



AGENDA
CITY COUNCIL OF THE CITY OF MORENO VALLEY
MORENO VALLEY COMMUNITY SERVICES DISTRICT
CITY AS SUCCESSOR AGENCY FOR THE
COMMUNITY REDEVELOPMENT AGENCY OF
THE CITY OF MORENO VALLEY
MORENO VALLEY HOUSING AUTHORITY

October 20, 2015

STUDY SESSION – 6:00 PM

City Council Study Sessions

First & Third Tuesdays of each month – 6:00 p.m.

City Council Meetings

Special Presentations – 5:30 P.M.

Second & Fourth Tuesdays of each month – 6:00 p.m.

City Council Closed Session

Will be scheduled as needed at 4:30 p.m.

City Hall Council Chamber – 14177 Frederick Street
Teleconference: Wyndham Vacation Resorts Royal Garden at Waikiki
440 Olohana Street
Honolulu, O’ahu, HI 96815

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Dr. Yxstian A. Gutierrez, Mayor Pro Tem
Jeffrey J. Giba, Council Member

Jesse L. Molina, Mayor

George E. Price, Council Member
D. LaDonna Jempson, Council Member

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***THE CITY COUNCIL RECEIVES A SEPARATE STIPEND FOR CSD
MEETINGS***

**STUDY SESSION – 6:00 PM
OCTOBER 20, 2015**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

Pastor Sharon Philpot, Wesleyan Christian Fellowship

ROLL CALL

INTRODUCTIONS

**PUBLIC COMMENTS ON MATTERS EITHER ON THE AGENDA OR NOT ON THE
AGENDA UNDER THE JURISDICTION OF THE CITY COUNCIL**

There is a three-minute time limit per person. Please complete and submit a BLUE speaker slip to the City Clerk. All remarks and questions shall be addressed to the presiding officer or to the City Council.

A. SPECIAL ORDER OF BUSINESS

- A.1. REVIEW AND DISCUSS THE CITY'S AFFORDABLE HOUSING PROGRAM AND FUTURE OPTIONS AND PRIORITIES (Report of: Financial & Management Services)
- A.2. TUMF NEXUS STUDY (RICK BISHOP, EXECUTIVE DIRECTOR, WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS - POWERPOINT PRESENTATION)
- A.3. CITY COUNCIL REQUESTS AND COMMUNICATIONS

**(TIMES SHOWN ARE ONLY ESTIMATES FOR STAFF PRESENTATION. ITEMS
MAY BE DEFERRED BY COUNCIL IF TIME DOES NOT PERMIT FULL REVIEW.)**

- ❖ Oral Presentation only - No written material provided

PUBLIC INSPECTION

The contents of the agenda packet are available for public inspection on the City's website at www.moval.org and in the City Clerk's office at 14177 Frederick Street during normal business hours.

Any written information related to an open session agenda item that is known by the City to have been distributed to all or a majority of the City Council less than 72 hours prior to this meeting will be made available for public inspection on the City's website at www.moval.org and in the City Clerk's office at 14177 Frederick Street during normal business hours.

ADJOURNMENT

CERTIFICATION

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, certify that 72 hours prior to this Study Session, the City Council Agenda was posted on the City's website at: www.moval.org and in the following three public places pursuant to City of Moreno Valley Resolution No. 2007-40:

City Hall, City of Moreno Valley
14177 Frederick Street

Moreno Valley Library
25480 Alessandro Boulevard

Moreno Valley Senior/Community Center
25075 Fir Avenue

Jane Halstead, CMC,
City Clerk

Date Posted:



Report to City Council

TO: Mayor and City Council
 Mayor and City Council Acting in its Capacity as Chairman
 and Commissioners of the Moreno Valley Housing Authority
 (HA)

FROM: Richard Teichert, Chief Financial Officer

AGENDA DATE: October 20, 2015

TITLE: REVIEW AND DISCUSS THE CITY'S AFFORDABLE
 HOUSING PROGRAM AND FUTURE OPTIONS AND
 PRIORITIES

RECOMMENDED ACTION

Recommendations: That the City Council:

1. Review and Discuss the City's Affordable Housing Program and Future Options and Priorities

CITY COUNCIL GOALS

Positive Environment. Create a positive environment for the development of Moreno Valley's future.

Community Image, Neighborhood Pride and Cleanliness. Promote a sense of community pride and foster an excellent image about our City by developing and executing programs which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

ATTACHMENTS

1. Housing Authority Presentation

APPROVALS

Budget Officer Approval ✓ Approved 10/14/15 12:45 PM

City Attorney Approval
City Manager Approval

✓ Approved
✓ Approved

10/14/15 12:53 PM
10/15/15 11:31 AM



HOUSING AUTHORITY - AFFORDABLE HOUSING PROGRAMS

PRESENTATION BY: Richard Teichert, Chief Financial Officer
Marshall Eyerman, Financial Resources Division Manager

October 20, 2015



Attachment: Housing Authority Presentation [Revision 3] (1708 : REVIEW AND DISCUSS THE CITY'S

Introduction

- Background on the Housing Authority (HA)
- Identify available funding sources for future units
- Identify existing land holdings of the HA
- Present potential uses of the funds and land
 - New programs
 - New development projects
- Seeking direction on next steps for the Housing Authority



Background

- City Council established the Housing Authority on March 8, 2011
- Housing Authority assumes all rights, powers, assets, liabilities, duties and obligations associated with the housing activities of the former Redevelopment Agency
- Develops, Maintains, and Monitors Affordable Housing Units
 - Units w/ City restrictions
 - 1,306 Multifamily
 - 55 Single family units



Background

- FY 2015 Income Limits Summary for Riverside County
 - Median Income \$60,500

Persons in Family	1	2	3	4	5	6	7	8
Very Low (50%) Income Limits (\$)	21,750	24,850	27,950	31,050	33,550	36,050	38,550	41,000
Low (80%) Income Limits (\$)	34,800	39,800	44,750	49,700	53,700	57,700	61,650	65,650

- Source: HUD. Effective 3/6/15



Background

- Southern California Association of Governments (SCAG)
 - Regional Housing Needs Assessment Final Allocation Plan (2014-2021)
 - Planning tool for future developments

	Number of very low income households	Number of low income households	Number of moderate income households	Number of above moderate income households	Total
Ontario	2,592	1,745	1,977	4,547	10,861
Riverside	2,002	1,336	1,503	3,442	8,283
Perris	1,025	681	759	1,814	4,279
Fontana	1,442	974	1,090	2,471	5,977
Murrieta	395	262	289	627	1,573
Moreno Valley	1,500	993	1,112	2,564	6,169



Background

- City of Moreno Valley Housing Element 2014-2021

Table 8-30 "Sites Inventory Summary for All Income Groups"

Calculation Number	Sites Inventory	Very Low & Low Units	Moderate Units	Above Moderate Units	Total
1	Units accommodated on vacant parcels	559	815		1,374
2	Units accommodated on parcels rezoned R30	3,019			3,019
3	Units accommodated on vacant parcels with zoning at 5.9 and >= 8 units per acre		7,057		7,057
4	Units accommodated on vacant parcels with zoning = 1-5 units per acre			7,905	7,905
5	Units that have been approved but not yet built with known affordability (Boulder Ridge Family Apartments)	141			141
Total Units Accommodated in Inventory		4,211	7,872	7,905	19,988



Background

- Comparison to other cities:

City	Population	Affordable Units
Ontario	168,777	1,750
Riverside	317,307	5,534
Perris	72,908	1,150
Fontana	204,312	1,645
Murrieta	107,279	179
Moreno Valley	200,670	1,306

- Survey conducted October 2015 through websites and telephone
- Population as of 1/1/15 per California Department of Finance E-1 Report



Background – Funding Sources

HOME Grant

- Fund Balances
 - HUD – Available/Uncommitted by City Council \$251,500
 - HUD – Committed by City Council \$1,694,300
- Est. Annual Allocation \$530,000
 - Available/Uncommitted 75% - \$397,500
 - Admin 10% - \$53,000
 - Available/Uncommitted CHDO 15% - \$79,500

NSP 1 and 3 Grants

- Fund Balances
 - HUD – Available/Uncommitted by City Council \$3,504,310
 - HUD – Committed by City Council \$1,185,605
- Est. Annual Allocation
 - Only two prior allocations of the grant in 2009 and 2012. No future allocations



Background – Funding Sources

Housing Authority

- Fund Balances
 - City - \$195,800
- Est. Annual Allocation
 - FY 2014/15 revenue \$67,928. FY 2015/16 budget \$72,000
 - Existing loans/agreements outstanding (\$36M)
 - Provide long-term affordability requirements
 - Actual payments, if any, may vary
 - Beginning initial audit of existing agreements
 - Palm Communities proposed to pay \$900,000 as part of current tax credit refinance
 - Funds ongoing monitoring of affordable housing units

Successor Agency

- No new activities following the dissolution of the former Redevelopment Agency
- Recognized Obligation Payment Schedule (ROPS) allows for payment on existing debt only

Community development Block Grants

- Used for public purpose programs and capital projects



Background - Properties

- Current Land Holdings
 - Day/Alessandro 8.15 acres
 - Fir/Heacock 0.90 acres
 - Eucalyptus/Heacock 1.40 acres
 - Atwood/Indian 1.32 acres
 - Cottonwood/Indian 8.62 acres
 - JFK/Elm 0.17 acres
 - Sheila/Perris 0.18 acres





Day & Alessandro



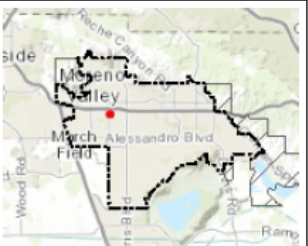
Legend

- Public Facilities
 - Public Facilities
 - ★ Fire Stations
- Parcels
- ▭ City Boundary
- ▨ Sphere of Influence

- Edgemont Area
- Box Springs Mutual Water



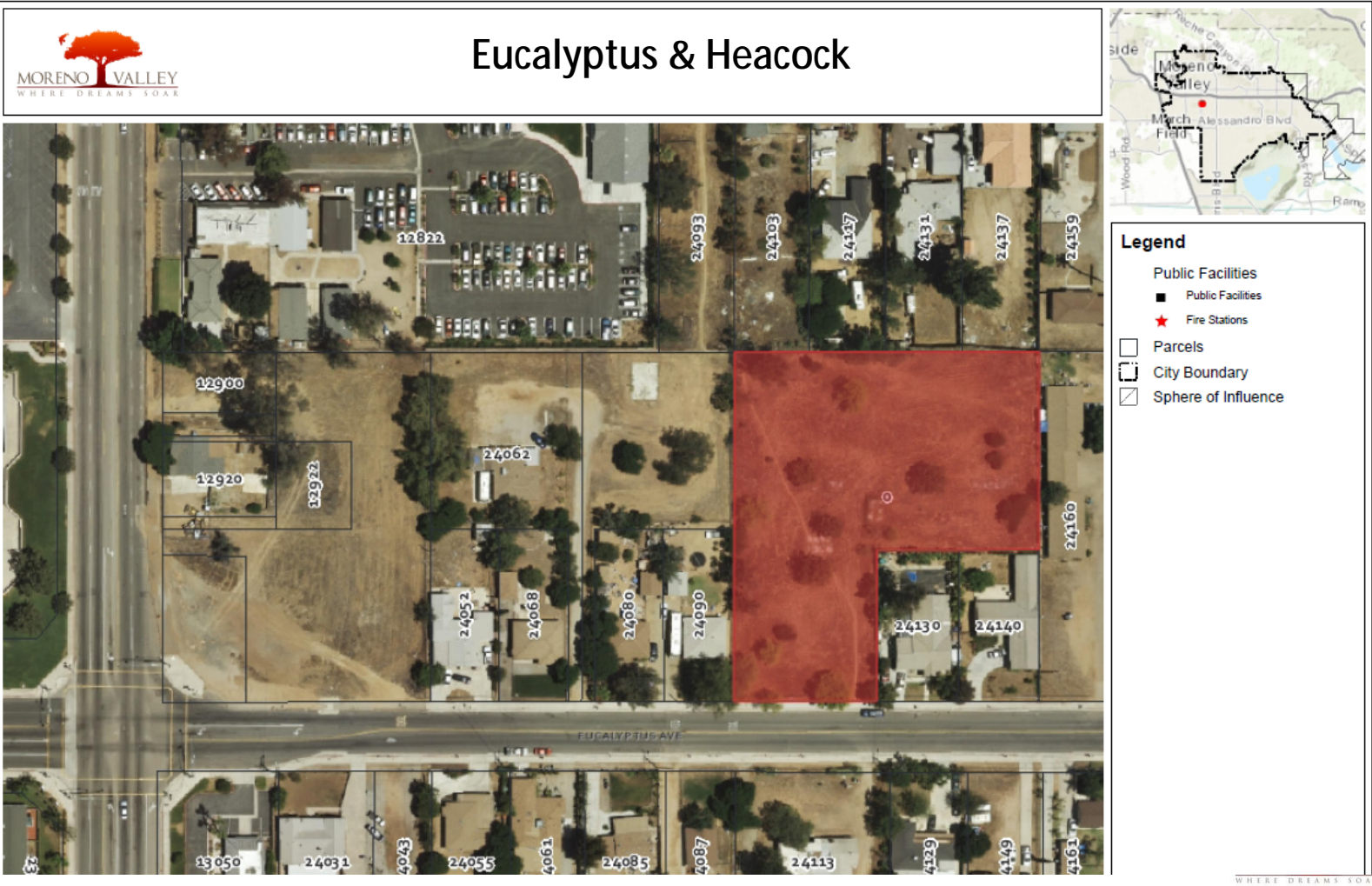
Fir & Heacock



Legend

- Public Facilities
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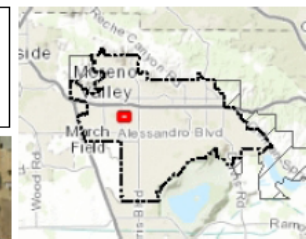
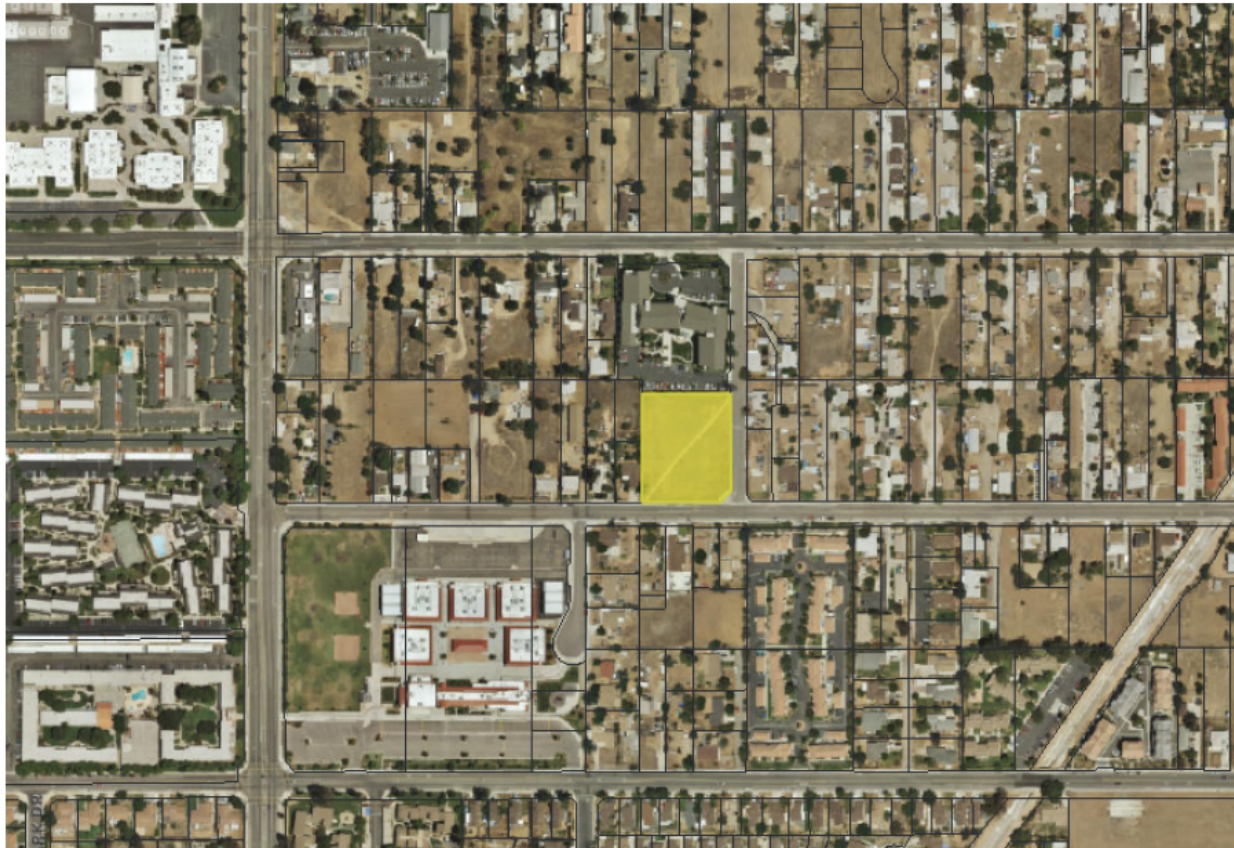




HOUSING AUTHORITY



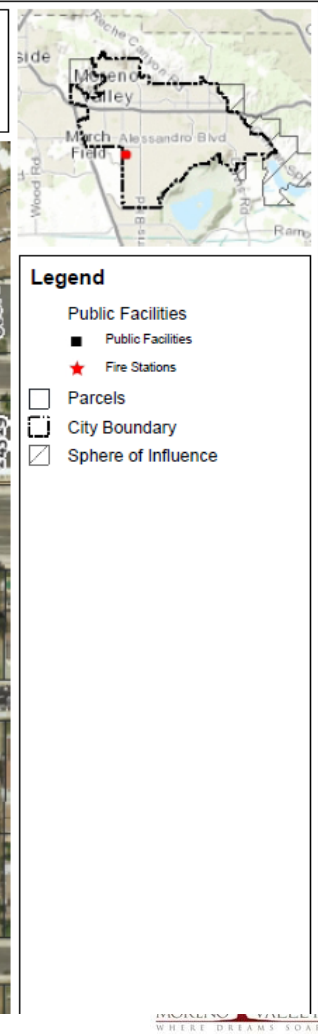
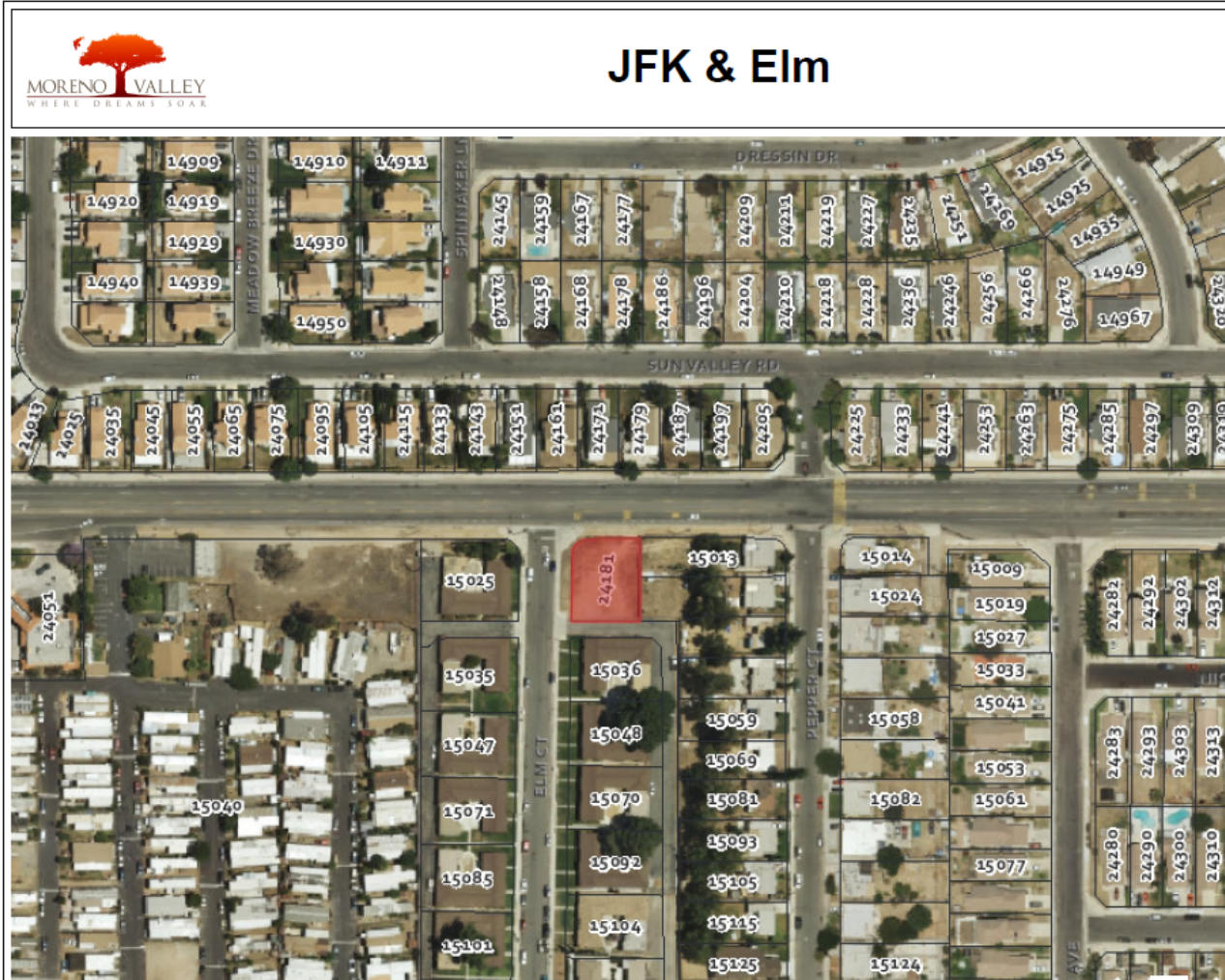
Indian & Atwood



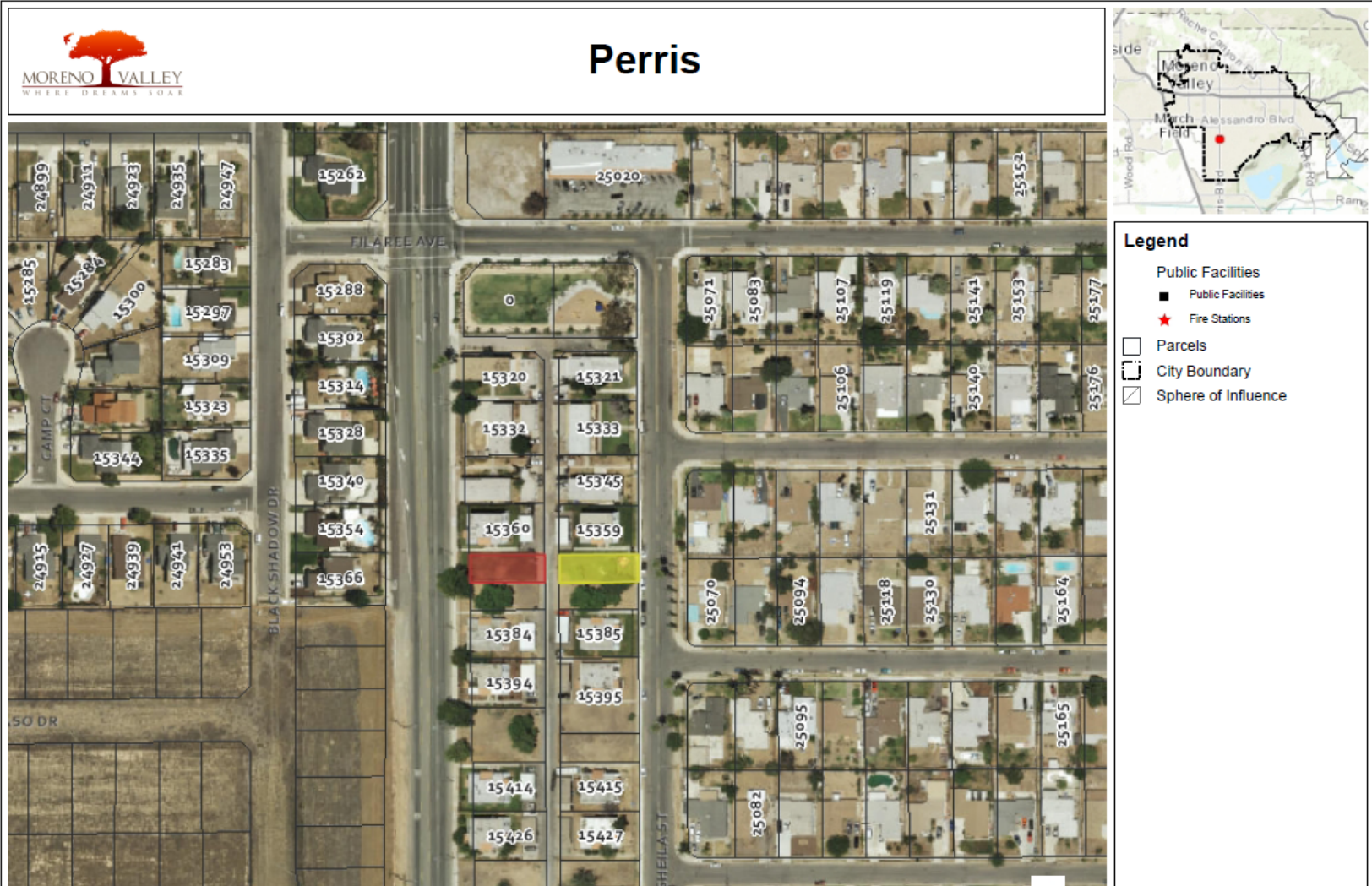
- Legend**
- Public Facilities
 - Public Facilities
 - ★ Fire Stations
 - Parcels
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HOUSING AUTHORITY



HOUSING AUTHORITY



HOUSING AUTHORITY

Future

- Without redevelopment, must still meet affordable housing needs
- Goals for the Future
 - Use of NSP/HOME funding
 - Use of approx. 20 acres of land
 - Implement new programs:
 - Home Improvement Loan Program
 - Down Payment Assistance



Future

- Development Options
 - Riverside Housing Development Corp. - CHDO
 - Habitat for Humanity
 - Rancho Belago Developers
 - Boulder Ridge Apartments (SEC Lasselle and Alessandro)
 - Corporation for Better Housing (NEC Day/Alessandro)
 - Mixed Use development



Potential Developments

Rancho Belago Developers

- Boulder Ridge Apartments
 - SEC Lasselle and Alessandro
 - 141 Units (2-3 phases)
 - Targeting 30-50% AMI
- Project Costs \$23.3M
 - Amount requested \$6M (\$84,500/unit)
 - Requires sale of Day/Alessandro parcel
 - Requires use of NSP and HOME funds





HOUSING AUTHORITY



BOULDER RIDGE FAMILY APARTMENTS

PERSPECTIVE VIEW - AERIAL VIEW

A3.3

HOUSING AUTHORITY

Potential Developments

Corporation for Better Housing (CBH)

- Mixed use development
 - NEC Day and Alessandro
 - Approx. 2.5 acres for commercial/retail
 - Sell to a third party and direct proceeds to the construction of the affordable units
 - Contributes jobs and sales taxes
 - Up to 140 Units (2 phases)
 - Targeting up to 60% AMI
- Requesting dedication of Day/Alessandro site
 - Provides for investment in the Edgemont area
- Affordable Housing and Sustainable Community Funds
 - Can be used to enhance sustainable transit infrastructure in the project area





Day & Alessandro



- Legend**
- Public Facilities
 - Public Facilities
 - ★ Fire Stations
 - Parcels
 - ▭ City Boundary
 - ▨ Sphere of Influence

- Edgemont Area
- Box Springs Mutual Water

Loma Linda, CA - Sample



Poplar Street Apartments - Loma Linda, California

HOUSING AUTHORITY

Attachment: Housing Authority Presentation [Revision 3] (1708 : REVIEW AND DISCUSS THE CITY'S

Conclusion

	Boulder Ridge Project	CBH (Day & Alessandro) Project	Combination of Projects
NSP Funds	☑ Uses all \$3.5M	☐ Uses \$0	☐ \$3.5M to Boulder Ridge
HOME Funds	☑ Uses all \$250,000	☐ Uses \$0	☐ CHDO and New Programs
Use of Land	☐ 8 acres	☐ 8 acres	☐ 8 acres to CBH
Develops New Units	☐ 141	☐ 140	☐ 280
Home Improvement Loan Program	☑	☐	☐
Down Payment Assistance Program	☑	☐	☐



Conclusion

- Limited resources to meet future affordable housing needs
- Staff is seeking direction regarding:
 - New programs to research and bring back to Council for future consideration
 - Home Loan Improvement Programs
 - Down Payment Assistance Programs
 - Prioritizing the use of available funds and land for future Council consideration
 - Identify projects for consideration
 - Begin due diligence and initial negotiations



TUMF Program Primer and Update

City of Moreno Valley



Nason Street / SR-60 Interchange

Outline

- Purpose of TUMF
- Program “Nuts and Bolts”
- Updating the TUMF Program
- Progress to date
- Draft Nexus Study
- Next Steps



TUMF Program Primer and Update
October 20, 2015

Purpose and need for TUMF

- Tremendous growth in Riverside County
- Great opportunities for home ownership and economic development
- Excellent quality of life
- Significant infrastructure challenges



TUMF Program Primer and Update
October 20, 2015

Growth will occur everywhere...

	<u>2013 pop.</u>	<u>2035 pop.</u>	<u>% Inc.</u>	<u>Num. Inc.</u>
Banning	30,170	61,932	+ 105%	+ 31,762
Corona	156,823	164,559	+ 4.9%	+ 7,736
Hemet	80,877	117,360	+ 45%	+ 36,483
Lake Elsinore	55,430	93,832	+ 69%	+ 38,402
Moreno Valley	198,129	255,231	+ 29%	+ 57,192
Perris	70,963	114,046	+ 61%	+ 43,083
Riverside	311,955	382,681	+ 23%	+ 70,726
Temecula	104,879	118,895	+ 13%	+ 14,016

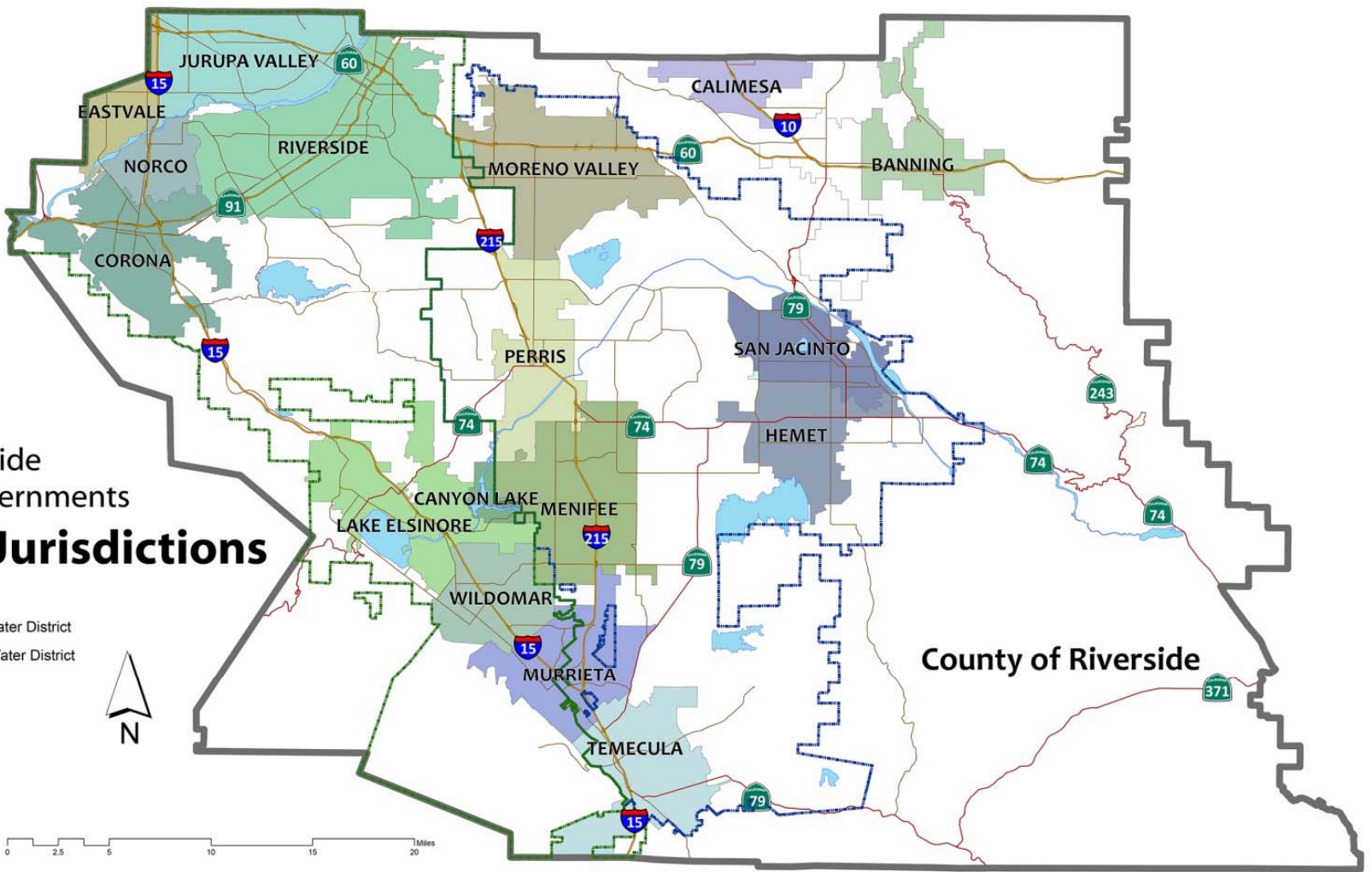
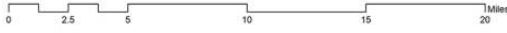




Western Riverside
Council of Governments

Member Jurisdictions

-  Eastern Municipal Water District
-  Western Municipal Water District
-  Freeways
-  Highways
-  Major Roads



County of Riverside

Notes: Areas in white are unincorporated Riverside County.
 Eastern Municipal Water District and Western Municipal Water District are also members of WRCOG. The Riverside County Superintendent of Schools and the Morongo Band of Mission Indians are ex-officio members.

Context...

You are here 

Why a regional approach?

- Traffic from new growth transcends jurisdictional boundaries
- Local jurisdictions mitigate traffic impacts within their boundaries, but have little input and no control of their neighbor's traffic
- Provides a "Big Picture" look at new growth on the transportation system as a whole
- Uniform fee maintains level playing field



Purpose and need for TUMF

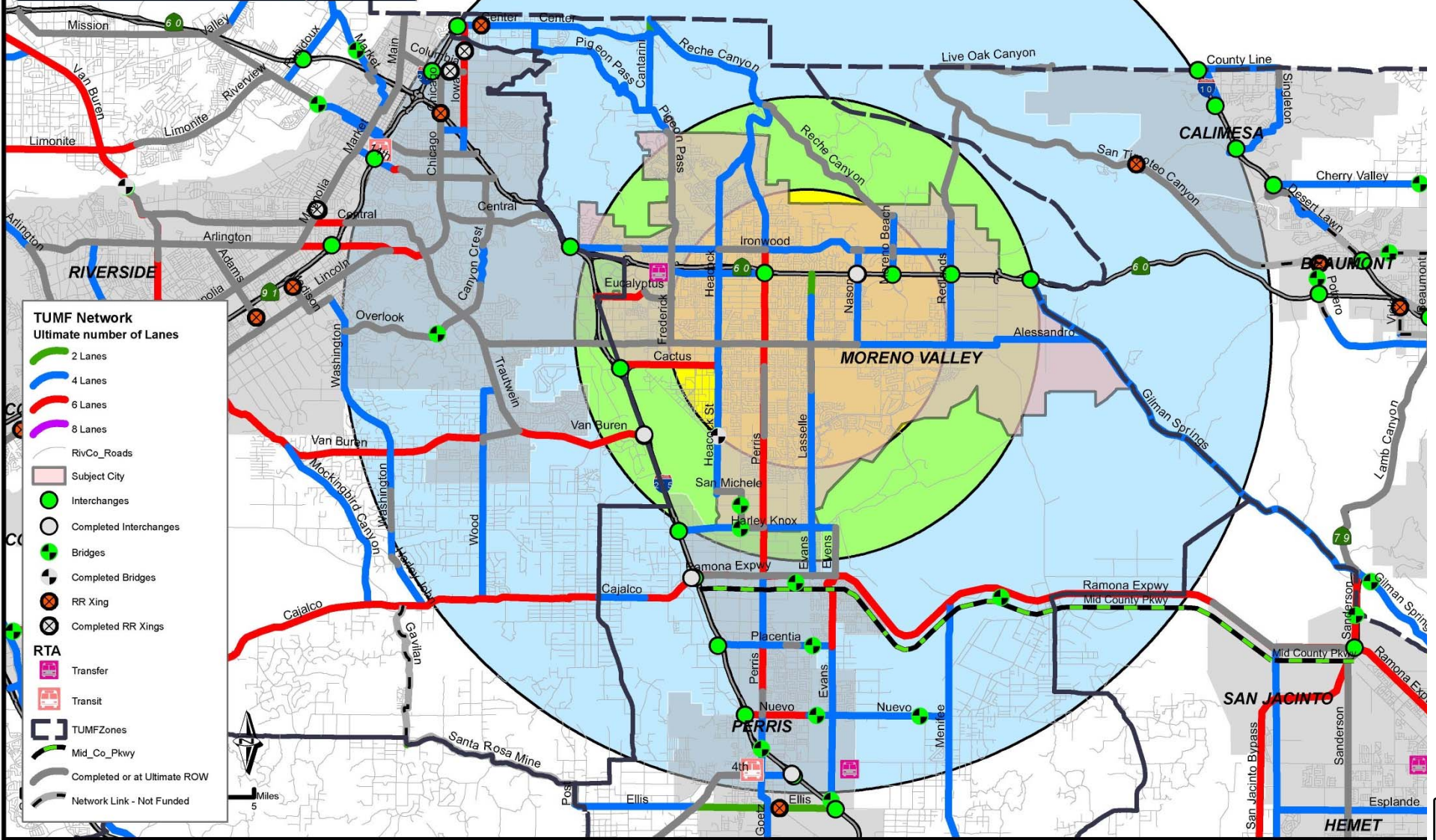
- TUMF provides transportation and transit infrastructure that mitigates the impact of new growth on the TUMF Network in Western Riverside County
- Ensures that new development pays its fair share
- Complements Riverside County's 1/2 cent sales tax measure (Measure A)
- Provides a supplemental revenue stream to augment the shortfall from traditional funding sources for regional transportation facilities



TUMF Program Primer and Update
October 20, 2015

TUMF Improvements From Moreno Valley Center

Value of Improvements (3 miles)	\$136,602,872
Value of Improvements (3+5 miles)	\$285,101,185
Value of Improvements (3+5+10 miles)	\$734,310,845

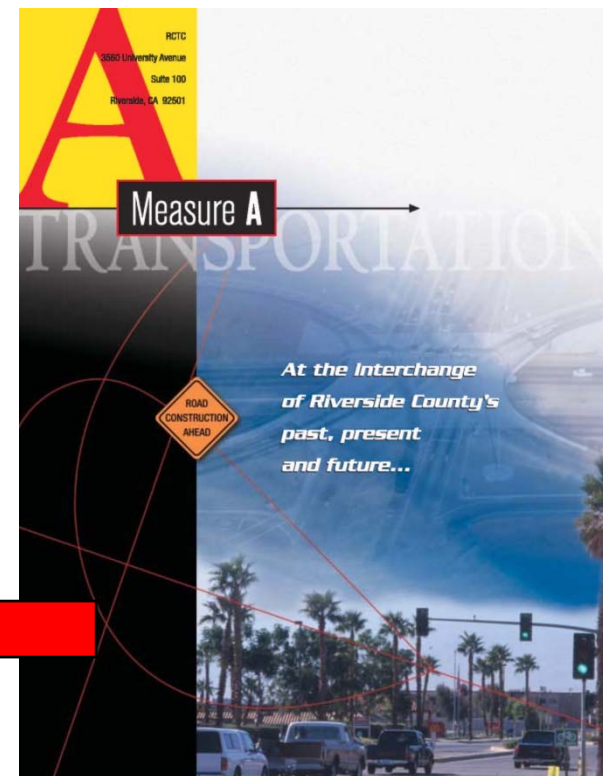


Measure A Safeguards Tax Dollars

The new Measure A plan includes legal restrictions to ensure that Measure A dollars are spent only on transportation projects and services needed for traffic relief. Much like the current Measure A program, the new plan contains a number of safeguards to protect local taxpayers. They include:

- Only transportation improvements identified in the plan will be eligible to receive Measure A funds.
- Measure A funds must supplement, not replace, any other revenues previously available for transportation projects.
- The plan will be updated every 10 years to ensure that projects and programs meet changing transportation needs.
- An independent financial audit will be performed and made available to the public every year.
- A transportation mitigation program will ensure new development pays for its fair share of needed transportation projects.
- No more than one percent of the revenues generated will be used for salaries and benefits of RCTC employees.
- The sales tax will automatically expire in 30 years.

Voters approved Measure A with an EXPECTATION – not a hope - that the TUMF would be implemented



2003: TUMF launched amid accolades...

Los Angeles Times

“Orange County should pay heed to its neighbor’s newfound toughness.”

“Riverside County’s fee has opened the door to reviewing development in a realistic light.”



“So approving the TUMF was important, with a capital I.”

“Riverside County needs the TUMF if it hopes to meet the road and highway demands it is creating.”

“...Riverside County is leaving (another county) in the dust when it comes to shaping its future.”

THE SUN

“Riverside County sets example for how to pay for needed infrastructure.”



TUMF Program Primer and Update
October 20, 2015

Program administration takes advantage of agency / jurisdiction strengths and expertise...

- WRCOG is the fiscal agent and provides overall Program administration, develops and updates policies. Documentation defends the Nexus Study and ensures the Program is in compliance with AB 1600
-
- Our Partners are the local jurisdictions divided into five geographic zones, the Riverside County Transportation Commission (RCTC), and the Riverside Transit Agency (RTA), and determine the TUMF priorities, program and construct facilities



TUMF Program Primer and Update
October 20, 2015

The Program was designed to benefit local, regional, and transit needs

For each TUMF dollar collected*:

- 46.39% goes to the “Backbone Network” and is programmed by RCTC
- 46.39% goes to the Zone in which it was collected for network improvements and is programmed by the jurisdictions in the Zone
- 1.64% goes to regional transit and is programmed by RTA
- WRCOG and the Multi Species Habitat Conservation Plan receives 4% and 1.59% respectively, off the top

*Per the 2009 TUMF Nexus Study Update.



TUMF Program Primer and Update
October 20, 2015



Progress to date

Revenues collected to date - \$ 635.1 million

85 Projects are completed

63 Projects are programmed

20 Projects under construction

6 Projects in right-of-way

12 Projects in engineering

25 Projects in planning

Updating the TUMF Program

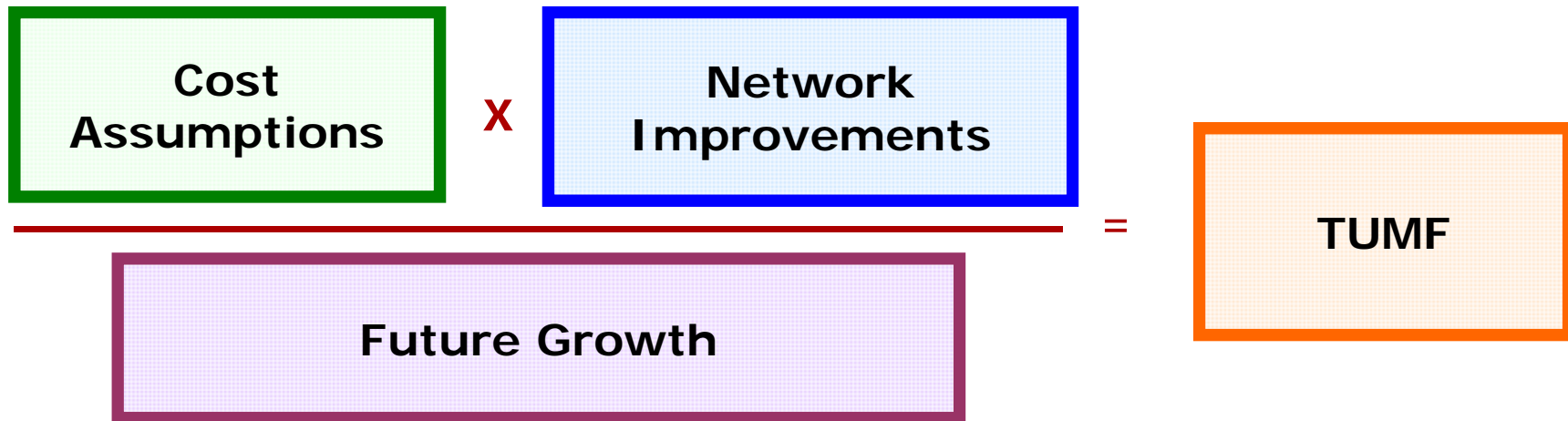
2015/2016 TUMF Program Update process

1. Forecast future WRCOG-subregion growth
2. Identify needed transportation network improvements to accommodate new growth (RSHA)
3. Establish cost of needed improvements
4. Develop Nexus Study to establish relationship between new growth and needed improvements
5. Develop fee allocation structure
6. Adopt implementing mechanism (Ordinance)



TUMF Program Primer and Update
October 20, 2015

Nuts and Bolts (Simplified TUMF Formula)



Unit Cost Assumptions

Arterial Highway Cost Assumptions:

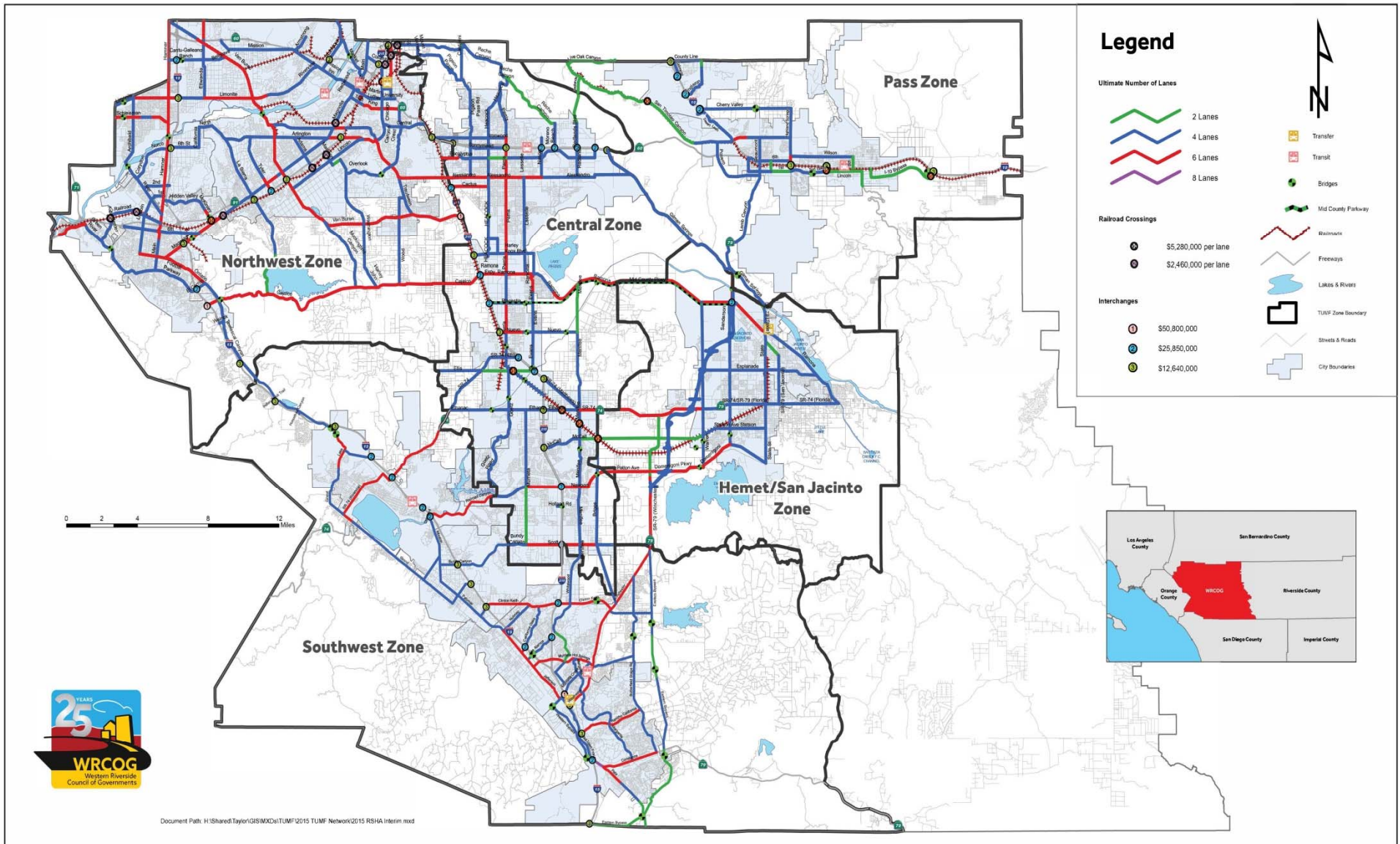
Component Type	Cost Assumptions as published October 18, 2002	Cost Assumptions per 2005 Update February 6, 2006	Cost Assumption per 2009 Nexus Update October 5, 2009	Cost Assumption per 2015 Nexus Update
Terrain 1	\$550,000	\$640,000	\$628,000	\$729,000
Terrain 2	\$850,000	\$990,000	\$761,000	\$883,000
Terrain 3	\$1,150,000	\$1,340,000	\$895,000	\$1,038,000
Landuse 1	\$900,000	\$1,820,000	\$1,682,000	\$2,780,000
Landuse 2	\$420,000	\$850,000	\$803,000	\$1,327,000
Landuse 3	\$240,000	\$485,000	\$237,000	\$392,000
Interchange 1	n/a	\$46,500,000	\$43,780,000	\$50,800,000
Interchange 2	\$20,000,000	\$23,300,000	\$22,280,000	\$25,850,000
Interchange 3	\$10,000,000	\$11,650,000	\$10,890,000	\$12,640,000
Bridge 1	\$2,000	\$2,350	\$2,880	\$3,340
RRXing 1	\$4,500,000	\$5,240,000	\$4,550,000	\$5,280,000
RRXing 2	\$2,250,000	\$2,620,000	\$2,120,000	\$2,460,000
Planning	10%	10%	10%	10%
Engineering	25%	25%	25%	25%
Contingency	10%	10%	10%	10%
Administration			3%	4%
MSHCP		5%	5%	5%

Transit Cost Assumptions*:

Component Type	Cost Assumptions as published October 18, 2002	Cost Assumptions per 2005 Update February 6, 2006	Cost Assumption per 2009 Nexus Update October 5, 2009	Cost Assumption per 2015 Nexus Update
Transit Center 1				\$6,000,000
Transit Center 2	\$6,000,000	\$6,990,000	\$5,655,000	\$9,000,000
Transfer Facility				\$1,000,000
O & M Facility				\$30,000,000
Bus Stop	\$10,000	\$11,600	\$27,000	\$40,000
BRT Service Capital	\$540,000	\$630,000	\$550,000	\$60,000
Vehicle Fleet 1				\$155,000
Vehicle Fleet 2	\$325,125	\$380,000	\$550,000	\$585,000
COA Study				\$950,000

* - Transit Cost Component Types were restructured as part of the 2014 Nexus Update in accordance with the RTA Comprehensive Operational Analysis

** - BRT Service Capital Cost Assumption was based on a per mile unit prior to 2015 Nexus Update. 2015 Nexus Update uses a per stop unit cost for BRT Service Capital



2015/2016 Regional System of Highways and Arterials (RSHA)

Transportation Uniform Mitigation Fee Program

Attachment: TUMF Update - City of Moreno Valley 102015 (1684 : TUMF NEXUS STUDY)

Disclaimer:
Western Riverside Council of Governments assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes.

TUMF Network improvements

- 1,024 new lane miles of arterials
- 44 interchanges
- 13 railroad grade separations
- 41 bridges
- \$78 million for regional transit
- \$55 million for acquisition of sensitive habitat



TUMF Program Primer and Update
October 20, 2015

Future Growth

Rate of change in population, households, and employment

- DRAFT 2016 RTP Growth Forecast for WRCOG Sub region

SED Type/Zone	2012	2040	Change	Percent
Total Population	1,787,702	2,580,020	792,318	44%
Total Households	508,161	835,612	327,451	64%
Total Employment	458,700	927,178	468,478	102%



TUMF Program Primer and Update
October 20, 2015

2009 vs. 2015 TUMF Draft Fee Schedule

Land Use Type	Units	Fee Per Unit
Single Family Residential	DU	\$ 8,873
Multi Family Residential	DU	\$ 6,231
Industrial	SF GFA	\$ 1.73
Retail	SF GFA	\$ 10.49
Service	SF GFA	\$ 4.19
Class A & B Office	SF GFA	\$ 2.19

Land Use Type	Units	Fee Per Unit
Single Family Residential	DU	\$ 9,826
Multi Family Residential	DU	\$ 6,399
Industrial	SF GFA	\$ 2.79
Retail	SF GFA	\$ 16.24
Service	SF GFA	\$ 6.63
Class A & B Office	SF GFA	\$ 2.19



TUMF Program Primer and Update
October 20, 2015

11 TUMF FAQ's

1. How is the fee determined?

- Nexus study established relationship between new development and needed improvements and determined *HIGHEST* fee allowed under law.
- Policy decisions, exemptions, etc. would ultimately impact final fee (to be discussed later).



2. Why a regional approach instead of individual jurisdictions setting their own fees?

- Political boundaries have no meaning as they relate to transportation behavior and “commute sheds”
- Regional approach and fee adequately captures “incidental” growth (units “off the grid”)
- Maintains “level playing field”



3. Any exemptions?

- Low income residential housing
- Public buildings
- Public and Private Schools (K-12 not for profit)
- Rehab / reconstruction or replacement of an existing development (non-res. pays delta)
- Development agreements / vesting maps prior to July 2003
- Sanctuary building of church or house of worship



4. Other policy decisions affecting revenues?

- Phased in all non-residential fees over several years
- Froze / phasing fees for “Class A and B” office space



5. Are credits and reimbursements allowed?

- Yes. Credits allowed for up to maximum identified cost.



6. How is project eligibility determined?

- Nexus Study. If it's identified in the Study, it's eligible.



7. How is multi-jurisdiction collaboration achieved?

- Cities / county are grouped into 5 TUMF zones
- Each Zone receives 46.39% of TUMF revenues generated in that Zone
- Zone-level meetings occur to identify and prioritize projects as part of 5 year TIPs



Revenue allocation since inception...

Northwest Zone	\$ 228 million
Southwest Zone	\$ 208 million
Central Zone	\$ 142 million
Pass Zone	\$ 14 million
Hemet / San Jacinto	\$ 49 million
RCTC	\$ 297 million
RTA	\$ 19 million
MSHCP	\$ 3.8 million
WRCOG administration	\$ 16.6 million



8. Are matching funds required?

- No. But they might help elevate a project in terms of being prioritized by the Zone Committees



9. Are appeals allowed?

- Yes. An Administrative Plan provides for an appeals process in cases where a developer believes fees have been applied incorrectly
- Process calls for developer, jurisdiction staff, and WRCOG to attempt to address issue – if not resolved matter goes to WRCOG Executive Committee for final determination



10. How is reporting monitored?

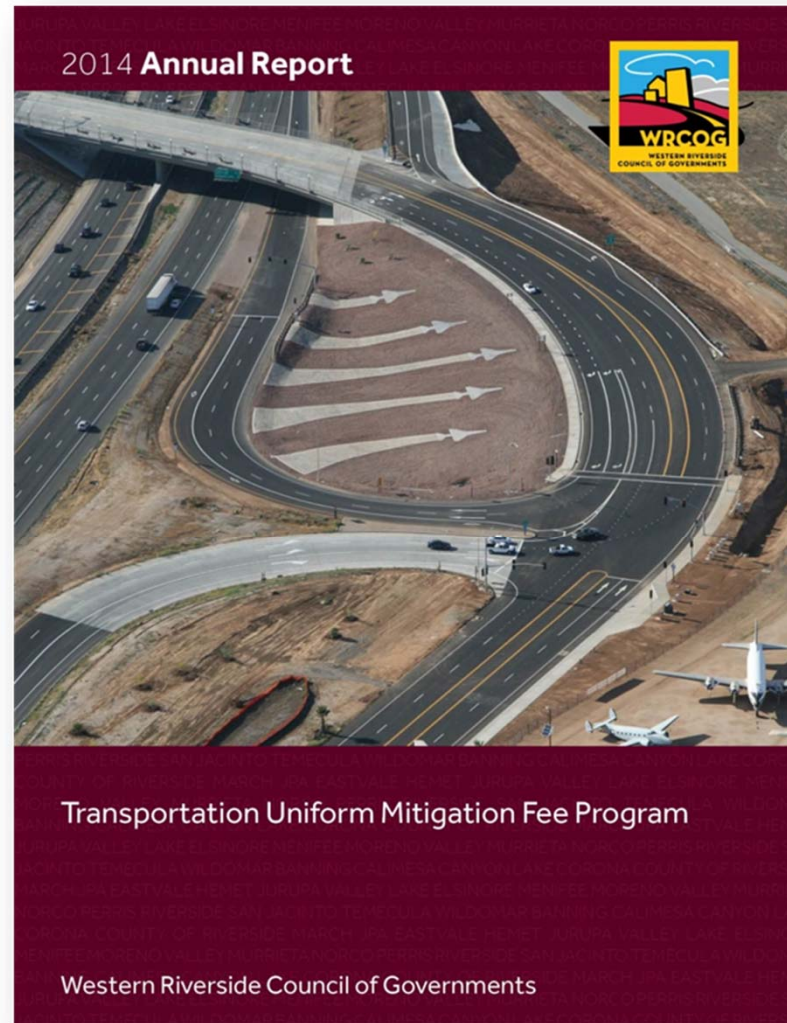
- WRCOG reconciles fees / permit activity each month
- WRCOG conducts annual audits of all jurisdictions
- WRCOG conducts specialized annual audits of 1 – 2 jurisdictions
- WRCOG conducts detailed annual audit of 1 jurisdiction



TUMF Program Primer and Update
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11. How can I find out more about WRCOG's TUMF Program?

TUMF Program 2014 Annual Report



TUMF Program Primer and Update
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Draft Nexus Study Comments

Comments have fallen into the following categories:

- The impact of the fee to the regional economy
- TUMF Network additions and deletions
- Technical data source clarification
- TUMF Program policies



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Next Steps

- Response to comments on the draft 2015 Nexus Study comments are being prepared
- Executive Committee action to delay finalizing the 2015 TUMF Nexus Study Update
 - Include the growth forecast 2016 SCAG RTP/SCS
- 5 workshops to review the technical data inputs and methodology to the 2015 Nexus Study will be held in mid-October to early November
- General TUMF workshops for the jurisdictions to be held in the winter
- Study to review fees / costs in WRCOG and surrounding jurisdictions to be undertaken by a consultant. RFP under development



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Next Steps

- Recode the traffic model to reflect the 2016 growth forecast
- Prepare a revised TUMF Nexus Study and fee schedule
- Hold outreach presentations to stakeholders
- Executive Committee action on the Nexus Study and Ordinances
- Jurisdictions take action on the TUMF Ordinance



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