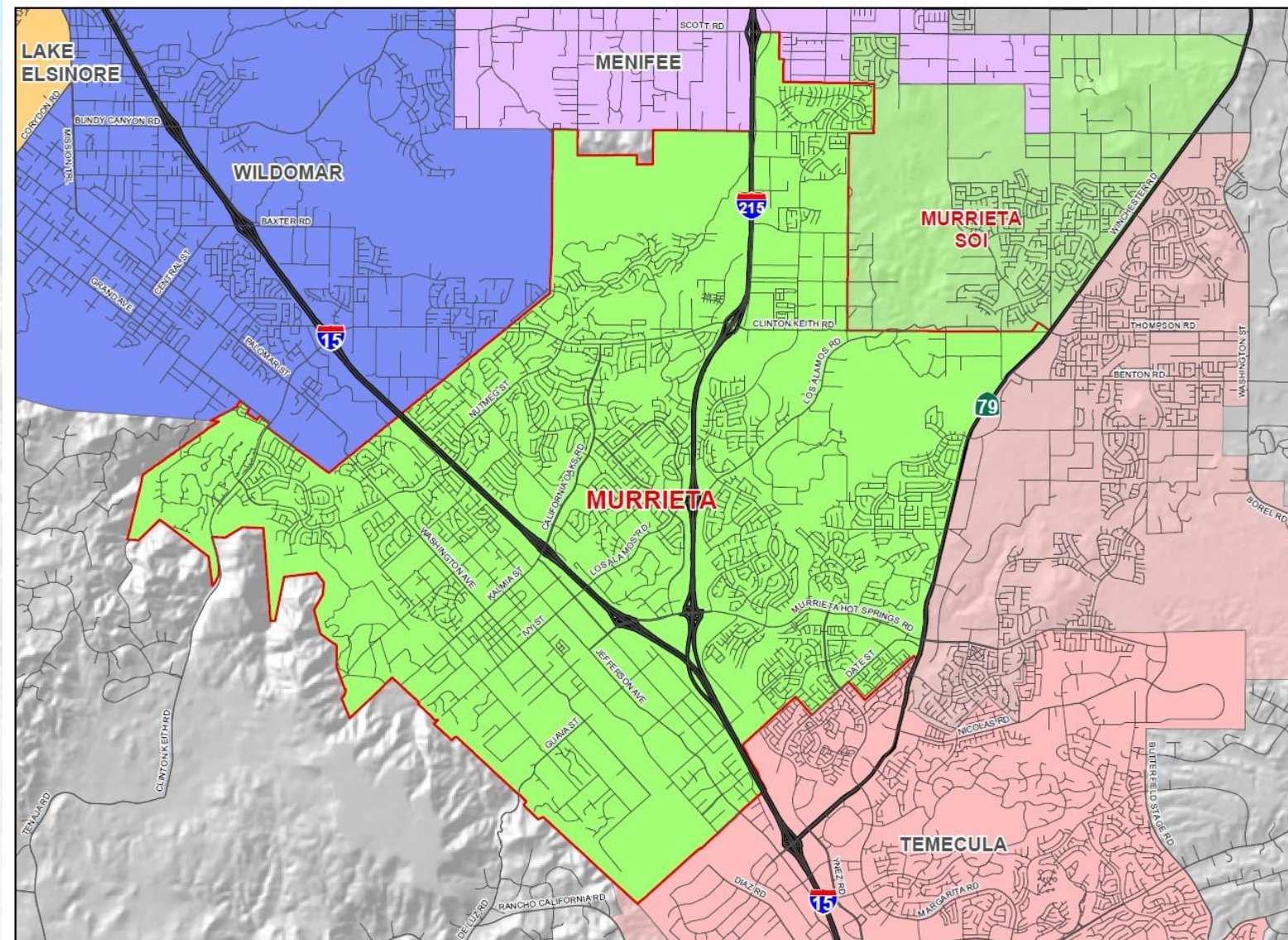




## Inland Housing Workshop

### 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 surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often 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.

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
<b>Total:</b>				<b>3,043 units</b>	<b>1,866</b>

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**



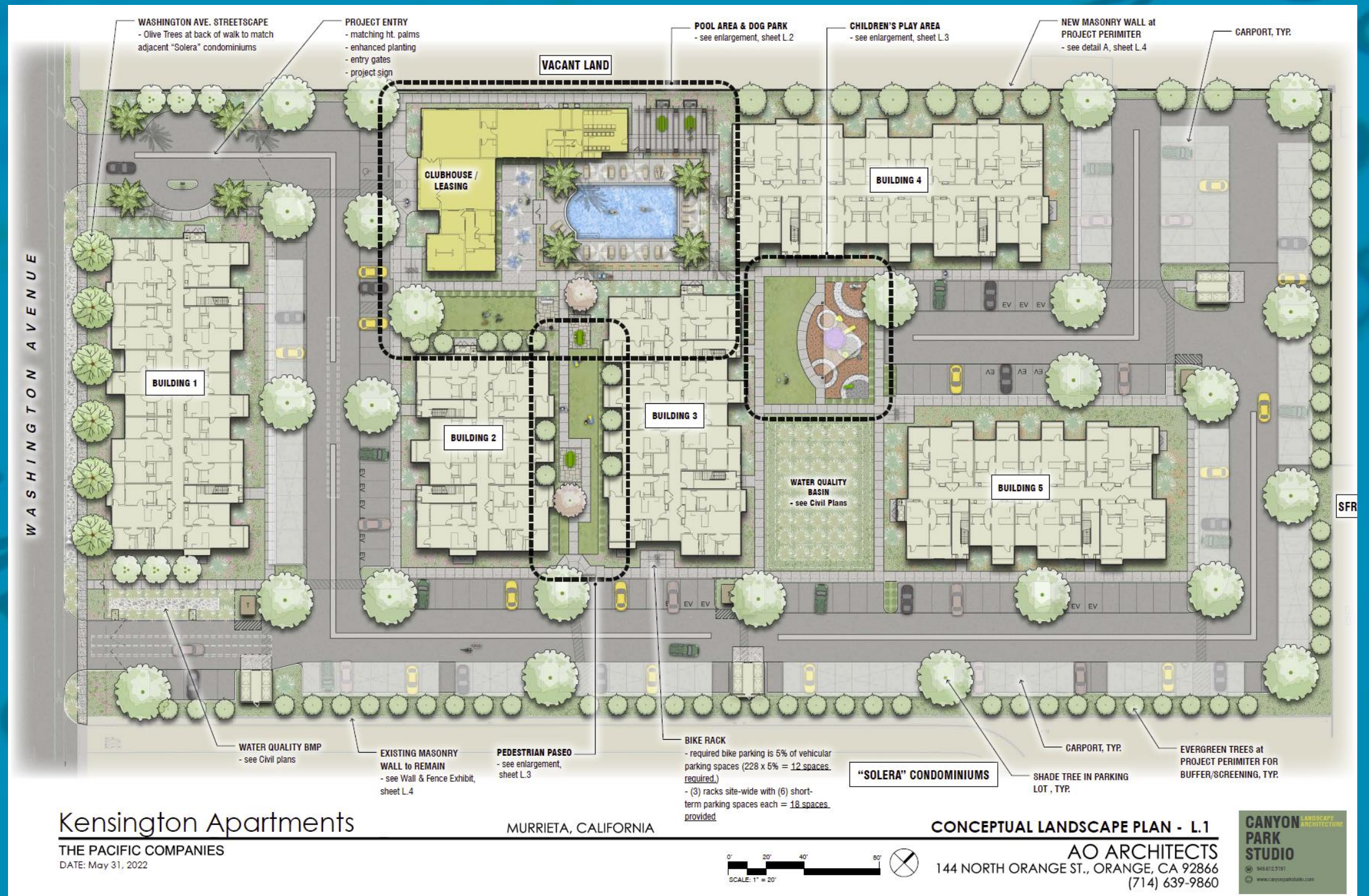
# Kensington Apartments

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

- Received State tax-credit award  
December 2024

Land Use:

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





# Kensington Elevations



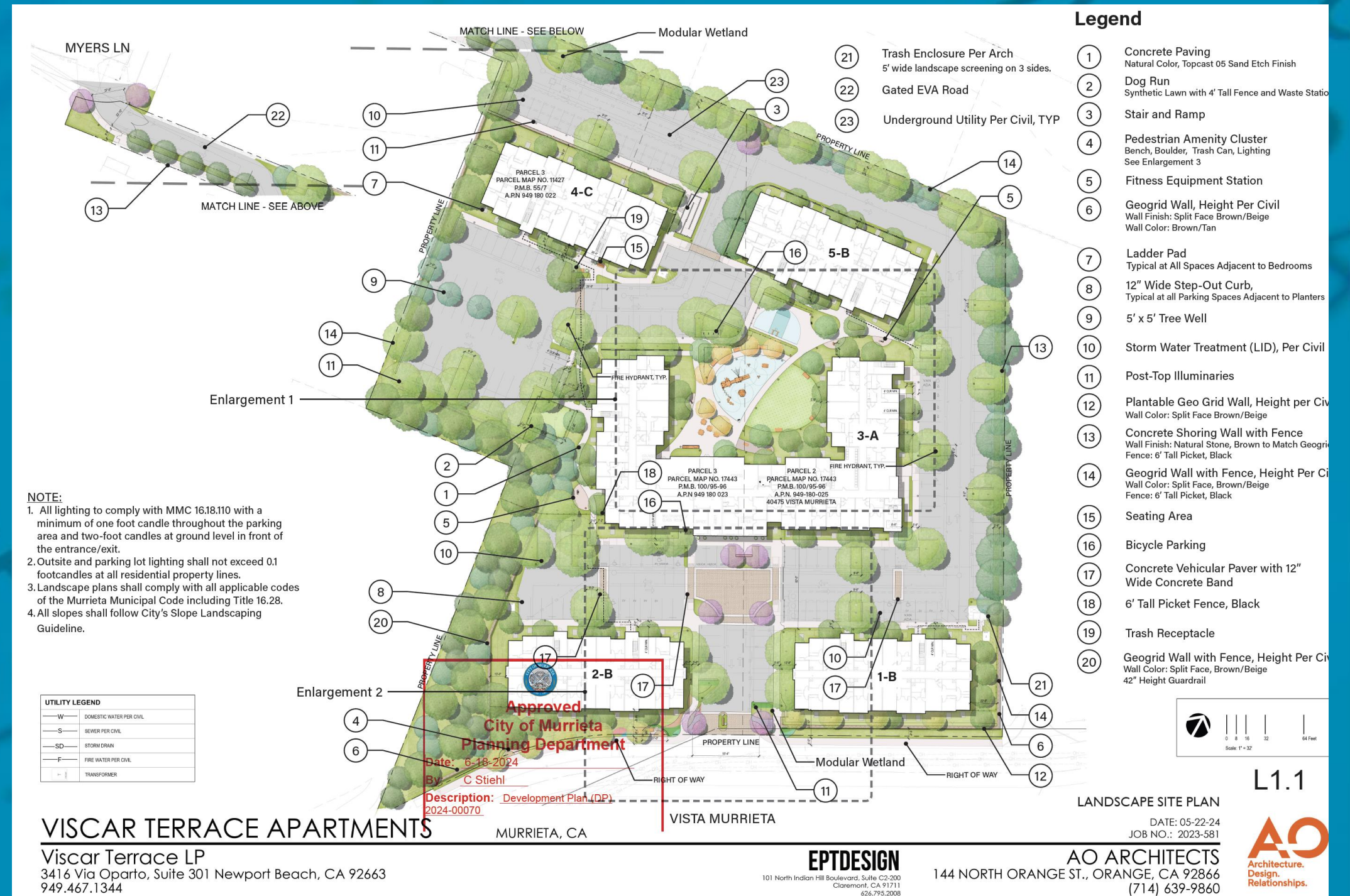


# Viscar Terrace Apartments

Project: 172 Affordable Housing Units,  
Approved by Development Services  
June 2024

## Land Use:


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





# Viscar Apartments Elevation



 **Approved** VIEW FROM VISTA MURRIETA  
**City of Murrieta**  
**Planning Department**  
Date: 6-18-2024  
By: C. Stiehl  
Description: Development Plan (DP)  
2024-00070

**VISCAR TERRACE APARTMENTS**

MURRIETA, CA

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

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.

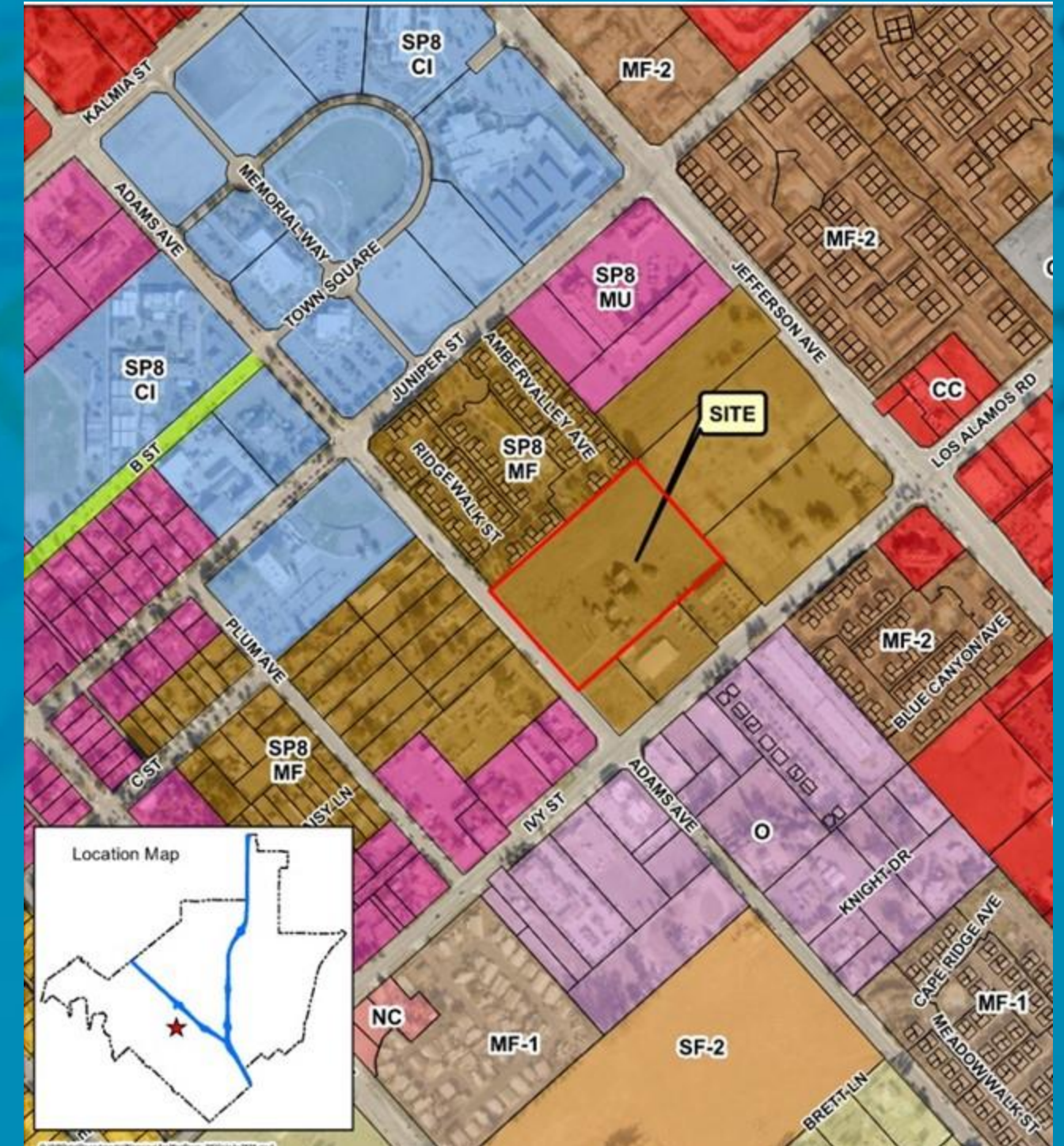


# Oak View Ranch Apartments

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.**