



Western Riverside Council of Governments Planning Directors Committee

AGENDA

Thursday, October 12, 2023
9:30 AM

Western Riverside Council of Governments
3390 University Avenue, Suite 200
Riverside, CA 92501

Remote Meeting Locations:

Corona City Hall
400 S. Vicentia Avenue
Planning & Development Conference Room
Corona, CA 92882

County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92501

March Joint Powers Authority
14285 Meridian Parkway, Suite 140
Riverside, CA 92518

Committee members are asked to attend this meeting in person unless remote accommodations have previously been requested and noted on the agenda. The below Zoom link is provided for the convenience of members of the public, presenters, and support staff.

[Public Zoom Link](#)
Meeting ID: 894 0930 7832

Passcode: 874974
Dial in: (669) 900 9128 U.S.

In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if special assistance is needed to participate in the Planning Directors Committee meeting, please contact WRCOG at (951) 405-6706. Notification of at least 48 hours prior to meeting time will assist staff in assuring that reasonable arrangements can be made to provide accessibility at the meeting. In compliance with Government Code Section 54957.5, agenda materials distributed within 72 hours prior to the meeting which are public records relating to an open session agenda item will be available for inspection by members of the public prior to the meeting at 3390 University Avenue, Suite 200, Riverside, CA, 92501.

In addition to commenting at the Committee meeting, members of the public may also submit written comments before or during the meeting, prior to the close of public comment to lfelix@wrcog.us.

Any member of the public requiring a reasonable accommodation to participate in this meeting in light of this announcement shall contact Lucy Felix 72 hours prior to the meeting at (951) 405-6706 or lfelix@wrcog.us. Later requests will be accommodated to the extent feasible.

The Committee may take any action on any item listed on the agenda, regardless of the Requested Action.

1. CALL TO ORDER (Joe Perez, Chair)

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PUBLIC COMMENT

At this time members of the public can address the Committee regarding any items within the subject matter jurisdiction of the Committee that are not separately listed on this agenda. Members of the public will have an opportunity to speak on agenda items at the time the item is called for discussion. No action may be taken on items not listed on the agenda unless authorized by law. Whenever possible, lengthy testimony should be presented to the Committee in writing and only pertinent points presented orally.

5. CONSENT CALENDAR

All items listed under the Consent Calendar are considered to be routine and may be enacted by one motion. Prior to the motion to consider any action by the Committee, any public comments on any of the Consent Items will be heard. There will be no separate action unless members of the Committee request specific items be removed from the Consent Calendar.

A. Action Minutes from the August 10, 2023, Planning Directors Committee Meeting

Requested Action(s): 1. Approve the Action Minutes from the August 10, 2023, Planning Directors Committee meeting.

6. REPORTS / DISCUSSION

Members of the public will have an opportunity to speak on agenda items at the time the item is called for discussion.

A. Demographic Changes in Western Riverside County

Requested Action(s): 1. Receive and file.

B. VMT Mitigation Program Update

Requested Action(s): 1. Receive and file.

C. Analysis of Retail and Service Trends in the TUMF Program

Requested Action(s): 1. Receive and file.

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray

8. ITEMS FOR FUTURE AGENDAS

Members are invited to suggest additional items to be brought forward for discussion at future Committee meetings.

9. GENERAL ANNOUNCEMENTS

Members are invited to announce items / activities which may be of general interest to the Committee.

10. NEXT MEETING

The next Planning Directors Committee meeting is scheduled for Thursday, December 14, 2023, at 9:30 a.m., in WRCOG's office at 3390 University Avenue, Suite 200, Riverside.

11. ADJOURNMENT

Planning Directors Committee

Action Minutes

1. CALL TO ORDER

The meeting of the WRCOG Planning Directors Committee meeting was called to order by 2nd Vice-Chair Kenneth Phung at 9:32 p.m. on August 10, 2023, at the WRCOG office, 3390 University Avenue, Citrus Conference Room, Riverside.

2. PLEDGE OF ALLEGIANCE

2nd Vice-Chair Kenneth Phung led the Committee members and guests in the Pledge of Allegiance.

3. ROLL CALL

- City of Beaumont - Carole Kendrick
- City of Corona - Joanne Coletta
- City of Hemet - Monique Alaniz-Flejter
- City of Jurupa Valley - Annette Tam Chyan
- City of Moreno Valley - Sean Kelleher
- City of Murrieta - David Chatangaransu
- City of Norco - Alma Robles
- City of Perris - Kenneth Phung (2nd Vice-Chair)
- City of Riverside - Judy Equez
- City of San Jacinto - Kevin White
- City of Temecula - Katie Jensen
- County of Riverside - John Hildebrand
- March JPA - Jeffrey Smith
- Riverside Transit Agency - Jennifer Nguyen

Absent:

- City of Banning - Adam Rush
- City of Calimesa - Kelly Lucia
- City of Canyon Lake - Jim Morrissey
- City of Eastvale - Gustavo Gonzalez
- City of Lake Elsinore - Richard MacHott
- City of Menifee - Cheryl Kitzerow
- City of Wildomar - Matt Bassi
- Western Water - Ryan Shaw

4. PUBLIC COMMENTS

There were no public comments.

5. SELECTION OF PLANNING DIRECTORS COMMITTEE LEADERSHIP FOR FISCAL YEAR 2023/2024

A. Leadership Selection for Fiscal Year 2023/2024 and Recognition of Outgoing Chair

Action:

1. Selected Joe Perez, City of Jurupa Valley, as Chair; Kenneth Phung, City of Perris, as Vice-Chair; and Sean Kelleher, City of Moreno Valley, as 2nd Vice-Chair.

(Jurupa Valley / March JPA) 12 yes; 0 no; 0 abstention. Item 5.A was approved.

6. CONSENT CALENDAR (Moreno Valley / Murrieta) 12 yes; 0 no; 0 abstention. Item 6.A was approved.

A. Summary Minutes from the June 8, 2023, Planning Directors Committee Meeting

Action:

1. Approved the summary minutes from the June 8, 2023, Planning Directors Committee meeting.

7. REPORTS / DISCUSSION

A. Affordable Housing Pipeline

Action:

1. Received and filed.

B. Riverside Transit Agency Sustainable Service Plan

Action:

1. Received and filed.

C. Development of the SCAG Connect SoCal Plan

Action:

1. Received and filed.

D. SCAG Socio-Economic Data Development Next Steps

Action:

1. Received and filed.

8. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray, Deputy Executive Director, reported that the October agenda will include an update on demographic changes due to an aging population, as well as a REAP update. There will be a roundtable regarding ADUs, and a pro-housing designation update.

9. ITEMS FOR FUTURE AGENDAS

There were no items for future agendas.

10. GENERAL ANNOUNCEMENTS

There were no general announcements.

11. NEXT MEETING

The next Planning Directors Committee meeting is scheduled for Thursday, October 12, 2023, at 9:30 a.m., in WRCOG's office.

12. ADJOURNMENT

The meeting was adjourned at 10:43 a.m.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Demographic Changes in Western Riverside County
Contact: Kevin Kane, Program Manager, SCAG, kane@scag.ca.gov, (213) 236-1800
Date: October 12, 2023

Recommended Action(s):

1. Receive and file.

Summary:

This item is reserved for a presentation from Kevin Kane, SCAG Program Manager, on near- and long-term demographic trends in the subregion.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to disseminate changes in demographic changes in the subregion. This presentation and information aligns with Strategic Plan Goal #5 (Develop Projects and Programs That Improve Infrastructure and Sustainable Development in our Region).

Discussion:

Background

Demographics and the forecasting of socio-economic data (population, employment and households) play a major role both short- and long-range planning. Demographic data includes such socioeconomic information like employment, education, income, marriage rates, birth and death rates, etc. This data can be utilized to better understand a population's characteristics for the purposes of policy development or the different aspects of planning. Populations fluctuate, which plays a role in employment and household demands. This affects all aspects of a jurisdiction such as housing, transportation, water, etc.

SCAG staff has been developing socio-economic data for its 2024 Connect SoCal Plan and will provide a presentation on near- and long-term demographic trends in the subregion. This presentation is a precursor to a presentation at the December Committee meeting on best practices for aging population planning.

Prior Action(s):

None.

Financial Summary:

This item is for informational purposes only; therefore, there is no fiscal impact.

Attachment(s):

None.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: VMT Mitigation Program Update
Contact: Chris Gray, Deputy Executive Director, cgray@wrcog.us, (951) 405-6710
Date: October 12, 2023

Recommended Action(s):

1. Receive and file.

Summary:

Senate Bill (SB) 743, which was implemented on July 1, 2020, requires development projects to utilize Vehicle Miles Traveled (VMT), rather than Level of Service (LOS), as the metric to determine its transportation impacts under the California Environmental Quality Act (CEQA). WRCOG assisted in preparing its member agencies in the implementation of SB 743 with guidance on meeting the requirements of the Bill. To continue with the implementation of VMT as a metric, WRCOG has conducted due diligence on a potential regional VMT mitigation program that each member agency may opt-in when available. At this time, WRCOG and its partner agencies remain committed to continue with the development of a potential program, so WRCOG intends to keep moving forward and develop a program guide.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to provide an update and next steps of the potential regional VMT mitigation program which would be available to each member agency to opt-in when available. This report is not requesting any approval of a program. Any approval will be brought forth to this Committee at the appropriate time. This effort aligns with Strategic Plan Goal #5 (Develop Projects and Programs That Improve Infrastructure and Sustainable Development in our Region).

Discussion:

Background

One of WRCOG's Local Transportation Funds (LTF) Program objectives with the Riverside County Transportation Commission (RCTC) is to continue to assist member agencies with SB 743 implementation. As part of this, WRCOG conducted initial research on a possible VMT mitigation program or bank strategies for development projects as part of its SB 743 implementation activities. This initial research was presented to the Public Works Committee in May 2021 and as a result, WRCOG received inquiries from member agencies regarding the development of a potential regional VMT mitigation program for Western Riverside County.

During WRCOG's work on SB 743 implementation, the issue of VMT mitigation was noted to be problematic. The main reason is that most land-use projects cannot implement transportation system improvements or directly influence the travel of its occupants. VMT is a function of the intensity of use, type of use, and location, so the main challenge is that VMT is ultimately a regional, not local, concern. In comparison, LOS-based impacts are relatively easy to mitigate since payment of fees for improvements or construction of improvements, or some combination thereof, are appropriate mitigation.

WRCOG staff received direction from the Executive Committee at its October 4, 2021, meeting to evaluate options to mitigate VMT impacts from new development. WRCOG commenced an effort to develop a potential program for western Riverside County and has been discussing with RCTC and the Riverside Transit Agency the different elements and options. These two agencies were identified since they would be potential large credit generators and/or credit users if they choose to participate. Participation in any potential program will be on a voluntary basis, so member agencies will participate in a program only if it decides to opt-in.

Since this due diligence process has taken place, the project team has looked at potential benefits and challenges to the different types of mitigation programs and its framework, such as banks, exchanges, and impact fee programs. The project team has also considered the key elements of additionality and equity. In addition, the project team has been exploring potential governing structures of the program and the different elements of operating a program. The project team includes WRCOG's legal counsel to ensure all elements of the program are analyzed from all aspects.

The mitigation measures included will influence the type of program, so the project team has been working with member and partner agencies to identify potential mitigation measures to be included. WRCOG reached out to interested Public Works Committee members in February 2023 to solicit potential projects and programs that could be included in a program to serve as an initial project list. Additional projects and programs may be added. The project team is in the process of estimating the potential VMT reduction associated with the projects and programs, determining which projects and programs will be most effective throughout the subregion, and identifying specific areas that should be targeted for participation to maximize the benefits of the program. The project team is also performing an equity analysis to consider demographic trends, including historically disadvantaged communities when identifying which projects and programs could be included in a regional VMT mitigation program. Lastly, the project team is developing in the program guidance documentation on how a program will approach ongoing monitoring, data collection, and verification of VMT reduction.

Present Situation

WRCOG proposes to continue with development of a potential program, as it continues to work with RCTC, RTA, and the Western Riverside County Regional Conservation Authority (RCA) in evaluating the different aspects of a potential Program. RCTC, RTA, and RCA are committed to partnering with the continued development of a potential program. There remain certain aspects of a program that need to be discussed amongst the different agencies. However, WRCOG intends to develop a program guide while these discussions continue. It is anticipated that a draft program guide will be available for review by this Committee in mid-2024.

Some key elements of the effort proposed by WRCOG are as follows:

- The program would be a regional effort with WRCOG serving as the Program Administrator.
- The effort would be structured as an exchange instead of a bank or fee.
- The Planning Directors Committee would provide direct oversight of the program with the WRCOG Executive Committee retaining final jurisdiction as with all WRCOG activities.
- Agencies would agree to join the program by executing an agreement with WRCOG.
- Agencies which have formally joined the program can then submit VMT-reducing projects to be included in the program.
- Only public agencies can submit VMT-reducing projects to be included in the program.
- WRCOG would compile this list of VMT-reducing projects.
- These VMT-reducing projects would then be available to be purchased to generate VMT credits.
- Any public entity or private entity can purchase VMT credits by selecting one or more projects from those available on the list WRCOG maintains.
- WRCOG would collect a nominal administrative fee (estimated as 2% - 4%) based on the program costs for this transaction.
- WRCOG would refresh the program list as appropriate.

A general outline of how the VMT program would operate is provided below. For purposes of this discussion, let's assume the following:

- VMT credit generator: the City of Temecula has a bicycle lane project (VMT-reducing project) it desires to get VMT credits for.
- VMT credit user: the City of Perris has a residential project which needs VMT credits.

The City of Temecula, as a VMT credit generator, would first enter into an agreement with WRCOG to participate in the program. The City of Temecula would then submit the bicycle lane to be included in the VMT program. WRCOG would evaluate the project submittal and confirm it meets program requirements. Once those requirements are met, WRCOG would add that project to the list of VMT-reducing projects. When that addition is made, WRCOG would verify the bicycle lane cost and VMT reduction.

The City of Perris would then direct the developer of the residential project, as a VMT credit user, to contact WRCOG. WRCOG would provide the list of VMT-reducing projects to the developer, who would identify the bicycle lane as a VMT-reducing project they want to purchase from the list of available VMT-reducing projects. WRCOG would then receive funds from the developer. The bicycle lane would then be removed from the list of VMT-reducing projects. WRCOG would then provide those funds back to the City of Temecula, minus the administrative costs. VMT-reducing projects would then be added to the list and removed from the list and the program would continue.

Prior Action(s):

February 10, 2022: The Planning Directors Committee received and filed.

May 13, 2021: The Public Works Committee received and filed.

Financial Summary:

Costs for initial program evaluation and development are funded by LTF (Fund 210) and included in the Fiscal Year 2023/2024 Agency Budget. Should WRCOG elect to implement a program, on-going

funding would be provided by an Administrative Fee which would be assessed on credits purchased by public sector and private sector entities.

Attachment(s):

None.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Analysis of Retail and Service Trends in the TUMF Program
Contact: Karla Felix, Analyst I, kfelix@wrcog.us, (951) 405-6726
Date: October 12, 2023

Recommended Action(s):

1. Receive and file.

Summary:

In August 2017, the Executive Committee implemented the 3,000 square foot (SF) reduction for Retail and Service land uses under 20,000 SF due to concerns raised during the 2016 Nexus Study update over the impact of TUMF on commercial uses. The 3,000 SF reduction was implemented to incentivize the development of retail and service land uses through out the region. WRCOG staff has conducted a study of revenue collected from the retail and services uses over the past years to monitor the trends in this sector, and to assess how the reduction has affected development and fee collection.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

As the administrator of the TUMF Program, WRCOG will continue to monitor policies within the Program to ensure delivery of the Program's goals. This effort addresses WRCOG 2022-2027 Strategic Plan Goal #5 (Develop projects and programs that improve infrastructure and sustainable development in our subregion).

Discussion:

Background

Since 2003, WRCOG has managed the Transportation Uniform Mitigation Fee (TUMF) Program on behalf of its member agencies, including all 18 incorporated cities, the County of Riverside, and the March Joint Powers Authority (JPA). The purpose of the TUMF Program is to assess a regional impact fee for transportation infrastructure from new development. Through this mechanism, new development pays for a portion of the cost for new roadways, bridges, and interchanges that are needed to offset the additional traffic these projects generate. As part of this management responsibility, WRCOG collects funds from member agencies and then allocates these funds back to transportation projects in each member agency.

WRCOG provides regular updates on TUMF revenue for three reasons. First, TUMF revenue has a direct impact on WRCOG's revenue since a portion of the funds collected are used by WRCOG for Program administration. Second, the increases or decreases in TUMF revenue affect the amount of

funding available to be distributed back to member agencies for their project planning, engineering, and construction work. Third, TUMF revenue collections by location and development type can be used to infer short-term, mid-term, and long-term growth trends since it provides a comprehensive picture of both residential and non-residential development throughout the entire WRCOG sub region.

In response to concerns raised during the 2016 Nexus Study update, WRCOG staff undertook a study of several mid-size shopping centers in the sub region. Results from this study show that these shopping centers are generally anchored by a large tenant, typically occupying a space over 20,000 SF, and that these large spaces are surrounded by a number of smaller tenant spaces. The larger spaces are commonly occupied by large retailers such as grocery stores, clothing stores, and supermarkets; however, smaller tenant spaces are more commonly occupied by restaurants, beauty salons, dental offices, or electronics shops. Whereas larger spaces may create a regional traffic draw, these smaller uses are generally more local-serving. For example, a new 200,000 SF retail super center may draw traffic from adjacent jurisdictions, as there may be a limited number of these retailers in the region. However, the smaller uses, such as a beauty salon or dental office, are generally located in every jurisdiction and will not likely create a large regional draw. Thus, even if a smaller use does generate additional traffic, this traffic will generally be local (i.e., new drive-through coffee shop locations, as there are numerous locations throughout the sub region).

On August 7, 2017, the Executive Committee implemented a policy waiving the TUMF obligation for the first 3,000 SF of gross floor area for all service and retail land uses due to concerns raised during the 2016 Nexus Study update over the impact of TUMF on retail uses. On October 1, 2018, the Executive Committee updated the provisions of this policy to limit the fee reduction to retail and service uses that have a total gross floor area of less than 20,000 SF.

The policy enacted in August 2017 and updated in October 2018 provides a waiver from the TUMF obligation for the first 3,000 SF of gross floor area for new retail and service development projects. Also, expansions to existing retail and service land uses where the net increase in the total gross floor area of the building(s) will be less than 20,000 SF receive the same waiver. As such, no TUMF is paid on retail or service projects that increase the total gross floor area of the building(s) by less than 3,000 SF, and the gross floor area used as the basis to determine the fee obligation is reduced by 3,000 SF for retail or service projects that increase the total gross floor area of the building(s) by more than 3,000 SF, but less than 20,000 SF. For the purposes of this policy, Class A / B offices are considered Service uses. For mixed-use projects or projects with multiple tenants, the 3,000 SF reduction would apply to each individual use or each individual tenant to the extent that each tenant is operating independently of one another, and each is viewed as separate uses. This deduction is applied at the time of TUMF fee assessment and is based on the building as shown on plans at that time. Therefore, if a building is subdivided after TUMF fees are paid, TUMF would not be refunded.

Present Situation

WRCOG is committed to providing regular updates on TUMF revenues including information on both short-term and long-term trends. This information allows WRCOG and its member agencies to better program these funds for TUMF Projects. Overall, the TUMF Program continues to report strong revenues throughout the region. Total revenue for the past three years for the WRCOG subregion is:

- FY 2020/2021: \$60.6M
- FY 2021/2022: \$78.7M

- FY 2022/2023: \$70.4M

TUMF revenue collected from Retail and Service land uses for the past three years for the WRCOG sub region is:

- FY 2020/2021: \$3.6M or 6% of total revenue
- FY 2021/2022: \$5.6M or 7% of total revenue
- FY 2022/2023: \$2.7M or 4% of total revenue

A 3-year average of 5.7% of TUMF was collected from Retail and Service land uses.

TUMF Zone Revenues

The TUMF Program collects, reports, and allocates funding based on a system of geographic subareas known as TUMF Zones:

- Northwest Zone (Corona, Eastvale, Jurupa Valley, Norco, and Riverside)
- Southwest Zone (Canyon Lake, Lake Elsinore, Wildomar, Murrieta, and Temecula)
- Central Zone (Menifee, Moreno Valley, and Perris)
- Pass Zone (Banning, Beaumont, and Calimesa)
- Hemet / San Jacinto (Hemet and San Jacinto)

March JPA's boundaries extend into both the Northwest and Central Zones. Riverside County unincorporated areas are found in each of the TUMF Zones.

Retail and Service collections by Zone are as follows:

- Northwest Zone
 - FY 2020/2021: \$1.3M
 - FY 2021/2022: \$1.2M
 - FY 2022/2023: \$1M
- Southwest Zone
 - FY 2020/2021: \$117K
 - FY 2021/2022: \$3.5M
 - FY 2022/2023: \$780K
- Central Zone
 - FY 2020/2021: \$1M
 - FY 2021/2022: \$290K
 - FY 2022/2023: \$1M
- Pass Zone
 - FY 2020/2021: \$490K
 - FY 2021/2022: \$515K
 - FY 2022/2023: \$12K
- Hemet/San Jacinto Zone

- FY 2020/2021: \$528K
- FY 2021/2022: \$658K
- FY 2022/2023: \$56K

A study was conducted to determine the impact the 3,000 SF reduction had on TUMF collections over the past three years. This study reviewed all Retail and Service land use applications submitted to determine the overall impact this fee reduction had on the TUMF Program's revenue. This study concluded that the reduction resulted in an average of 2% loss in collections.

Loss of TUMF revenue as a result of the 3,000 SF reduction:

- FY 2020/2021: \$1.4M or 2.3% loss of revenue
- FY 2021/2022: \$1.8M or 2.3% loss of revenue
- FY 2022/2023: \$1.1M or 1.6% loss of revenue

WRCOG saw a \$10M increase in TUMF collections from FY 2020/2021 to FY 2022/2023 (\$60M to \$70M); however, there has been a decrease in Retail and Service revenue collected during that same period (\$3.6M to \$2.7M). The decline in Retail and Service revenue over the same period was 24%.

The Retail and Service collection data was also gathered from FY 2015/2016 to FY 2022/2023 to determine the impact, if any, that the 3,000 SF reduction had on TUMF collections by comparing the Retail and Service collections before and after the reduction was implemented. WRCOG has seen a rise in TUMF collections from FY 2015/2016 to FY 2022/2023 (\$44M to \$70M). However, despite the rise in overall TUMF collections, the Retail collections have decreased from FY 2015/2016 to FY 2022/2023 (\$3.8M to \$1.4M). Service has also seen a decrease in collections from FY 2015/2016 to FY 2022/2023 (\$2.8M to \$1.4M). Despite the implementation of the 3,000 SF reduction, Retail and Service development appear to not be positively impacted by the reduction. During FY 2018/2019, when the reduction was implemented, Retail collections were less than the prior year (\$4.7M to \$3.4M). Likewise, Service collections also saw a slight decrease in collections from FY 2017/2018 to FY 2018/2019 (\$2.4M to \$2.1M). Part of the decrease in collections is due to uncollected revenue from the 3,000 SF reduction; however, the uncollected revenue does not account for this decline. Retail and Service development have slowed, and the reduction does not seem to have a direct impact on the amount of development in this sector.

Attachment 1 shows the Retail and Service collections and Loss of Revenue as a result of the 3,000 SF reduction by Zone. Attachment 2 provides the collections by land use type over the past three years. Attachment 3 shows the Retail and Service Trends from FY 2015/2016 to FY 2022/2023.

Prior Action(s):

None.

Financial Summary:

TUMF-related activities are included in the Fiscal Year 2023/2024 budget under the TUMF Program (1148) in the General Fund (Fund 110). Four percent of all TUMF collections are allocated for Administrative purposes per the most recently adopted Nexus Study.

Attachment(s):

Attachment 1- Retail and Service 3,000 SF Reduction

Attachment 2 - TUMF Revenue by Land Use FY20-21 to FY22-23

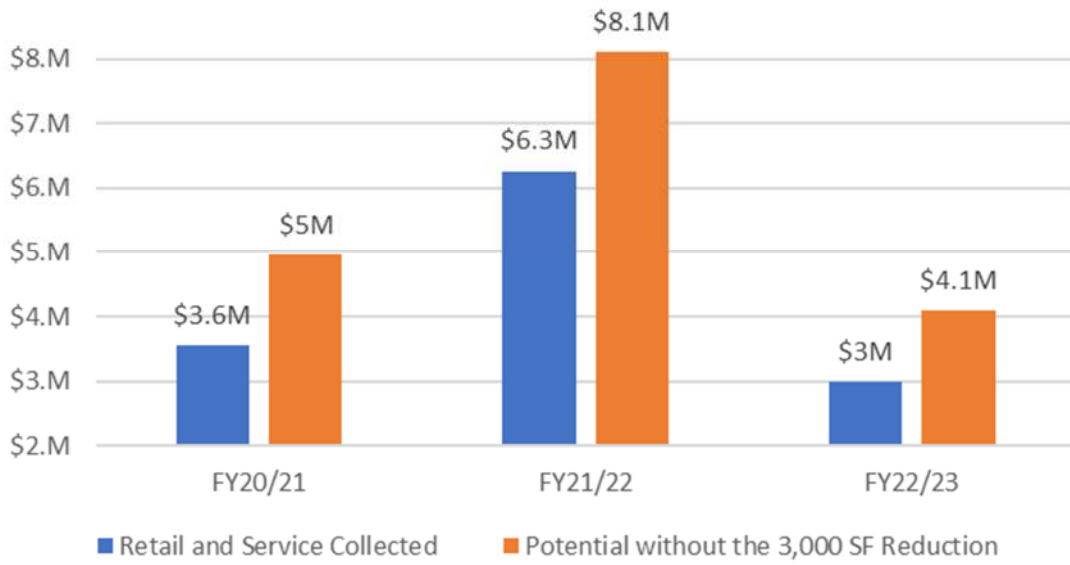
Attachment 3 - Retail and Service Trends

Attachment

Retail and Service Collections and
Loss of Revenue

FY 2020/2021 to FY 2022/2023

TUMF Collected vs. Without Reduction



Revenue loss - NW Zone

FY	Retail and Service Collected	Amount w/out Reduction	Loss of Revenue
FY20/21	\$1.4M	\$2M	\$609K
FY21/22	\$1.2M	\$1.8M	\$503K
FY22/23	\$1M	\$1.7M	\$636K
Total Loss of Revenue Over 3 Years:			\$1.7M

Revenue loss - SW Zone

FY	Retail and Service Collected	Amount w/out Reduction	Loss of Revenue
FY20/21	\$118K	\$314K	\$196K
FY21/22	\$3.5M	\$4.2M	\$704K
FY22/23	\$781K	\$968K	\$187K
Total Loss of Revenue Over 3 Years:			\$1.1M

Revenue loss - Central Zone

FY	Retail and Service Collected	Amount w/out Reduction	Loss of Revenue
FY20/21	\$1M	\$1.2M	\$125K
FY21/22	\$290K	\$738K	\$448K
FY22/23	\$1.1M	\$1.3M	\$212K
Total Loss of Revenue Over 3 Years:			\$786K

Revenue loss - Pass Zone

FY	Retail and Service Collected	Amount w/out Reduction	Loss of Revenue
FY20/21	\$491K	\$820K	\$329K
FY21/22	\$518K	\$553K	\$35K
FY22/23	\$13K	\$27K	\$15K
Total Loss of Revenue Over 3 Years:			\$378K

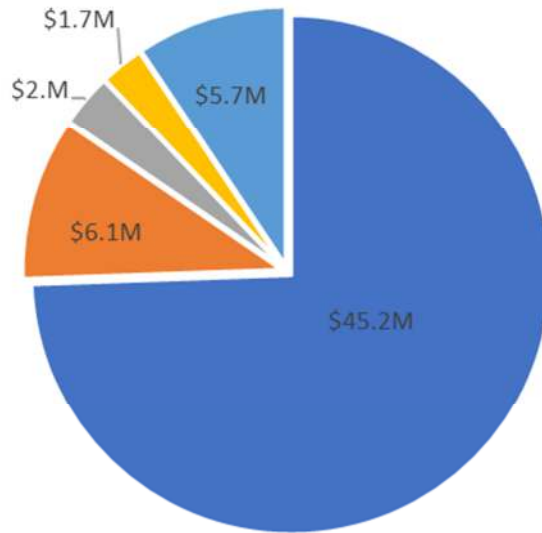
Revenue loss - HSJ Zone

FY	Retail and Service Collected	Amount w/out Reduction	Loss of Revenue
FY20/21	\$528K	\$678K	\$150K
FY21/22	\$659K	\$817K	\$158K
FY22/23	\$56K	\$111K	\$55K
Total Loss of Revenue Over 3 Years:			\$362K

Attachment

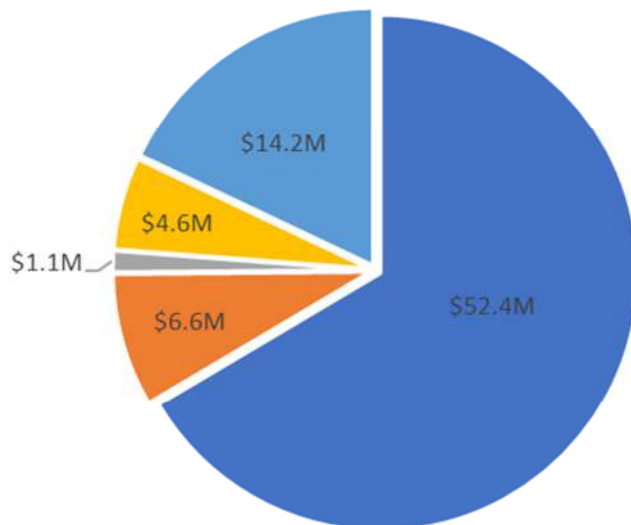
TUMF Revenue by Land Use Type
FY 2020/2021 to FY 2022/2023

TUMF Collections by Land Use FY 2020/2021



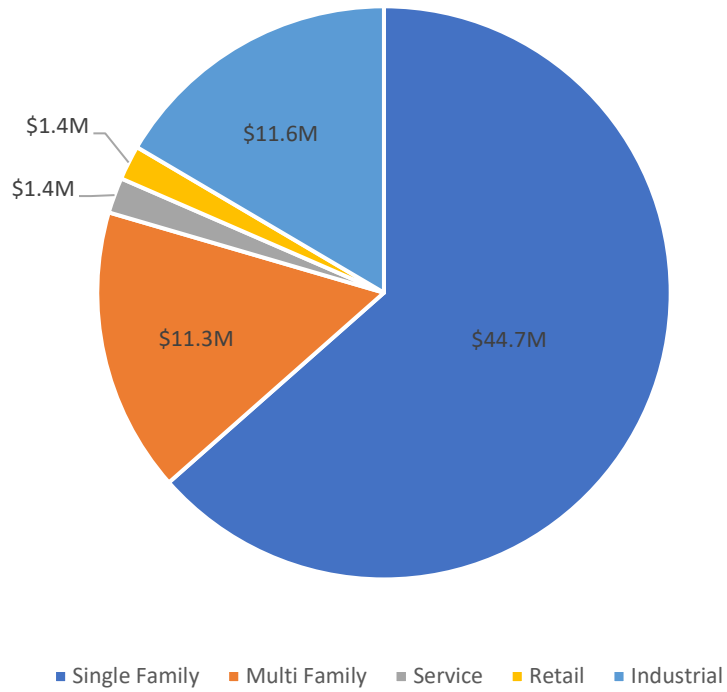
■ Single Family ■ Multi Family ■ Service ■ Retail ■ Industrial

TUMF Collections by Land Use FY 2021/2022



■ Single Family ■ Multi Family ■ Service ■ Retail ■ Industrial

TUMF Collections by Land Use FY 2022/2023



Attachment

Retail and Service Trends
FY 2015/2016 to FY 2022/2023

Retail and Service Trends Over the Years			
FY	Retail	Service	All FY Collections
2015/2016	\$ 3,759,726	\$ 2,780,371	\$ 44,078,037
2016/2017	\$ 3,599,864	\$ 2,144,522	\$ 44,072,606
2017/2018	\$ 4,667,900	\$ 2,799,459	\$ 53,415,318
2018/2019	\$ 3,481,974	\$ 2,416,472	\$ 63,915,185
2019/2020	\$ 4,638,340	\$ 2,102,634	\$ 49,669,391
2020/2021	\$ 1,651,073	\$ 2,026,330	\$ 60,683,743
2021/2022	\$ 4,573,408	\$ 1,064,289	\$ 78,773,633
2022/2023	\$ 1,367,159	\$ 1,413,266	\$ 70,425,543

