California on the High Road: A Jobs and Climate Action Plan for 2030 at p. ii, *available at* <https://laborcenter.berkeley.edu/wp-content/uploads/2020/09/Putting-California-on-the-High-Road.pdf>

<sup>2</sup> South Coast Air Quality Management District (May 7, 2021) Certify Final Environmental Assessment and Adopt Proposed Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions Program, and Proposed Rule 316 – Fees for Rule 2305, Submit Rule 2305 for Inclusion Into the SIP, and Approve Supporting Budget Actions, *available at* <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2021/2021-May7-027.pdf?sfvrsn=10>

achieve a more positive jobs-housing balance, and reduce regional commuting, gas consumption, and greenhouse gas emissions.”<sup>3</sup>

In fact, the City of Hayward has gone as far as to adopt a Skilled Labor Force policy into its Downtown Specific Plan and municipal code, requiring developments in its Downtown area to requiring that the City “[c]ontribute to the stabilization of regional construction markets by spurring applicants of housing and nonresidential developments to require contractors to utilize apprentices from state-approved, joint labor-management training programs, . . .”<sup>4</sup> In addition, the City of Hayward requires all projects 30,000 square feet or larger to “utilize apprentices from state-approved, joint labor-management training programs.”<sup>5</sup>

Locating jobs closer to residential areas can have significant environmental benefits. As the California Planning Roundtable noted in 2008:

People who live and work in the same jurisdiction would be more likely to take transit, walk, or bicycle to work than residents of less balanced communities and their vehicle trips would be shorter. Benefits would include potential reductions in both vehicle miles traveled and vehicle hours traveled.<sup>6</sup>

In addition, local hire mandates as well as skill training are critical facets of a strategy to reduce vehicle miles traveled. As planning experts Robert Cervero and Michael Duncan noted, simply placing jobs near housing stock is insufficient to achieve VMT reductions since the skill requirements of available local jobs must be matched to those held by local residents.<sup>7</sup> Some municipalities have tied local hire and skilled and

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<sup>3</sup> City of Hayward (2014) Hayward 2040 General Plan Policy Document at p. 3-99, *available at* [https://www.hayward-ca.gov/sites/default/files/documents/General\\_Plan\\_FINAL.pdf](https://www.hayward-ca.gov/sites/default/files/documents/General_Plan_FINAL.pdf).

<sup>4</sup> City of Hayward (2019) Hayward Downtown Specific Plan at p. 5-24, *available at* <https://www.hayward-ca.gov/sites/default/files/Hayward%20Downtown%20Specific%20Plan.pdf>.

<sup>5</sup> City of Hayward Municipal Code, Chapter 10, § 28.5.3.020(C).

<sup>6</sup> California Planning Roundtable (2008) Deconstructing Jobs-Housing Balance at p. 6, *available at* <https://cprroundtable.org/static/media/uploads/publications/cpr-jobs-housing.pdf>

<sup>7</sup> Cervero, Robert and Duncan, Michael (2006) Which Reduces Vehicle Travel More: Jobs-Housing Balance or Retail-Housing Mixing? *Journal of the American Planning Association* 72 (4), 475-490, 482, *available at* <http://reconnectingamerica.org/assets/Uploads/UTCT-825.pdf>.

trained workforce policies to local development permits to address transportation issues. As Cervero and Duncan note:

In nearly built-out Berkeley, CA, the approach to balancing jobs and housing is to create local jobs rather than to develop new housing.” The city’s First Source program encourages businesses to hire local residents, especially for entry- and intermediate-level jobs, and sponsors vocational training to ensure residents are employment-ready. While the program is voluntary, some 300 businesses have used it to date, placing more than 3,000 city residents in local jobs since it was launched in 1986. When needed, these carrots are matched by sticks, since the city is not shy about negotiating corporate participation in First Source as a condition of approval for development permits.

The City should consider utilizing skilled and trained workforce policies and requirements to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts.

## **I. THE PROJECT FAILS TO PROVIDE THE INFORMATION AND ANALYSES REQUIRED OF ALL HOUSING ELEMENT**

### **A. Background Concerning Housing Elements**

Housing Elements of General Plans are the planning tools through which local governments ensure they make "adequate provision for the existing and projected housing needs" as determined through the share of the Regional Housing Needs Allocation (“RHNA”) process. See Gov. Code § 65580(d). As specified in Gov. Code § 65580 et seq., Housing Elements must include particular information and analyses related to existing and projected housing needs, constraints relative to meeting those needs, and the local government’s specific plans to help fulfill those needs. Housing Elements that fail to provide required information and analyses may be deemed by the state or courts to be out of compliance with the law and the local government may be subject to substantial consequences. See Gov. Code §§ 65754, 65754.5, and 65755.

### **B. The City’s Housing Element Fails to Provide Required Information and Analyses**

The City’s Housing Element update is missing critically important information and analyses required by law. Those deficiencies include:



- The failure to describe diligent efforts to include all economic segments of the community in the development and update of the housing element and a summary of the public input received and a description of how it will be considered and incorporated into the housing element, Gov. Code, § 65583(c)(8);
- Failure to report on and analyze implementation of the 5th Cycle Housing Element's programs, Gov. Code, § 65588(a), (b);
- Failure to evaluate employment trends, to quantify the need for housing affordable to extremely low-income households, and to analyze of the housing characteristics, Gov. Code, § 65583(a);
- Inadequate analysis of governmental and non-governmental constraints on housing development, such as development fees, local permitting time, and land use controls, Gov. Code, § 65583(a)(5);
- Inadequate identification and analysis of the special housing needs in the City, including the housing needs of people with disabilities and large families, Gov. Code, § 65583(a)(7);
- The absence of a site-specific inventory of land “suitable for residential development” and be available for housing development within the planning period to accommodate the City's RHNA, Gov. Code, § 65583(a)(3), 65583.2;
- Inadequate programs to remove constraints to the development of housing for lower-income households and people with disabilities, Gov. Code, § 65583(c);
- Absence of a program to make sites available to accommodate the RHNA during the planning period, Gov. Code, § 65583(c)(1);
- Failure to identify the agencies and officials responsible for the implementation of the various program actions, Gov. Code, § 65583(c)(8).

- Failure to demonstrate that manufactured housing is permitted in the same manner and in the same zones as conventionally constructed housing, Gov. Code, § 65582.3;
- Failure to identify a zone or zones where emergency shelters are allowed as a permitted use without discretionary review, Gov. Code § 65583(a)(4)(A);
- Lack of actions to promote fair housing and to affirmatively further fair housing, Gov. Code, § 65583(c)(5); and
- Absence of quantified objectives that estimate by income level the number of units that can be constructed, rehabilitated, and conserved over the planning period, Gov. Code, § 65583(b).

These deficiencies in the City’s Housing Element must be addressed to fulfill the City’s obligations and avoid noncompliance with the housing element law.

i. *The Proposed Housing Element Fails to Include an Adequate Program to Affirmatively Further Fair Housing.*

For housing elements updated after January 1, 2021, the program to affirmatively further fair housing must include all of the following pursuant to Gov. Code §65583(b)(10)(A)(i)–(v):

- A summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction's fair housing enforcement and fair housing outreach capacity;
- An analysis of available federal, state, and local data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk;
- An assessment of the contributing factors for the fair housing issues identified under the foregoing analysis;
- An identification of the jurisdiction's fair housing priorities and goals, giving highest priority to those factors identified in the foregoing assessment that limit or deny fair housing choice or

access to opportunity, or negatively impact fair housing or civil rights compliance, and identifying the metrics and milestones for determining what fair housing results will be achieved; and

- Strategies and actions to implement those priorities and goals, which may include (but are not limited to) enhancing mobility strategies and encouraging development of new affordable housing in areas of opportunity, as well as place-based strategies to encourage community revitalization, including preservation of existing affordable housing, and protecting existing residents from displacement.

For purposes of Gov. Code §65584(d)(5), "affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. Gov. Code §65584(e).

Here, the proposed Housing Element does not meet the above requirements. The HEU contains a section on "Analysis of Fair Housing Priorities and Goals," but the HEU fails to include all the necessary elements required by Gov. Code §65584—most notably failing to take any meaningful action to address fair housing and discrimination. The HEU states it will include Program Actions 4-1~4 to address fair housing issues but fails to include or incorporate such programs into the HEU.

ii. *The Proposed Housing Element Includes an Inadequate and Flawed Inventory of Sites Available for Housing Development.*

Commenters are particularly concerned about a number of issues with the draft HEU, including:

1. A failure to assess in the sites inventory any parcel's *likelihood* of development to satisfy RHNA requirements;

2. Vacant sites are identified to satisfy RHNA requirements which may not be suitable for development; and
3. The City relies on ADU production to satisfy affordable housing requirements which likely will never come to fruition.

First, Planning's process for selecting sites and assessing their capacity seemingly fails to account for any parcels' likelihood of development, and its draft site inventory includes many parcels where housing development may or could be extremely unlikely. An accurate assessment of the site inventory's housing capacity is necessary in order for the housing element to achieve sufficient housing production. The site capacity estimate should account for the following two factors:

1. What is the likelihood that the site will be developed during the planning period?
2. If the site were to be developed during the planning period, how many net new units of housing are likely to be built on it?

The portion of the jurisdiction's RHNA target that a site will realistically accommodate during the planning period is:

$$(\textit{likelihood of development}) \times (\textit{net new units if developed}) = \textit{realistic capacity}^8.$$

### **Recommendations:**

1. Provide a quantitative estimate of parcels' development probabilities, and incorporate this factor into the estimate of sites' realistic capacity.
2. Report the proportion of sites in the previous housing element's inventory that were developed during the planning period.
3. Remove parcels from the site inventory where redevelopment is unlikely to occur during the 6th Cycle.
4. Commit to a mid-cycle review to verify Planning's assumptions about development probabilities. If it turns out that sites within a tier, or category, were developed at a lower-than-expected rate

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<sup>8</sup> See HCD June 10, 2020 Memo re Housing Element Site Inventory Guidebook Gov. Code Sec. 65583.2, available at [https://www.hcd.ca.gov/community-development/housing-element/docs/sites\\_inventory\\_memo\\_final06102020.pdf](https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf).

during the first half of the cycle, then the city should rezone for additional capacity or make other appropriate adjustments for the second half of the planning period.

5. Identify sufficient sites to provide a 15-30% No Net.

Secondly, it appears that Planning may have counted many vacant sites towards specific income RHNA targets, despite their potential unsuitability for housing production. Planning must not include “vacant” sites that have no realistic chance of being developed. As with the Suitable Sites inventory, these sites must be discounted by their likelihood of development. Since the likelihood of development for some of these sites could effectively be zero, they should be excluded from Planning’s list of vacant sites after further review.

**Recommendations:**

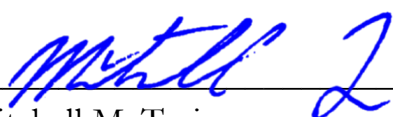
1. Exclude all vacant parcels that are unsuitable for residential development due to size, shape, gradient, location, and lack of street access.
2. Provide a quantitative estimate of parcels’ development probabilities, and incorporate this factor into the estimate of sites’ realistic capacity.

Lastly, Planning should not rely on an overly optimistic forecast of future ADU production. The City states there has been a “marked increase” in ADU production but provides no evidence of issued permits or any trends that would demonstrate an ability of this method to meet RHNA obligations. (HEU, 4-14.) ADU construction is generally out of reach for most homeowners due to expense of building construction.

**III. CONCLUSION**

Commenters request that the City address all the aforementioned issues raised. Please contact my Office if you have any questions or concerns.

Sincerely,

  
\_\_\_\_\_  
Mitchell M. Tsai

Attorneys for Southwest Regional  
Council of Carpenters

Attached:

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling (Exhibit A);

Air Quality and GHG Expert Paul Rosenfeld CV (Exhibit B); and

Air Quality and GHG Expert Matt Hagemann CV (Exhibit C).

**EXHIBIT A**



Technical Consultation, Data Analysis and  
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March 8, 2021

Mitchell M. Tsai  
155 South El Molino, Suite 104  
Pasadena, CA 91101

**Subject: Local Hire Requirements and Considerations for Greenhouse Gas Modeling**

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Dear Mr. Tsai,

Soil Water Air Protection Enterprise (“SWAPE”) is pleased to provide the following draft technical report explaining the significance of worker trips required for construction of land use development projects with respect to the estimation of greenhouse gas (“GHG”) emissions. The report will also discuss the potential for local hire requirements to reduce the length of worker trips, and consequently, reduced or mitigate the potential GHG impacts.

### Worker Trips and Greenhouse Gas Calculations

The California Emissions Estimator Model (“CalEEMod”) is a “statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects.”<sup>1</sup> CalEEMod quantifies construction-related emissions associated with land use projects resulting from off-road construction equipment; on-road mobile equipment associated with workers, vendors, and hauling; fugitive dust associated with grading, demolition, truck loading, and on-road vehicles traveling along paved and unpaved roads; and architectural coating activities; and paving.<sup>2</sup>

The number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.<sup>3</sup>

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<sup>1</sup> “California Emissions Estimator Model.” CAPCOA, 2017, available at: <http://www.aqmd.gov/caleemod/home>.

<sup>2</sup> “California Emissions Estimator Model.” CAPCOA, 2017, available at: <http://www.aqmd.gov/caleemod/home>.

<sup>3</sup> “CalEEMod User’s Guide.” CAPCOA, November 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/01\\_user-39-s-guide2016-3-2\\_15november2017.pdf?sfvrsn=4](http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4), p. 34.



Specifically, the number and length of vehicle trips is utilized to estimate the vehicle miles travelled (“VMT”) associated with construction. Then, utilizing vehicle-class specific EMFAC 2014 emission factors, CalEEMod calculates the vehicle exhaust, evaporative, and dust emissions resulting from construction-related VMT, including personal vehicles for worker commuting.<sup>4</sup>

Specifically, in order to calculate VMT, CalEEMod multiplies the average daily trip rate by the average overall trip length (see excerpt below):

$$\text{“VMT}_d = \Sigma(\text{Average Daily Trip Rate}_i * \text{Average Overall Trip Length}_i)_n$$

Where:

$n$  = Number of land uses being modeled.”<sup>5</sup>

Furthermore, to calculate the on-road emissions associated with worker trips, CalEEMod utilizes the following equation (see excerpt below):

$$\text{“Emissions}_{\text{pollutant}} = \text{VMT} * \text{EF}_{\text{running,pollutant}}$$

Where:

$\text{Emissions}_{\text{pollutant}}$  = emissions from vehicle running for each pollutant

VMT = vehicle miles traveled

$\text{EF}_{\text{running,pollutant}}$  = emission factor for running emissions.”<sup>6</sup>

Thus, there is a direct relationship between trip length and VMT, as well as a direct relationship between VMT and vehicle running emissions. In other words, when the trip length is increased, the VMT and vehicle running emissions increase as a result. Thus, vehicle running emissions can be reduced by decreasing the average overall trip length, by way of a local hire requirement or otherwise.

## Default Worker Trip Parameters and Potential Local Hire Requirements

As previously discussed, the number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.<sup>7</sup> In order to understand how local hire requirements and associated worker trip length reductions impact GHG emissions calculations, it is important to consider the CalEEMod default worker trip parameters. CalEEMod provides recommended default values based on site-specific information, such as land use type, meteorological data, total lot acreage, project type and typical equipment associated with project type. If more specific project information is known, the user can change the default values and input project-specific values, but the California Environmental Quality Act (“CEQA”) requires that such changes be justified by substantial evidence.<sup>8</sup> The default number of construction-related worker trips is calculated by multiplying the

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<sup>4</sup> “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/02\\_appendix-a2016-3-2.pdf?sfvrsn=6](http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6), p. 14-15.

<sup>5</sup> “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/02\\_appendix-a2016-3-2.pdf?sfvrsn=6](http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6), p. 23.

<sup>6</sup> “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/02\\_appendix-a2016-3-2.pdf?sfvrsn=6](http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6), p. 15.

<sup>7</sup> “CalEEMod User’s Guide.” CAPCOA, November 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/01\\_user-39-s-guide2016-3-2\\_15november2017.pdf?sfvrsn=4](http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4), p. 34.

<sup>8</sup> CalEEMod User Guide, available at: <http://www.caleemod.com/>, p. 1, 9.

number of pieces of equipment for all phases by 1.25, with the exception of worker trips required for the building construction and architectural coating phases.<sup>9</sup> Furthermore, the worker trip vehicle class is a 50/25/25 percent mix of light duty autos, light duty truck class 1 and light duty truck class 2, respectively.”<sup>10</sup> Finally, the default worker trip length is consistent with the length of the operational home-to-work vehicle trips.<sup>11</sup> The operational home-to-work vehicle trip lengths are:

“[B]ased on the *location* and *urbanization* selected on the project characteristic screen. These values were *supplied by the air districts or use a default average for the state*. Each district (or county) also assigns trip lengths for urban and rural settings” (emphasis added).<sup>12</sup>

Thus, the default worker trip length is based on the location and urbanization level selected by the User when modeling emissions. The below table shows the CalEEMod default rural and urban worker trip lengths by air basin (see excerpt below and Attachment A).<sup>13</sup>

Worker Trip Length by Air Basin		
Air Basin	Rural (miles)	Urban (miles)
Great Basin Valleys	16.8	10.8
Lake County	16.8	10.8
Lake Tahoe	16.8	10.8
Mojave Desert	16.8	10.8
Mountain Counties	16.8	10.8
North Central Coast	17.1	12.3
North Coast	16.8	10.8
Northeast Plateau	16.8	10.8
Sacramento Valley	16.8	10.8
Salton Sea	14.6	11
San Diego	16.8	10.8
San Francisco Bay Area	10.8	10.8
San Joaquin Valley	16.8	10.8
South Central Coast	16.8	10.8
South Coast	19.8	14.7
<b>Average</b>	<b>16.47</b>	<b>11.17</b>
<b>Minimum</b>	<b>10.80</b>	<b>10.80</b>
<b>Maximum</b>	<b>19.80</b>	<b>14.70</b>
<b>Range</b>	<b>9.00</b>	<b>3.90</b>

<sup>9</sup> “CalEEMod User’s Guide.” CAPCOA, November 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/01\\_user-39-s-guide2016-3-2\\_15november2017.pdf?sfvrsn=4](http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4), p. 34.

<sup>10</sup> “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/02\\_appendix-a2016-3-2.pdf?sfvrsn=6](http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6), p. 15.

<sup>11</sup> “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/02\\_appendix-a2016-3-2.pdf?sfvrsn=6](http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6), p. 14.

<sup>12</sup> “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/02\\_appendix-a2016-3-2.pdf?sfvrsn=6](http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6), p. 21.

<sup>13</sup> “Appendix D Default Data Tables.” CAPCOA, October 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/05\\_appendix-d2016-3-2.pdf?sfvrsn=4](http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4), p. D-84 – D-86.

As demonstrated above, default rural worker trip lengths for air basins in California vary from 10.8- to 19.8- miles, with an average of 16.47 miles. Furthermore, default urban worker trip lengths vary from 10.8- to 14.7- miles, with an average of 11.17 miles. Thus, while default worker trip lengths vary by location, default urban worker trip lengths tend to be shorter in length. Based on these trends evident in the CalEEMod default worker trip lengths, we can reasonably assume that the efficacy of a local hire requirement is especially dependent upon the urbanization of the project site, as well as the project location.

**Practical Application of a Local Hire Requirement and Associated Impact**

To provide an example of the potential impact of a local hire provision on construction-related GHG emissions, we estimated the significance of a local hire provision for the Village South Specific Plan (“Project”) located in the City of Claremont (“City”). The Project proposed to construct 1,000 residential units, 100,000-SF of retail space, 45,000-SF of office space, as well as a 50-room hotel, on the 24-acre site. The Project location is classified as Urban and lies within the Los Angeles-South Coast County. As a result, the Project has a default worker trip length of 14.7 miles.<sup>14</sup> In an effort to evaluate the potential for a local hire provision to reduce the Project’s construction-related GHG emissions, we prepared an updated model, reducing all worker trip lengths to 10 miles (see Attachment B). Our analysis estimates that if a local hire provision with a 10-mile radius were to be implemented, the GHG emissions associated with Project construction would decrease by approximately 17% (see table below and Attachment C).

<b>Local Hire Provision Net Change</b>	
<b>Without Local Hire Provision</b>	
Total Construction GHG Emissions (MT CO <sub>2</sub> e)	3,623
Amortized Construction GHG Emissions (MT CO <sub>2</sub> e/year)	120.77
<b>With Local Hire Provision</b>	
Total Construction GHG Emissions (MT CO <sub>2</sub> e)	3,024
Amortized Construction GHG Emissions (MT CO <sub>2</sub> e/year)	100.80
<b>% Decrease in Construction-related GHG Emissions</b>	<b>17%</b>

As demonstrated above, by implementing a local hire provision requiring 10 mile worker trip lengths, the Project could reduce potential GHG emissions associated with construction worker trips. More broadly, any local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

This serves as an example of the potential impacts of local hire requirements on estimated project-level GHG emissions, though it does not indicate that local hire requirements would result in reduced construction-related GHG emission for all projects. As previously described, the significance of a local hire requirement depends on the worker trip length enforced and the default worker trip length for the project’s urbanization level and location.

<sup>14</sup> “Appendix D Default Data Tables.” CAPCOA, October 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/05\\_appendix-d2016-3-2.pdf?sfvrsn=4](http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4), p. D-85.

## Disclaimer

SWAPE has received limited discovery. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,

A handwritten signature in blue ink that reads "Matt Hagemann". The signature is fluid and cursive.

Matt Hagemann, P.G., C.Hg.

A handwritten signature in blue ink that reads "Paul Rosenfeld". The signature is fluid and cursive.

Paul E. Rosenfeld, Ph.D.

**EXHIBIT B**



---

## ***Paul Rosenfeld, Ph.D.***

*Principal Environmental Chemist*

**Chemical Fate and Transport & Air Dispersion Modeling**

**Risk Assessment & Remediation Specialist**

### **Education**

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Thesis on wastewater treatment.

### **Professional Experience**

Dr. Rosenfeld has over 25 years' experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from unconventional oil drilling operations, oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, and many other industrial and agricultural sources. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about pollution sources causing nuisance and/or personal injury at dozens of sites and has testified as an expert witness on more than ten cases involving exposure to air contaminants from industrial sources.

## **Professional History:**

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner  
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)  
UCLA School of Public Health; 2003 to 2006; Adjunct Professor  
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator  
UCLA Institute of the Environment, 2001-2002; Research Associate  
Komex H<sub>2</sub>O Science, 2001 to 2003; Senior Remediation Scientist  
National Groundwater Association, 2002-2004; Lecturer  
San Diego State University, 1999-2001; Adjunct Professor  
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager  
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager  
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor  
King County, Seattle, 1996 – 1999; Scientist  
James River Corp., Washington, 1995-96; Scientist  
Big Creek Lumber, Davenport, California, 1995; Scientist  
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist  
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

## **Publications:**

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health*. 18:48

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**Rosenfeld, P.E.**, and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash. *Water Science and Technology*. 49(9),171-178.

**Rosenfeld P. E.**, J.J. Clark, I.H. (Mel) Suffet (2004). The Value of An Odor-Quality-Wheel Classification Scheme For The Urban Environment. *Water Environment Federation's Technical Exhibition and Conference (WEFTEC) 2004*. New Orleans, October 2-6, 2004.

**Rosenfeld, P.E.**, and Suffet, I.H. (2004). Understanding Odorants Associated With Compost, Biomass Facilities, and the Land Application of Biosolids. *Water Science and Technology*. 49(9), 193-199.

**Rosenfeld, P.E.**, and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash, *Water Science and Technology*, 49(9), 171-178.

**Rosenfeld, P. E.**, Grey, M. A., Sellev, P. (2004). Measurement of Biosolids Odor and Odorant Emissions from Windrows, Static Pile and Biofilter. *Water Environment Research*. 76(4), 310-315.

**Rosenfeld, P.E.**, Grey, M and Suffet, M. (2002). Compost Demonstration Project, Sacramento California Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Integrated Waste Management Board Public Affairs Office, Publications Clearinghouse (MS-6)*, Sacramento, CA Publication #442-02-008.

**Rosenfeld, P.E.**, and C.L. Henry. (2001). Characterization of odor emissions from three different biosolids. *Water Soil and Air Pollution*. 127(1-4), 173-191.

**Rosenfeld, P.E.**, and Henry C. L., (2000). Wood ash control of odor emissions from biosolids application. *Journal of Environmental Quality*. 29, 1662-1668.

**Rosenfeld, P.E.**, C.L. Henry and D. Bennett. (2001). Wastewater dewatering polymer affect on biosolids odor emissions and microbial activity. *Water Environment Research*. 73(4), 363-367.

**Rosenfeld, P.E.**, and C.L. Henry. (2001). Activated Carbon and Wood Ash Sorption of Wastewater, Compost, and Biosolids Odorants. *Water Environment Research*, 73, 388-393.

**Rosenfeld, P.E.**, and Henry C. L., (2001). High carbon wood ash effect on biosolids microbial activity and odor. *Water Environment Research*. 131(1-4), 247-262.



Chollack, T. and **P. Rosenfeld**. (1998). Compost Amendment Handbook For Landscaping. Prepared for and distributed by the City of Redmond, Washington State.

**Rosenfeld, P. E.** (1992). The Mount Liamuiga Crater Trail. *Heritage Magazine of St. Kitts*, 3(2).

**Rosenfeld, P. E.** (1993). High School Biogas Project to Prevent Deforestation On St. Kitts. *Biomass Users Network*, 7(1).

**Rosenfeld, P. E.** (1998). Characterization, Quantification, and Control of Odor Emissions From Biosolids Application To Forest Soil. Doctoral Thesis. University of Washington College of Forest Resources.

**Rosenfeld, P. E.** (1994). Potential Utilization of Small Diameter Trees on Sierra County Public Land. Masters thesis reprinted by the Sierra County Economic Council. Sierra County, California.

**Rosenfeld, P. E.** (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelors Thesis. University of California.

## **Presentations:**

**Rosenfeld, P.E.**, Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society*. Lecture conducted from Santa Clara, CA.

Sok, H.L.; Waller, C.C.; Feng, L.; Gonzalez, J.; Sutherland, A.J.; Wisdom-Stack, T.; Sahai, R.K.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Atrazine: A Persistent Pesticide in Urban Drinking Water. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Feng, L.; Gonzalez, J.; Sok, H.L.; Sutherland, A.J.; Waller, C.C.; Wisdom-Stack, T.; Sahai, R.K.; La, M.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Bringing Environmental Justice to East St. Louis, Illinois. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

**Rosenfeld, P.E.** (April 19-23, 2009). Perfluorooctanoic Acid (PFOA) and Perfluorooctane Sulfonate (PFOS) Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*, Lecture conducted from Tuscon, AZ.

**Rosenfeld, P.E.** (April 19-23, 2009). Cost to Filter Atrazine Contamination from Drinking Water in the United States” Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*. Lecture conducted from Tuscon, AZ.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P.** (20-22 July, 2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brebbia, C.A. and Popov, V., eds., *Air Pollution XVII: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution*. Lecture conducted from Tallinn, Estonia.

**Rosenfeld, P. E.** (October 15-18, 2007). Moss Point Community Exposure To Contaminants From A Releasing Facility. *The 23<sup>rd</sup> Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

**Rosenfeld, P. E.** (October 15-18, 2007). The Repeated Trespass of Tritium-Contaminated Water Into A Surrounding Community Form Repeated Waste Spills From A Nuclear Power Plant. *The 23<sup>rd</sup> Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

**Rosenfeld, P. E.** (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. The *23<sup>rd</sup> Annual International Conferences on Soils Sediment and Water*. Lecture conducted from University of Massachusetts, Amherst MA.

**Rosenfeld P. E.** (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

**Rosenfeld P. E.** (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florida, Alabama. *The AEHS Annual Meeting*. Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.**, Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006*. Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., **Rosenfeld P.E.**, Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition*. Lecture conducted from Boston Massachusetts.

**Paul Rosenfeld Ph.D.** (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference*. Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

**Paul Rosenfeld Ph.D.** (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, *Toxicology and Remediation PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

**Paul Rosenfeld Ph.D.** (September 19, 2005). Fate, Transport, Toxicity, And Persistence of 1,2,3-TCP. *PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel in Irvine, California.

**Paul Rosenfeld Ph.D.** (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference*. Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

**Paul Rosenfeld Ph.D.** (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

**Paul Rosenfeld Ph.D.** (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water And Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

**Paul Rosenfeld Ph.D.** (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *2005 National Groundwater Association Ground Water and Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

**Paul Rosenfeld, Ph.D.** and James Clark Ph.D. and Rob Hesse R.G. (May 5-6, 2004). Tert-butyl Alcohol Liability and Toxicology, A National Problem and Unquantified Liability. *National Groundwater Association. Environmental Law Conference*. Lecture conducted from Congress Plaza Hotel, Chicago Illinois.

**Paul Rosenfeld, Ph.D.** (March 2004). Perchlorate Toxicology. *Meeting of the American Groundwater Trust*. Lecture conducted from Phoenix Arizona.

Hagemann, M.F., **Paul Rosenfeld, Ph.D.** and Rob Hesse (2004). Perchlorate Contamination of the Colorado River. *Meeting of tribal representatives*. Lecture conducted from Parker, AZ.

**Paul Rosenfeld, Ph.D.** (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

**Rosenfeld, P. E.,** Grey, M., (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference* Orlando, FL.

**Paul Rosenfeld, Ph.D.** and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants..* Lecture conducted from Hyatt Regency Phoenix Arizona.

**Paul Rosenfeld, Ph.D.** (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

**Paul Rosenfeld, Ph.D.** (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

**Rosenfeld, P.E.** and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, *Wastewater and Industrial Processes. Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

**Rosenfeld, P.E.** and Suffet, M. (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. *Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

**Rosenfeld, P.E.** and Grey, M. A. (September 22-24, 2002). Biocycle Composting For Coastal Sage Restoration. *Northwest Biosolids Management Association*. Lecture conducted from Vancouver Washington..

**Rosenfeld, P.E.** and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conference*. Lecture conducted from Indianapolis, Maryland.

**Rosenfeld, P.E.** (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation*. Lecture conducted from Anaheim California.

**Rosenfeld, P.E.** (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest*. Lecture conducted from Ocean Shores, California.

**Rosenfeld, P.E.** (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

**Rosenfeld, P.E.,** C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings*. Lecture conducted from Bellevue Washington.

**Rosenfeld, P.E.,** and C.L. Henry. (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America*. Lecture conducted from Salt Lake City Utah.

**Rosenfeld, P.E.,** C.L. Henry, R. Harrison. (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell*. Lecture conducted from Seattle Washington.

**Rosenfeld, P.E.,** C.L. Henry. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest*. Lecture conducted from Lake Chelan, Washington.

**Rosenfeld, P.E.,** C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

**Rosenfeld, P.E.,** C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America*. Lecture conducted from Anaheim California.

## **Teaching Experience:**

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

## **Academic Grants Awarded:**

California Integrated Waste Management Board. \$41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: \$10,000 grant awarded to San Diego State University. Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. \$100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. \$20,000 grant awarded to investigate effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: \$10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: \$15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. \$500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993

## **Deposition and/or Trial Testimony:**

- In the United States District Court For The District of New Jersey  
Duarte et al, *Plaintiffs*, vs. United States Metals Refining Company et. al. *Defendant*.  
Case No.: 2:17-cv-01624-ES-SCM  
Rosenfeld Deposition. 6-7-2019
- In the United States District Court of Southern District of Texas Galveston Division  
M/T Carla Maersk, *Plaintiffs*, vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS “Conti Perdido”  
*Defendant*.  
Case No.: 3:15-CV-00106 consolidated with 3:15-CV-00237  
Rosenfeld Deposition. 5-9-2019
- In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica  
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants  
Case No.: No. BC615636  
Rosenfeld Deposition, 1-26-2019
- In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica  
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants  
Case No.: No. BC646857  
Rosenfeld Deposition, 10-6-2018; Trial 3-7-19
- In United States District Court For The District of Colorado  
Bells et al. Plaintiff vs. The 3M Company et al., Defendants  
Case: No 1:16-cv-02531-RBJ  
Rosenfeld Deposition, 3-15-2018 and 4-3-2018
- In The District Court Of Regan County, Texas, 112<sup>th</sup> Judicial District  
Phillip Bales et al., Plaintiff vs. Dow Agrosiences, LLC, et al., Defendants  
Cause No 1923  
Rosenfeld Deposition, 11-17-2017
- In The Superior Court of the State of California In And For The County Of Contra Costa  
Simons et al., Plaintiffs vs. Chevron Corporation, et al., Defendants  
Cause No C12-01481  
Rosenfeld Deposition, 11-20-2017
- In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois  
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants  
Case No.: No. 0i9-L-2295  
Rosenfeld Deposition, 8-23-2017
- In The Superior Court of the State of California, For The County of Los Angeles  
Warrn Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC  
Case No.: LC102019 (c/w BC582154)  
Rosenfeld Deposition, 8-16-2017, Trail 8-28-2018
- In the Northern District Court of Mississippi, Greenville Division  
Brenda J. Cooper, et al., *Plaintiffs*, vs. Meritor Inc., et al., *Defendants*  
Case Number: 4:16-cv-52-DMB-JVM  
Rosenfeld Deposition: July 2017

In The Superior Court of the State of Washington, County of Snohomish  
Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants  
Case No.: No. 13-2-03987-5  
Rosenfeld Deposition, February 2017  
Trial, March 2017

In The Superior Court of the State of California, County of Alameda  
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants  
Case No.: RG14711115  
Rosenfeld Deposition, September 2015

In The Iowa District Court In And For Poweshiek County  
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants  
Case No.: LALA002187  
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County  
Jerry Dovico, et al., Plaintiffs vs. Valley View Sine LLC, et al., Defendants  
Law No.: LALA105144 - Division A  
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County  
Doug Pauls, et al., et al., Plaintiffs vs. Richard Warren, et al., Defendants  
Law No.: LALA105144 - Division A  
Rosenfeld Deposition, August 2015

In The Circuit Court of Ohio County, West Virginia  
Robert Andrews, et al. v. Antero, et al.  
Civil Action NO. 14-C-30000  
Rosenfeld Deposition, June 2015

In The Third Judicial District County of Dona Ana, New Mexico  
Betty Gonzalez, et al. Plaintiffs vs. Del Oro Dairy, Del Oro Real Estate LLC, Jerry Settles and Deward  
DeRuyter, Defendants  
Rosenfeld Deposition: July 2015

In The Iowa District Court For Muscatine County  
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant  
Case No 4980  
Rosenfeld Deposition: May 2015

In the Circuit Court of the 17<sup>th</sup> Judicial Circuit, in and For Broward County, Florida  
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.  
Case Number CACE07030358 (26)  
Rosenfeld Deposition: December 2014

In the United States District Court Western District of Oklahoma  
Tommy McCarty, et al., Plaintiffs, v. Oklahoma City Landfill, LLC d/b/a Southeast Oklahoma City  
Landfill, et al. Defendants.  
Case No. 5:12-cv-01152-C  
Rosenfeld Deposition: July 2014

In the County Court of Dallas County Texas  
Lisa Parr et al, *Plaintiff*, vs. Aruba et al, *Defendant*.  
Case Number cc-11-01650-E  
Rosenfeld Deposition: March and September 2013  
Rosenfeld Trial: April 2014

In the Court of Common Pleas of Tuscarawas County Ohio  
John Michael Abicht, et al., *Plaintiffs*, vs. Republic Services, Inc., et al., *Defendants*  
Case Number: 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)  
Rosenfeld Deposition: October 2012

In the United States District Court of Southern District of Texas Galveston Division  
Kyle Cannon, Eugene Donovan, Genaro Ramirez, Carol Sassler, and Harvey Walton, each Individually and on behalf of those similarly situated, *Plaintiffs*, vs. BP Products North America, Inc., *Defendant*.  
Case 3:10-cv-00622  
Rosenfeld Deposition: February 2012  
Rosenfeld Trial: April 2013

In the Circuit Court of Baltimore County Maryland  
Philip E. Cvach, II et al., *Plaintiffs* vs. Two Farms, Inc. d/b/a Royal Farms, Defendants  
Case Number: 03-C-12-012487 OT  
Rosenfeld Deposition: September 2013

**EXHIBIT C**





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**Matthew F. Hagemann, P.G., C.Hg., QSD, QSP**

**Geologic and Hydrogeologic Characterization  
Industrial Stormwater Compliance  
Investigation and Remediation Strategies  
Litigation Support and Testifying Expert  
CEQA Review**

**Education:**

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.

B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

**Professional Certifications:**

California Professional Geologist

California Certified Hydrogeologist

Qualified SWPPP Developer and Practitioner

**Professional Experience:**

Matt has 25 years of experience in environmental policy, assessment and remediation. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) while also working with permit holders to improve hydrogeologic characterization and water quality monitoring.

Matt has worked closely with U.S. EPA legal counsel and the technical staff of several states in the application and enforcement of RCRA, Safe Drinking Water Act and Clean Water Act regulations. Matt has trained the technical staff in the States of California, Hawaii, Nevada, Arizona and the Territory of Guam in the conduct of investigations, groundwater fundamentals, and sampling techniques.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2014;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

**Senior Regulatory and Litigation Support Analyst:**

With SWAPE, Matt’s responsibilities have included:

- Lead analyst and testifying expert in the review of over 100 environmental impact reports since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, Valley Fever, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at industrial facilities.
- Manager of a project to provide technical assistance to a community adjacent to a former Naval shipyard under a grant from the U.S. EPA.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.
- Expert witness on two cases involving MTBE litigation.
- Expert witness and litigation support on the impact of air toxins and hazards at a school.
- Expert witness in litigation at a former plywood plant.

With Komex H2O Science Inc., Matt’s duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.

- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

### **Executive Director:**

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

### **Hydrogeology:**

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation-wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

**Policy:**

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9. Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, *Oxygenates in Water: Critical Information and Research Needs*.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific principles into the policy-making process.
- Established national protocol for the peer review of scientific documents.

### Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

### Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt taught physical geology (lecture and lab and introductory geology at Golden West College in Huntington Beach, California from 2010 to 2014.

### Invited Testimony, Reports, Papers and Presentations:

**Hagemann, M.F.**, 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

**Hagemann, M.F.**, 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

**Hagemann, M.F.**, 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Colorado.

**Hagemann, M.F.**, 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

**Hagemann, M.F.**, 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

**Hagemann, M.F.**, 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

**Hagemann, M.F.**, 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

**Hagemann, M.F.**, 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

**Hagemann, M.F.**, 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal representatives, Parker, AZ.

**Hagemann, M.F.**, 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

**Hagemann, M.F.**, 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

**Hagemann, M.F.**, 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

**Hagemann, M.F.**, 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

**Hagemann, M.F.**, 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

**Hagemann, M.F.**, 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

**Hagemann, M.F.**, 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

**Hagemann, M.F.**, 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

**Hagemann, M.F.**, 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

**Hagemann, M.F.**, 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

**Hagemann, M.F.**, 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

**Hagemann, M.F.**, and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F.** 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

**Hagemann, M.F.**, 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

**Hagemann, M.F.**, 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

**Hagemann, M.F.**, and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

**Hagemann, M.F.**, Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

**Hagemann, M. F.**, Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

**Hagemann, M.F.**, 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

**Hagemann, M.F.** and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

**Hagemann, M.F.**, 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.



**Hagemann, M.F.**, 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

**Other Experience:**

Selected as subject matter expert for the California Professional Geologist licensing examination, 2009-2011.



# South Coast Air Quality Management District

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(909) 396-2000 • [www.aqmd.gov](http://www.aqmd.gov)

SENT VIA E-MAIL:

June 15, 2021

[cstiehl@murrietaca.gov](mailto:cstiehl@murrietaca.gov)

Carl Stiehl, Senior Planner  
City of Murrieta, Planning Department  
1 Town Square  
Murrieta, California 92562

## **Notice of Preparation of a Draft Environmental Impact Report for the City of Murrieta Housing Element Update (Proposed Project)**

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. Our comments are recommendations on the analysis of potential air quality impacts from the Proposed Project that should be included in the Draft Environmental Impact Report (EIR). Please send a copy of the Draft EIR upon its completion and public release directly to South Coast AQMD as copies of the Draft EIR submitted to the State Clearinghouse are not forwarded. **In addition, please send all appendices and technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all emission calculation spreadsheets, and air quality modeling and health risk assessment input and output files (not PDF files). Any delays in providing all supporting documentation for our review will require additional review time beyond the end of the comment period.**

### **CEQA Air Quality Analysis**

Staff recommends that the Lead Agency use South Coast AQMD's CEQA Air Quality Handbook and website<sup>1</sup> as guidance when preparing the air quality and greenhouse gas analyses. It is also recommended that the Lead Agency use the CalEEMod<sup>2</sup> land use emissions software, which can estimate pollutant emissions from typical land use development and is the only software model maintained by the California Air Pollution Control Officers Association.

South Coast AQMD has developed both regional and localized significance thresholds. South Coast AQMD staff recommends that the Lead Agency quantify criteria pollutant emissions and compare the emissions to South Coast AQMD's CEQA regional pollutant emissions significance thresholds<sup>3</sup> and localized significance thresholds (LSTs)<sup>4</sup> to determine the Proposed Project's air quality impacts. The localized analysis can be conducted by either using the LST screening tables or performing dispersion modeling.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips, and hauling trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers and air pollution control devices), area sources (e.g., solvents and coatings), and

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<sup>1</sup> South Coast AQMD's CEQA Handbook and other resources for preparing air quality analyses can be found at: <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook>.

<sup>2</sup> CalEEMod is available free of charge at: [www.caleemod.com](http://www.caleemod.com).

<sup>3</sup> South Coast AQMD's CEQA regional pollutant emissions significance thresholds can be found at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>.

<sup>4</sup> South Coast AQMD's guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis. Furthermore, emissions from the overlapping construction and operational activities should be combined and compared to South Coast AQMD's regional air quality CEQA *operational* thresholds to determine the level of significance.

If the Proposed Project generates diesel emissions from long-term construction or attracts diesel-fueled vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment<sup>5</sup>.

The California Air Resources Board's (CARB) *Air Quality and Land Use Handbook: A Community Health Perspective*<sup>6</sup> is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process with additional guidance on strategies to reduce air pollution exposure near high-volume roadways available in CARB's technical advisory<sup>7</sup>.

The South Coast AQMD's *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning*<sup>8</sup> includes suggested policies that local governments can use in their General Plans or through local planning to prevent or reduce potential air pollution impacts and protect public health. It is recommended that the Lead Agency review this Guidance Document as a tool when making local planning and land use decisions.

### **Mitigation Measures**

In the event that the Proposed Project results in significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized to minimize these impacts. Any impacts resulting from mitigation measures must also be analyzed. Several resources to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project include South Coast AQMD's CEQA Air Quality Handbook<sup>1</sup>, South Coast AQMD's Mitigation Monitoring and Reporting Plan for the 2016 Air Quality Management Plan<sup>9</sup>, and Southern California Association of Government's Mitigation Monitoring and Reporting Plan for the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy<sup>10</sup>.

South Coast AQMD staff is available to work with the Lead Agency to ensure that air quality, greenhouse gas, and health risk impacts from the Proposed Project are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at [lsun@aqmd.gov](mailto:lsun@aqmd.gov).

Sincerely,

*Lijin Sun*

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

RVC210525-06

Control Number

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<sup>5</sup> South Coast AQMD's guidance for performing a mobile source health risk assessment can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>.

<sup>6</sup> CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>.

<sup>7</sup> CARB's technical advisory can be found at: <https://www.arb.ca.gov/ch/landuse.htm>.

<sup>8</sup> South Coast AQMD. 2005. *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning*. Available at: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>.

<sup>9</sup> South Coast AQMD's 2016 Air Quality Management Plan can be found at: <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf> (starting on page 86).

<sup>10</sup> Southern California Association of Governments' 2020-2045 RTP/SCS can be found at: [https://www.connectsocial.org/Documents/PEIR/certified/Exhibit-A\\_ConnectSoCal\\_PEIR.pdf](https://www.connectsocial.org/Documents/PEIR/certified/Exhibit-A_ConnectSoCal_PEIR.pdf).



## Appendix D:

### *Glossary of Housing Terms*

~~OCTOBER~~ FEBRUARY 2021 — ~~HCD REVIEW~~ DRAFT

## Appendix D: Glossary of Housing Terms

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**Above-Moderate-Income Household.** A household with an annual income usually greater than 120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available legibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Accessory Dwelling Unit (ADU).** A self-contained dwelling unit, either attached to, within or detached from, and in addition to, the primary residential unit on a single lot as part of a residential use.

**Affirmatively Furthering Fair Housing (AFFH):** Affirmatively Furthering Fair Housing is a legal requirement that federal agencies and federal grantees are required to further the purposes of the Fair Housing Act. AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

**Apartment.** An apartment is one (1) or more rooms in an apartment house, multi-family residential unit or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

**Assisted Housing.** Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Sections 221 (d) (3) (below-market interest rate program), Federal Sections 101 (rent supplement assistance), CDBG, FmHA Sections 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

**Below-Market-Rate (BMR).** Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." The financing of housing at less than prevailing interest rates.

**Build-Out.** That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

**Community Development Block Grant (CDBG).** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitled communities and administered by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

**Condominium.** A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See “Townhouse.”)

**Covenants, Conditions, and Restrictions (CC&Rs).** A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

**Deed.** A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

**Density Bonus.** The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

**Density, Residential.** The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or may be per net developable acre pursuant to the standards in the City’s Development Code.

**Developable Land.** Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

**Down Payment.** Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

**Duplex.** A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other in two dwelling units.

**Dwelling Unit (DU).** A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

**Elderly Housing.** Typically, one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

**Emergency Shelter.** A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See “Homeless” and “Transitional Housing.”)

**Extremely Low-Income Household.** A household with an annual income equal to or less than 30% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Fair Market Rent.** The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposed of administering the Section 8 Program.

**Family.** (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An Individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit,

not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [Governor’s Office of Planning and Research, General Plan Guidelines].

**General Plan.** A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

**Goal.** A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

**Green Building.** Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

**Historic Preservation.** The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

**Historic Property.** A historic property is a structure or site that has significant historic, architectural, or cultural value.

**Household.** All those persons—related or unrelated—who occupy a single housing unit. (See “Family.”)

**Housing and Community Development Department (HCD).** The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low-and moderate-income households.

**Housing Element.** One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

**Housing Payment.** For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

**Housing Ratio.** The ratio of the monthly housing payment to total gross monthly income; also called Payment-to-Income Ratio or Front-End Ratio.

**Housing Unit.** The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

**Housing and Urban Development, U.S. Department of (HUD).** A cabinet-level department of the federal government that administers housing and community development programs.

**Implementing Policies.** The City’s statements of its commitments to consistent actions.

**Implementation.** Actions, procedures, programs, or techniques that carry out policies.

**Infill Development.** The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

**Jobs-Housing Balance.** A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SCAG’s definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

**Land Use Classification.** A system for classifying and designating the appropriate use of properties.

**Live-Work Units.** Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

**Low-Income Household.** A household with an annual income usually no greater than 51%-80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Low-income Housing Tax Credits.** Tax reductions provided by the federal and State governments for investors in housing for low-income households.

**Manufactured Housing.** Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See “Mobile home” and “Modular Unit.”)

**Mixed-Use.** Properties on which various uses, such as office, commercial, institutional, and multi-family residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

**Moderate-Income Household.** A household with an annual income usually no greater than 81%-120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Monthly Housing Expense.** Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

**Multiple Family Building.** A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

**Ordinance.** A law or regulation set forth and adopted by a governmental authority, usually a city or county.

**Overcrowded Housing Unit.** A housing unit in which the members of the household, or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

**Parcel.** A lot or tract of land.



**Planning Area.** The area directly addressed by the general plan. A city’s planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

**Policy.** A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See “Program.”)

**Poverty Level.** As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

**Program.** An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the “who,” “how” and “when” for carrying out the “what” and “where” of goals and objectives.

**Redevelop.** To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

**Regional.** Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

**Regional Housing Needs Assessment.** A quantification by the local council of governments of existing and projected housing need, by household income group, for all localities within a region.

**Rehabilitation.** The repair, preservation, and/or improvement of substandard housing.

**Residential.** Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See “Dwelling Unit.”)

**Residential Care Facility.** A facility that provides 24-hour care and supervision to its residents.

**Residential, Multiple Family.** Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

**Residential, Single-Family.** A single dwelling unit on a building site.

**Retrofit.** To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

**Rezoning.** An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

**Section 8 Rental Assistance Program.** A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market

Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30% of the household’s adjusted gross monthly income (GMI). “Section 8” includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

**Shared Living Facility.** The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

**Single-Family Dwelling, Attached.** A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See “Townhouse.”)

**Single-Family Dwelling, Detached.** A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See “Family.”)

**Single Room Occupancy (SRO).** A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

**Subsidize.** To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

**Substandard Housing.** Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

**Supportive Housing.** Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. “Target population” means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. [California Health and Safety Code Sections 50675.14(b) and 53260(d)]

**Target Areas.** Specifically, designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very Low and Low-income households.

**Tax Increment.** Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community’s supply of very low- and low-income housing. Anaheim currently allocates 30 percent of its tax increment to increase and improve the community’s supply of very low- and low-income housing.

**Tenure.** A housing unit is owner-occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is owner-occupied only if the owner or co-owner lives in it. All other occupied units are classified as renter-occupied including units rented for cash rent and those occupied without payment of cash rent.

**Townhouse.** A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

**Transitional Housing.** Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See “Homeless” and “Emergency Shelter.”)

**Undevelopable.** Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City.

### ACRONYMS USED

**ACS:** American Community Survey

**ADU:** Accessory Dwelling Unit

**BMPs:** Best Management Practices

**CALTRANS:** California Department of Transportation

**CEQA:** California Environmental Quality Act

**CHAS:** Comprehensive Housing Affordability Strategy

**CIP:** Capital Improvement Program

**DDS:** Department of Developmental Services

**DIF:** Development Impact Fee

**DU/AC:** Dwelling Units Per Acre

**EDD:** California Employment Development  
Department

**FAR:** Floor Area Ratio

**FEMA:** Federal Emergency Management Agency

**HCD:** Department of Housing and Community  
Development

**HOA:** Homeowners Association

**HUD:** Department of Housing and Urban  
Development

**LAFCO:** Local Agency Formation Commission

**MFI:** Median Family Income

**NPDES:** National Pollutant Discharge Elimination  
System

**RTFH:** Regional Task Force on the Homeless

**RTP:** Regional Transportation Plan

**SCAG:** Southern California Association of  
Governments

**SPA:** Sectional Planning Area

**STF:** Summary Tape File (U.S. Census)

**TOD:** Transit-Oriented Development

**TDM:** Transportation Demand Management

**TSM:** Transportation Systems Management

**WCP:** Water Conservation Plan

HCD Comment		Staff Response	Section
<b>A. Review and Revision</b> <i>Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)</i>			
The element was not revised to address this requirement. As noted in the prior review, the element must provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations.		Summaries of the effectiveness of 5 <sup>th</sup> cycle programs in relation to meeting the needs of special needs populations has been incorporated.	Appendix A
<b>Housing Needs, Resources, and Constraints</b> <i>1. Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)</i>			
Enforcement & Outreach: The element was not revised to address this requirement. <a href="#">Please see HCD's prior review.</a>		Additional analysis has been added to the Fair Housing Enforcement and Outreach Capacity section. Including: <ul style="list-style-type: none"> <li>• Compliance with fair housing laws</li> <li>• Potential solutions for fair housing complaints and lawsuits</li> <li>• Data regarding fair housing complaints, reported issues, and resolutions through June 2018.</li> </ul>	Section 3.C.1
Disproportionate Housing Needs, including Displacement: The element generally was not revised to address this requirement. The element must still evaluate spatial patterns and trends, particularly for overpayment, overcrowding and displacement risk. Please see HCD's prior review and AFFH Data Viewer for additional information.		Fair housing section revised to include the following: <ul style="list-style-type: none"> <li>- UC Berkeley Displacement map and analysis</li> <li>- Historical data trends for overpayment in the City – specifically related to special needs groups and lower income households</li> <li>- Historical data trends for overcrowding in the City – specifically related to special needs groups and lower income households</li> <li>- Geographic data for overcrowding and overpayment provided</li> </ul>	Section 3.C.3, Existing Needs and Displacement Risk
Sites Inventory: While the element provides information regarding sites and units by income relative to segregation and integration and disparities in access to opportunity, it must still address this requirement for disproportionate housing needs, including displacement risk. In addition, the analysis should address the magnitude of the impact on local patterns and specifically address the isolation of the RHNA for lower-income households. In turn, this information should be complimented by local data and knowledge and other relevant factors to formulate appropriate policies and programs. For example, the element should have specific programs with metrics and milestones to address the isolation of the RHNA for lower-income households.		UCB Displacement map provided with analysis outlining in total units by income category in different census tracts based on displacement indices. An overall analysis of the placement of sites related to displacement categories included.  Additional holistic analysis of sites through the fair housing lens added, which includes: <ul style="list-style-type: none"> <li>• Access to opportunity               <ul style="list-style-type: none"> <li>○ Transit</li> <li>○ Environmental</li> </ul> </li> <li>• Disproportionate housing needs               <ul style="list-style-type: none"> <li>○ Disability</li> <li>○ Income</li> <li>○ Overpayment</li> <li>○ Overcrowding</li> </ul> </li> </ul>	
Local Data and Knowledge and Other Relevant Factors: The element was not revised to address this requirement. Please see HCD's prior review.		A local data and knowledge section was added to section three fair housing. The section includes background on the City of Murrieta and incorporation into the County, local data regarding race, ethnicity, income and familial status and information gathered from community outreach.	Section 3.C.2
Contributing Factors to Fair Housing Issues: The element should reassess and prioritize contributing factors upon completion of analysis and make revisions as appropriate. In addition, the element now lists three prioritized contributing factors. However, these factors do not appear to reflect the analysis. For example, two of the three contributing factors relate to fair housing complaints. However, at this time, significant portions of the analysis relate to a predominantly higher resource community with an isolation of sites identified for lower-income households. Yet, no contributing factors appear to address these themes.		Additional fair hosing information was included in the AFFH analysis and no additional local contributing factors were added.	

<p>Goals, Actions, Metrics, and Milestones: As noted in the prior review, the element must be revised to add or modify goals and actions based on the outcomes of a complete analysis. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends and foster inclusive communities. Actions must have specific commitment, metrics, and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.</p>		<p>After additional AFFH analysis, no additional Fair Housing policies/programs were added/required.</p>	
<p><i>2. Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)</i></p>			
<p>Extremely Low-Income (ELI) Households: As noted in the prior review, the element must include analysis of ELI households given their unique and disproportionate housing needs. The element includes information on overpayment and other housing issues but should also analyze tenure, overcrowding and other household characteristics then examine the availability of resources to determine gaps in housing needs and formulate appropriate policies and programs.</p>		<p>Incorporated additional analysis on ELI/Poverty demographic and household data as well as included federal, state, and local resources available to support extremely low-income households.</p>	<p>Section 2.E.6, Extremely Low-Income Households and Poverty Status</p>
<p><i>3. An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)</i></p>			
<p>Progress in Meeting the RHNA: The element now lists approved, entitled and permitted projects by affordability. However, the element must still demonstrate affordability based on anticipated or actual sales prices, rent levels or other mechanisms ensuring affordability (e.g., deed-restrictions).</p>		<p>Funding sources anticipated for affordable units in the pipeline provided in <b>Table B-4</b>.</p>	<p>Appendix B.C - Projects in the Pipeline</p>
<p>Realistic Capacity: The element now includes analysis for residential capacity in the Multifamily 3 Zoning District, Downtown Murrieta Specific Plan and Transit-oriented Development (TOD) Overlay District. For the Multifamily 3 Zoning District, the element assumes minimum densities and as a result, no additional analysis is necessary. For the Downtown Murrieta Specific Plan, the element assumes densities at 24 units per acre based on assumptions in the Specific Plan. However, the element should still support this assumption based on typically built densities by affordability. For example, the element could utilize built densities in pending and approved projects (Table B-4). For the TOD overlay, the element assumes minimum densities and no additional analysis is necessary.</p>		<p>Information regarding the Ranch (28.2 du/acre) and the Adams Ave Affordable project (32 du/acre) added to Appendix B.D.3 – “Downtown Murrieta Specific Plan”.</p>	<p>Appendix B.D.3 – Downtown Murrieta Specific Plan</p>
<p>In addition, the element must still analyze and account for the likelihood of 100 percent non-residential uses as noted in the prior review.</p>		<p>Information regarding development history and trends in the TOD overlay are provided. Detailed analysis of the projects and percent residential vs nonresidential is included. Additionally, the City provided narrative recognizing that development may not occur exactly as estimated, for this reason the City provided a unit buffer of 421 units in the lower income category.</p>	
<p>Suitability of Nonvacant Sites: The element lists examples of recent development on nonvacant sites. However, the element should provide supporting information to demonstrate the similarity between redevelopment trends and identified sites. For example, the element could explain the characteristics of existing uses on recently redeveloped sites and evaluate how those characteristics relate to identified sites through examples of typical sites or quantitative analysis. Further, the parcel listing includes descriptions of how existing uses do not impede redevelopment or why a site might redevelop. The element could highlight these reoccurring descriptions and provide supporting information such as development trends. For example, the parcel listing describes primarily vacant with small structure, large surface parking lot or mostly paved and back half of the lot undeveloped. The element could provide supporting information for these descriptions to demonstrate the potential for additional development.</p>		<p>Additional analysis of each site type added to the nonvacant analysis. On <b>Page B-10</b></p>	<p>Appendix B.D.2</p>

<p>In addition, the element lists sites to accommodate RHNA for moderate and above moderate-income households. Some of these sites are nonvacant with existing single-family structures where zoning allows a net additional number of units. In several cases, the net number of additional units is minimal, and the element should either support this assumption or remove the identified sites. To support these assumptions, the element could utilize recent trends or present other analysis to address whether the existing uses impeded additional development such as abandoned properties or other conditions indicating turnover of the property.</p>		<p>The City provided additional analysis for the sites that yield an additional 1-5 units for moderate and above moderate units.</p>	<p>Appendix B.E.3 – Adequacy of Nonvacant Sites</p>
<p>Zoning for a Variety of Housing Types (Emergency Shelters): The element now describes development standards and mentions capacity is near hazardous waste contributors, but it should still include analysis as described in the prior review. <b>First, the element should provide an analysis of proximity to transportation and services.</b> Second, the element should describe whether these waste contributors cause conditions inappropriate for human habitation and if so, identify alternative areas or demonstrate areas that are not affected by the waste contributors. Lastly, the element states parking requirements of one per 4 beds are consistent with state law. Zoning may impose parking requirements on emergency shelters; however, those requirements should only be the number sufficient and necessary for all staff working in the emergency shelter. Parking standards requiring one space per four beds appear inconsistent with statutory requirements. As a result, the element should add or modify programs as appropriate.</p>		<p>Updated to further analyze nearby hazardous waste sites and conclude that they do not create substantial burdens on the BP zones for emergency shelters.</p> <p>Additional map and analysis of zones added to show the BP zones, transit routes and stops and the TCAC opportunity areas.</p>	<p>Section 3.B.6 – Emergency Shelters</p>
<p>Electronic Sites Inventory: As a reminder, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD’s housing element webpage at <a href="https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element">https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element</a> for a copy of the form and instructions. The City can reach out to HCD at <a href="mailto:sitesinventory@hcd.ca.gov">sitesinventory@hcd.ca.gov</a> for technical assistance.</p>		<p><b>NOTE TO HCD: THIS IS TO BE COMPLETED ONCE THE ELEMENT IS LOCALLY ADOPTED AND COMPLIANCE FINDING IS ACHIEVED</b></p>	
<p><i>4. An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. (Gov. Code, § 65583, subd. (a)(5).) An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including... requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality’s share of the regional housing need in accordance with Government Code section 65584... (Gov. Code, § 65583, subd. (a)(6).)</i></p>			
<p>Land Use Controls: The element now includes a program to address minimum lot size requirements. However, it must still analyze and address fully enclosed garage parking requirements for multifamily dwellings and condominiums as a constraint on housing.</p>		<p>Policy Action 1-9 – updated to remove the enclosed parking requirement for multifamily housing.</p>	<p>Section 4 – Goal 1</p>
<p>Processing and Permit Procedures: The element was not revised to evaluate the processing and permit procedures’ impacts as potential constraints. Please see the prior HCD review. In addition, the element now includes an in-depth discussion of SB 35 (Chapter 366, Statutes of 2017), but it should still address how the City facilitates compliance. For example, the element could describe whether the City has a written procedure to implement SB 35 or include a program if appropriate.</p>		<p>Summary for the permit process and procedures analysis provided in Section 3.B.9 on <b>Page 3-37</b>.</p> <p>Provided explicit information about the city’s written SB 35 review procedure and a link to access the information.</p>	<p>Section 3. Page 3-38</p>
<p>Housing for Persons with Disabilities: The prior review noted the element should specifically analyze the conditional use permit (CUP) for group homes for seven or more persons as a constraint and include programs as appropriate. In response, the element lists approval findings and concludes conditions of approval are objective in nature. However, some approval findings appear to be subjective. Standards such as impairment on integrity and character, creating objectionable conditions or adverse to public convenience are potentially constraints. The element should either demonstrate written rules or other policies or procedures clarify these standards or include a program to address the constraint as appropriate to ensure zoning allows group homes for</p>		<p>Policy Action 1-9 – updated to remove the subjective language from the CUP findings for approval for group homes for 7+ people.</p>	<p>Section 4 – Goal 1</p>

seven or more persons with objectivity and to promote approval certainty.			
Approval Time and Requests for Lesser Densities: The element was not revised to address this requirement relative to approval times. Please see the prior HCD review. With respect to requests for lesser densities, the element states the City does not typically receive requests at densities less than what is permitted. However, this analysis should address requests for densities less than those identified in the sites inventory. For example, requests less than 24 units per acre in the Downtown Murrieta Specific Plan or the assumed densities in other specific plan areas.		The City has not received a formal application submittal in the Downtown Murrieta Specific Plan or in the other specific plan areas that is less than the 24 units per acre in the Downtown RMF zone or less than the assumed densities in the other specific plan areas respectively. This information is provided in Appendix B Section D.3 “Downtown Murrieta Specific Plan” Appendix B .D.3 – Calculation of Unit Capacity	
<b>C. Housing Programs</b> 1. <i>Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period... (Gov. Code, § 65583, subd. (c).)</i>			
As noted in the prior review, the element must revise programs with specific commitment and definitive implementation timelines. Several programs were revised with timelines. However, the following programs must still be revised, as follows: <ul style="list-style-type: none"> <li>• <i>Policy Action 1-1 (Affordable Housing Opportunities)</i> should be revised with annual outreach to affordable housing developers to identify and pursue opportunities.</li> <li>• <i>Policy Action 1-2 (Residential Opportunities Land Use Database)</i> should be revised to proactively promote the database to developers on an annual basis.</li> <li>• <i>Policy Action 4-3 (Affirmatively Furthering Fair Housing)</i> should be revised with timing more discrete than ongoing for all actions.</li> </ul>		<ul style="list-style-type: none"> <li>• Policy Action 1-1 – revised with annual outreach</li> <li>• Policy Action 1-2 – revised to outreach and promote the database annually through a variety of means.</li> <li>• Policy Action 4-3 – revised to promote and implement programs on an annual basis</li> </ul>	Section 4
<i>Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city’s or county’s share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)</i>			
As noted in Finding B3, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites to accommodate the RHNA or zoning available to encourage a variety of housing types. In addition: <ul style="list-style-type: none"> <li>• <i>Policy Action 1-3 (Lot Consolidation)</i> should include clear commitment to establish incentives in addition to the City’s existing program by a specified date and proactive outreach with developers and property owners.</li> <li>• <i>Policy Action 1-4 (Large Residential Opportunity Sites)</i> should go beyond evaluating the feasibility of offering incentives and commit to establish incentives by a specified date.</li> <li>• <i>Policy Action 5-3 (Accessory Dwelling Units Monitoring)</i> should commit to when additional actions will be implemented (e.g., within six months) if ADUs are not permitted as expected.</li> </ul>		<ul style="list-style-type: none"> <li>• Policy Action 1-3 – updated to include additional incentives and an updated timeline to develop, adopt and implement the stated incentives</li> <li>• Policy Action 1-4 – updated to commit to incentives for large residential sites and updated implementation timeline</li> <li>• Policy Action 5-3 – updated to include a concrete timeframe for implementation of additional incentives, should ADUs not be permitted at the rate estimates</li> </ul>	Section 4
3. <i>The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)</i>			
The prior review found the element should include specific actions to assist in the development of housing for ELI and special needs households. While programs were added and modified in response, the programs should be revised as follows: <ul style="list-style-type: none"> <li>• <i>Policy Action 3-3 (Development of Extremely-low and Lower-income Housing)</i> should consider actions beyond subsidizing application processing fees. For example, actions could include proactive and annual outreach with developers, assisting with</li> </ul>		<ul style="list-style-type: none"> <li>• Policy Action 3-3 – updated to include additional incentives as recommended in this letter</li> <li>• Policy Action 4-5 – updated to include annual time frame for providing funding to local organizations and nonprofits and to include additional incentives to support housing for special needs groups. Also updated to include outreach and engagement to connect</li> </ul>	Section 4

<p>funding or funding applications, incentives beyond State Density Bonus Law and expediting permit processing.</p> <ul style="list-style-type: none"> <li>• <i>Policy Action 4-5 (Provisions for Special Needs Households)</i> should commit to how often the City will support non-profits and could consider actions to assist in development as described above under Policy Action 3-3.</li> <li>• <i>Policy Action 4-1 (Housing for Persons with Physical and Developmental Disabilities)</i> should commit to how often the City will meet with developers to identify opportunities.</li> <li>• <i>Policy Action 4-4 (Homeless Assistance)</i> should commit to when the City will apply for funding, coordinate with the regional alliance and work with County on coordinated entry.</li> </ul>		<ul style="list-style-type: none"> <li>• Policy Action 4-1 – the City will meet with developers annually and as requested</li> <li>• Policy Action 4-4 – revised to state that the City will seek grants annually and apply annually as funding is available</li> </ul>	
<p><i>4. Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)</i></p>			
<p>As noted in Finding B4, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.</p>		<p>Additional analysis of nongovernmental constraints was analyzed, none of the data required additional programs to mitigate constraints.</p>	
<p><i>5. Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)</i></p>			
<p>As noted in Finding B1, the element must include a complete assessment of fair housing. Based on the outcomes of that analysis, the element must add or modify programs.</p>		<p>Additional analysis of fair housing was analyzed, none of the data required additional programs to mitigate contributing factors.</p>	
<p><b>D. Public Participation</b>  <i>Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd. (c)(8).)</i></p>			
<p>Moving forward, the City should continue to employ a variety of methods for public outreach efforts, particularly including lower-income and special needs households and neighborhoods with higher concentrations of lower-income and special needs households. The City must continue to proactively make future revisions available to the public prior to submitting any revisions to HCD and diligently consider and address comments, including revising the document where appropriate. The City's consideration of public comments must not be limited by HCD's findings in this review letter.</p>	<p>--</p>	<p>This comment is noted.</p>	