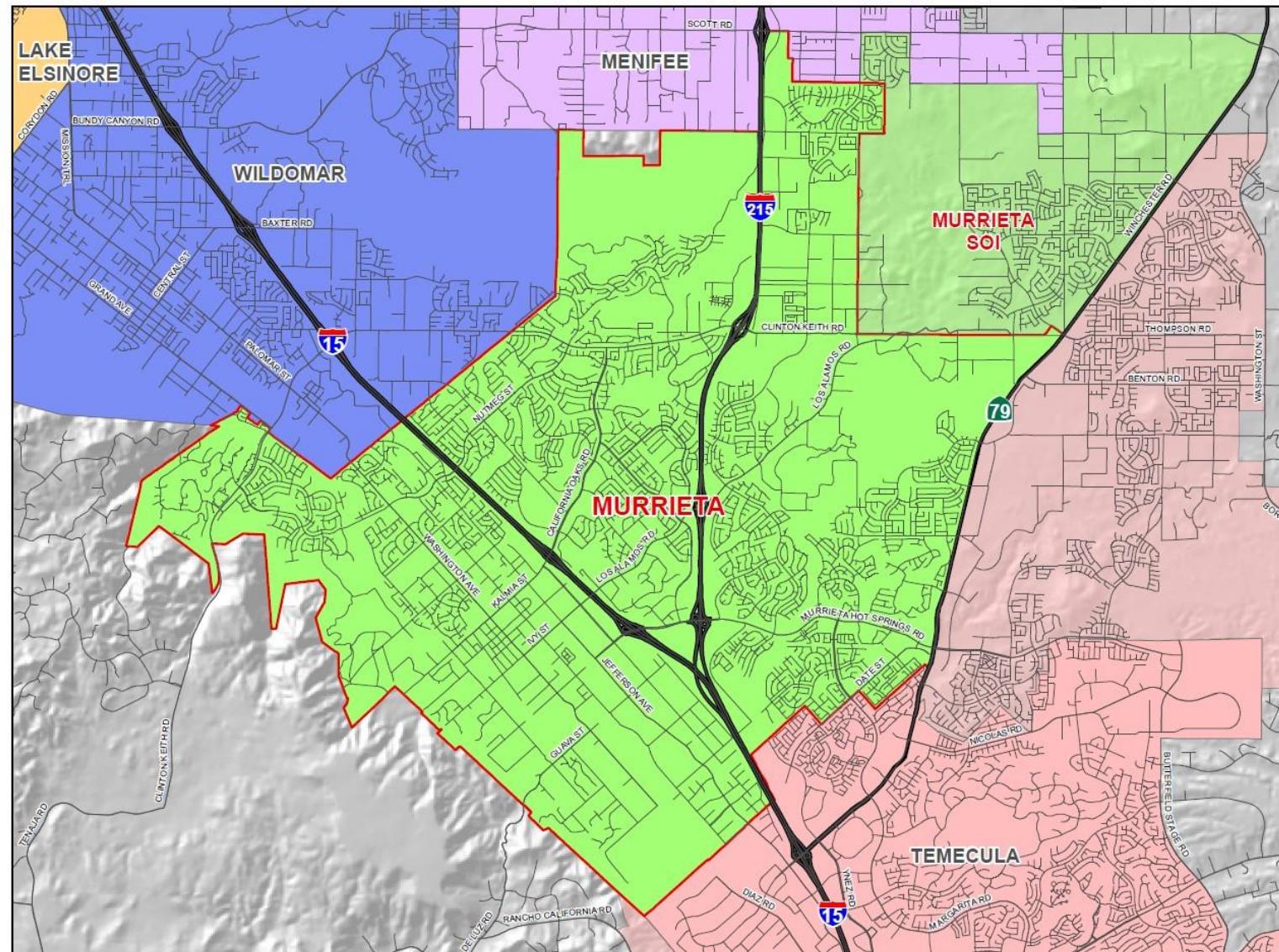




CITY OF MURRIETA AND SPHERE OF INFLUENCE AREA



March 1, 2023

0 1 2 Miles



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to survey or engineering standards. The County of Riverside makes no guarantee or warranty as to the accuracy of any source (or other third party) accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Inland Housing Workshop

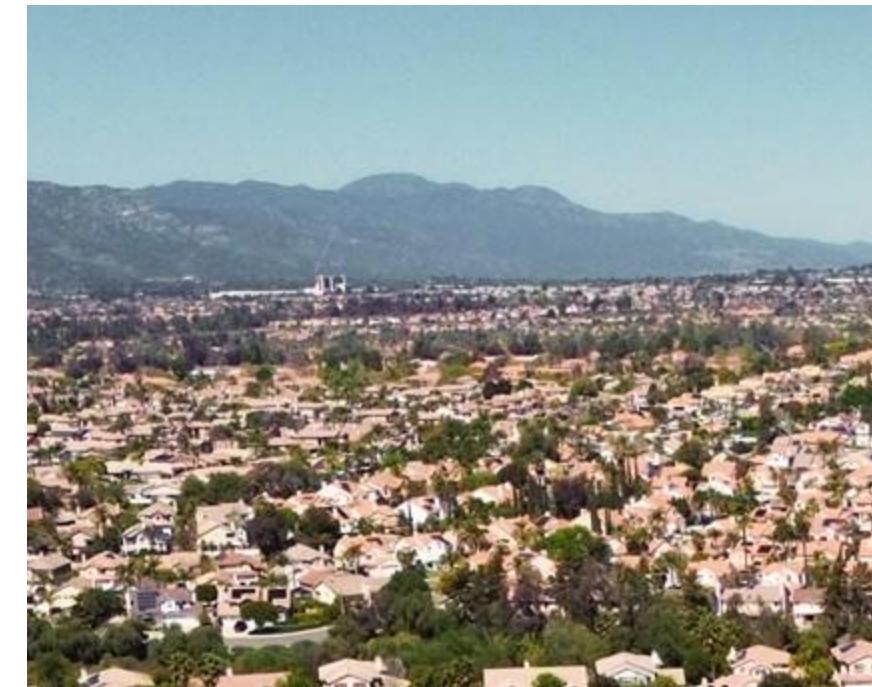
**City Planner
Carl Stiehl**



RHNA Status

Income Category	% of Median Family Income	Income Range* (family of 4)		RHNA Allocation (Housing Units)	Units to Date (as of April 2025)
		Min.	Max.		
Very Low Income	0 - 50% MFI	--	\$55,950	1,009 units	-
Low Income	51 – 80% MFI	\$55,951	\$89,500	583 units	258
Moderate Income	81 – 120% MFI	\$89,501	\$124,700	545 units	-
Above Moderate Income	>120% MFI	\$124,701	--	906 units	1,608
Total:				3,043 units	1,866

SOUTHERN CALIFORNIA



HOUSING

ACTIVE HOUSING DEVELOPMENTS

*AS OF September 2025

Pending: 1,789

Single Family: 889

Multi-Family: 900

Entitled: 3,020

Single Family: 685

Multi-Family: 2,335

Under Construction: 1,837

(99% Multi-Family)

Units Permitted in the last year (2025): 1,655
(99% Multi-Family)

Recently Completed (occupancies 2025): 973

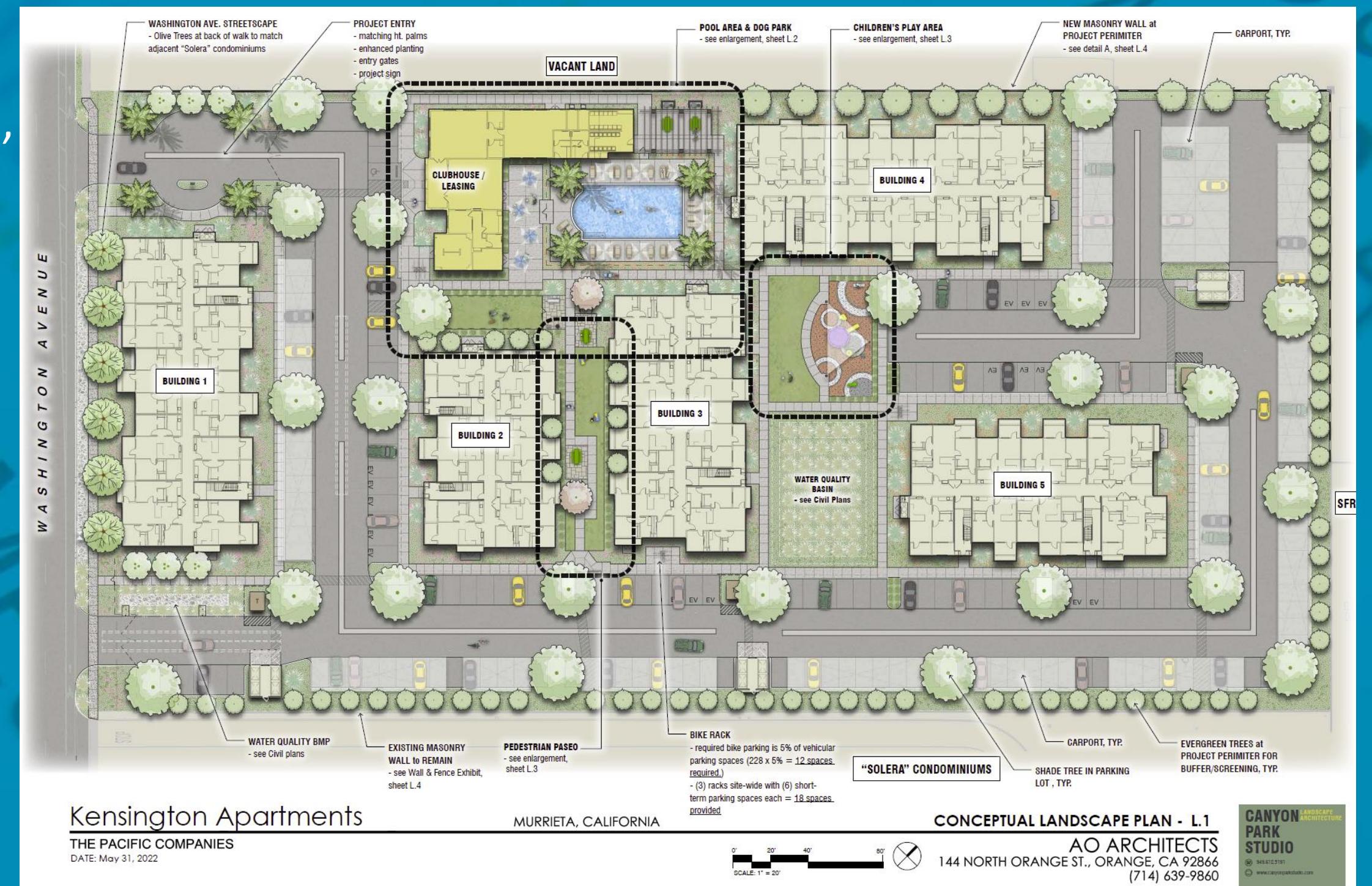
Kensington Apartments

Project: 126 Affordable Housing Units, Approved by the City December 2022

- Received State tax-credit award

Land Use:

- 1 parcel, 4.7 acres
- General Plan – Multi-Family Res.



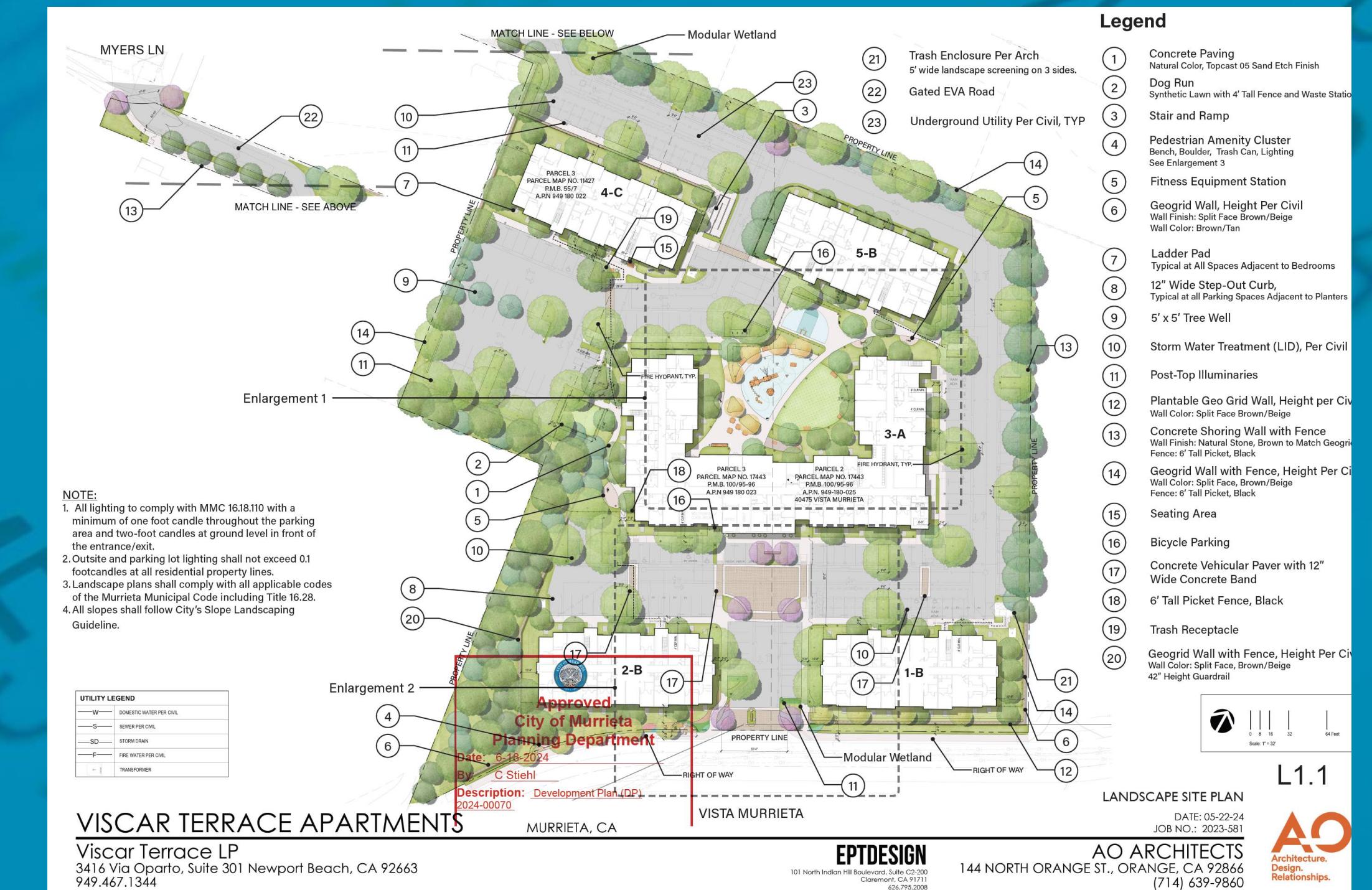
Kensington Elevations



Viscar Terrace Apartments

Project: 172 Affordable Housing Units, Approved by Development Services

Land Use:

- Vista Murrieta
- 3 parcels 5.7 acres
- General Plan – Office
- Housing Element – Housing Site
- Transit Oriented Development Area


Viscar Apartments Elevation



VIEW FROM VISTA MURRIETA

	Approved
	City of Murrieta
	Planning Department
Date:	6-18-2024
By:	C Stiehl
Description:	Development Plan (DP) 2024-00070

VISCAR TERRACE APARTMENTS
Viscar Terrace LP
3416 Via Oporto, Suite 301 Newport Beach, CA 92663
949.467.1344

MURRIETA, CA

CONCEPTUAL PERSPECTIVES

A1.0

DATE: 5.22.24
JOB NO.: 2023-581

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

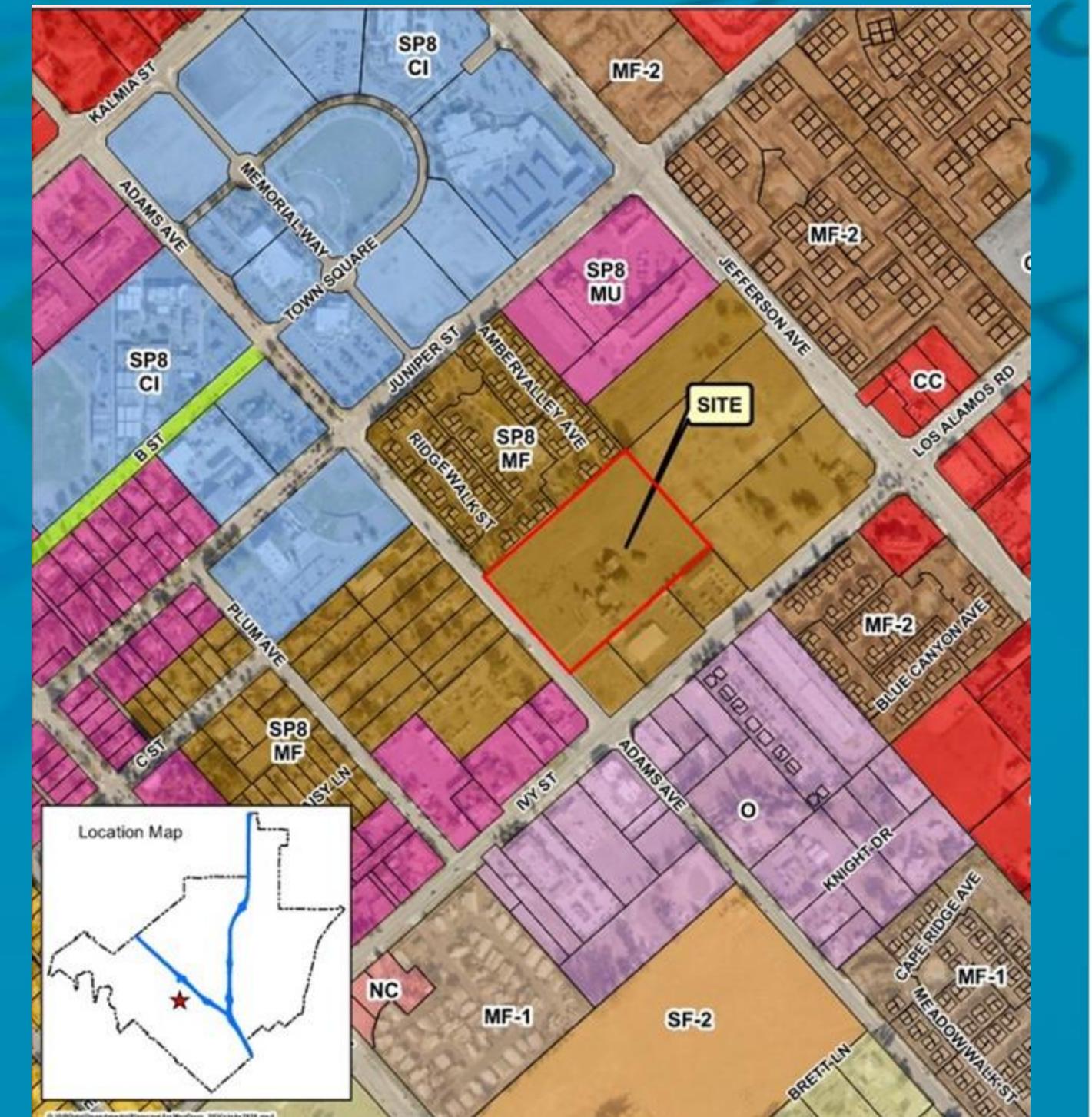
AO
Architecture.
Design.
Relationships.

Oak View Ranch Apartments

Project: 200 Affordable Housing Units on City-Owned Property,
Approved by City Council June 2022

Land Use and Zoning:

- 24960 Adams Avenue, 6 acres
- General Plan – Multi-Family
- Housing Element – Housing Site
- Downtown Specific Plan
- Zoning – Residential - Multi Family (RMF)



Oak View Ranch Plans

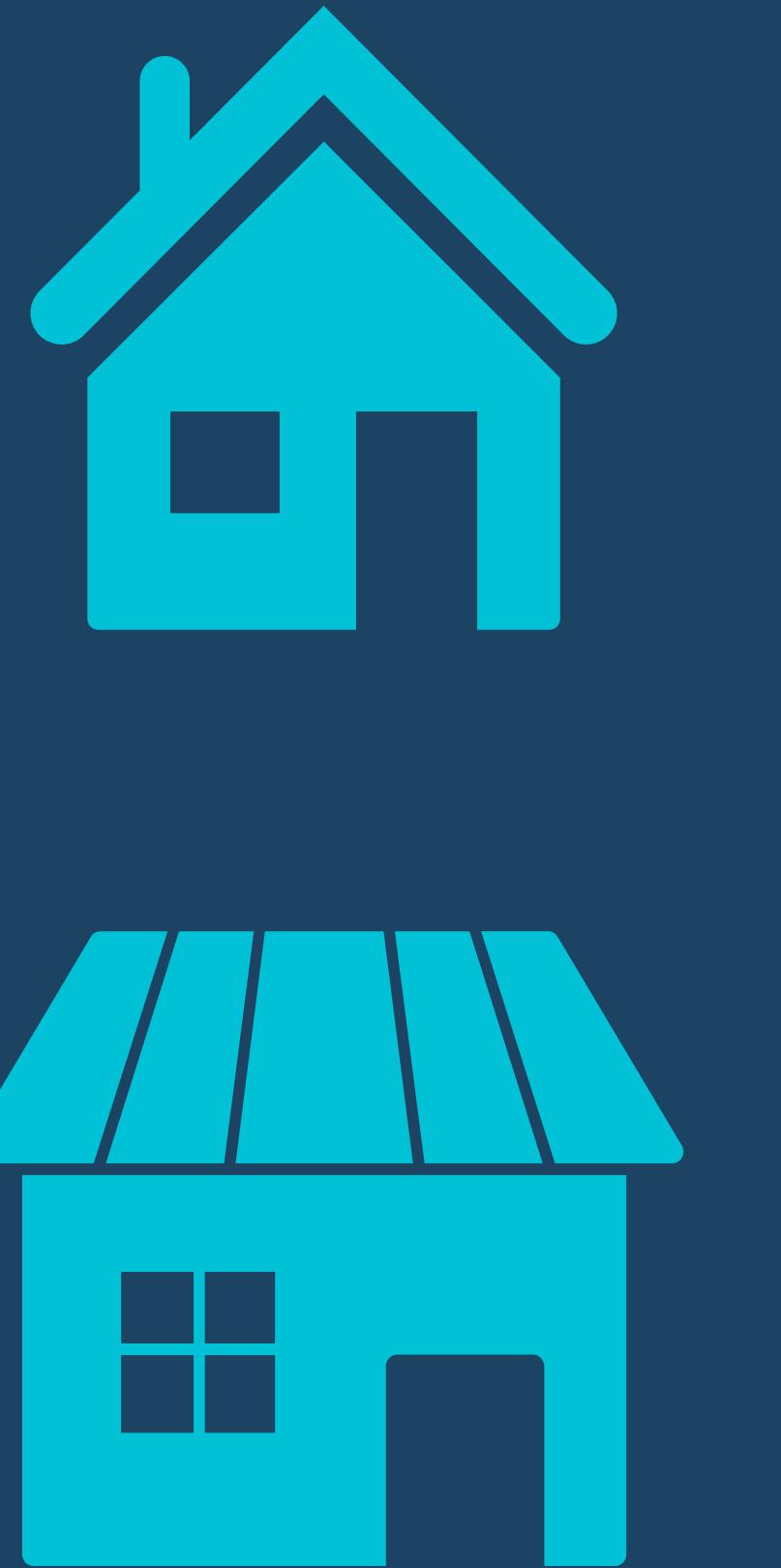


Ribbon Cutting



**First Phase
Construction Complete
October 2025!**





What has City been doing to assist with affordable housing?

- Land Loan
- Direct Funding Loan
- Development Impact Fee Deferral
- Staffing Priority
- Consultant assistance, RSG Solutions Inc.
- Objective Design Standards
- Trainings with Commission and Council
- Housing Element Implementation
- SB 2, LEAP and REAP 2.0

**Funding/Projects with
HCD/SCAG/WRCOG**

- Revolving Loan Fund with SCAG





Revolving Loan Fund

- **City Housing Authority funding to provide low-interest or flexible loans for building, preserving or rehabilitating affordable housing**
- **Acts as seed money, loans repaid in shorter timeframes, funds loaned out again and again**
- **Sustainable, long-term resource for housing development**
- **City secured \$4.1 million award through SCAG's Lasting Affordability Program to establish the fund, launching early this year.**