

TRANSPORTATION UNIFORM MITIGATION FEE
ANNUAL AND FIVE YEAR REPORT
FISCAL YEAR 2019/20



Coachella Valley Association of Governments
Transportation Department

COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS

Transportation Uniform

Mitigation Fee

Fiscal Year 2019/20

Annual Report

CVAG

Transportation Department



TRANSPORTATION UNIFORM MITIGATION FEE FY 2019/20 ANNUAL REPORT

TABLE of CONTENTS

| | | |
|-------|---|----|
| I. | INTRODUCTION | 1 |
| II. | FY 2019/20 TUMF COLLECTIONS REPORT | 4 |
| III. | TUMF COLLECTIONS by LAND USE CATEGORY | 18 |
| IV. | UNITS of MEASURE | 27 |
| V. | TUMF COLLECTIONS by JURISDICTION | 28 |
| | Cathedral City | |
| | Coachella | |
| | County of Riverside | |
| | Desert Hot Springs | |
| | Indian Wells | |
| | Indio | |
| | La Quinta | |
| | Palm Desert | |
| | Palm Springs | |
| | Rancho Mirage | |
| VI. | COMPARISON BETWEEN TUMF COLLECTED and LOCAL MEASURE A RECEIVED | 38 |
| VII. | CONGESTION MANAGEMENT PROGRAM La Quinta | 50 |
| VIII. | ACCOMPLISHMENTS THROUGH REGIONAL MEASURE A FUNDS | 52 |

TRANSPORTATION UNIFORM MITIGATION FEE FY 2019/20 ANNUAL AND FIVE YEAR REPORT

INTRODUCTION

In November 1988, Riverside County voters approved Measure A; a one-half cent increase in sales tax over a twenty-year period to be used for transportation purposes. A major factor contributing to the support of Measure “A” was the “return to source” concept which requires the additional sales tax revenue generated in a specific geographic area be used to finance projects within that same area, and that Transportation Uniform Mitigation Fees (TUMF) be adopted valley wide on all new development. The program has been so successful, in November 2002, Riverside County voters approved a 30-year extension of Measure A (2009 - 2039). Despite its success, Measure “A” funds will only contribute a portion of the transportation improvements necessary to prevent a potential breakdown of the regional transportation system.

The TUMF program was developed to generate additional funds required for necessary improvements to the regional transportation system. Local jurisdictions may choose not to collect TUMF, however, jurisdictions not collecting TUMF forfeit their share of Local Measure A funds to the regional arterial program.

TUMF is a development impact assessment which provides funding for transportation improvements required to support new development. The assessment is based on the number of vehicle trips new development or site improvement will generate. CVAG’s Executive Committee approved the 2018 TUMF/Nexus Study at their April 2018 meeting. The Nexus Study is available at CVAG offices and [https://www.cvag.org/library/pdf_files/trans/TUMF/2018%20CVAG%20Nexus%20Report%20\(FINAL\)%2010-17-18.pdf](https://www.cvag.org/library/pdf_files/trans/TUMF/2018%20CVAG%20Nexus%20Report%20(FINAL)%2010-17-18.pdf).

The primary purpose of the Nexus Study is to determine a linkage between development and transportation system impacts. The Study determined that by 2040, over one million trips will be added to the Coachella Valley. When the cost of the anticipated Transportation Project Prioritization Study (TPPS) projects using the same 2040 horizon are divided by the new trips, the result is \$245/trip. The previous trip rate, from 2006, was \$192/trip.

With the new \$245 trip rate, the actual development fees are then calculated for individual land uses. The Institute of Transportation Engineers (ITE) has exhaustively analyzed different land uses with respect to trip generation and publishes the ITE Trip Generation Manual. This manual is the accepted industry standard with respect to trip generation data.

The actual fees are determined by multiplying the \$245 trip rate established in the Nexus Study by the ITE factor for trips per land use. For example, ITE shows a residential single-family dwelling unit responsible for, on average, 9.44 trips per day.

$\$245/\text{trip} \times 9.44 \text{ trips} = \$2,312.80$, which would be the TUMF fee for a single-family dwelling unit (CVAG has rounded this fee to \$2,310)

Development occurs within many different land uses. In previous TUMF Handbooks, CVAG has utilized as many as 70 land-use categories and sub-categories. Based upon feedback from CVAG's TUMF Advisory Committee, there was consensus that consolidating the land-use categories would simplify the process without impacting the amount of TUMF collected. CVAG has aggregated the land use categories and the proposed TUMF Handbook only utilizes twelve categories and their associated TUMF fee as illustrated in the following table:

| <u>Land-use Category</u> | <u>Fee per Unit</u> |
|------------------------------|-----------------------|
| Residential | |
| Single-Family Detached | \$2,310/dwelling unit |
| Multi-Family, Mobile Home | \$1,330/dwelling unit |
| Nursing/Congregate Care | \$ 495/dwelling unit |
| Transit Oriented Development | 15% discount |
| Low-Income Housing | Exempt from Fee |
| Non-Residential | |
| Industrial | \$1,215/1,000SF |
| Office | \$2,390/1,000SF |
| Retail | \$6,010/1,000SF |
| Fuel – Gas | \$8,610/dispenser |
| Fuel – Electric | \$ 91/dispenser |
| Golf Course | \$ 920/acre |
| Hotel | \$3,510/room |

The Transportation Project Prioritization Study (TPPS) serves as an unbiased, methodological way to provide CVAG direction in determining funding for regional arterials by prioritizing the eligible study segments. The TPPS is available at CVAG offices or online at:

https://www.cvag.org/library/pdf_files/trans/TPPS%20with%20Graphics.pdf.

TUMF works in conjunction with CVAG's allocation of Measure A to fund the CVAG share of regional transportation projects. CVAG apportions 55% of the CVAG share of the cost of each regional transportation project identified in the TPPS to TUMF. The balance is paid with Measure A funds. No portion of a project is funded until sufficient funding to complete the project has been committed. TUMF revenues are applied to the TPPS projects in order of priority,

such that a new project will only be funded when sufficient revenues for projects underway are assured. Because the project priorities set out in the TPPS control the order of funding, it also controls generally the approximate timeline for the commencement of each listed project.

The following information pertains to the TUMF fund for the year ending June 30, 2020. There were no interfund transfers or loans from the TUMF Fund. No fees were re-allocated pursuant to Gov Code Section 66001 for sums that remain unspent after five years and for which a date of commencement of the improvement has not been provided.

| | |
|---|-------------|
| Fund Balance - June 30, 2019 | 3,519,940 |
| Balance of fees collected (accrual basis) - June 30, 2020 | 5,245,828 |
| Interest earnings from Investment Pool | 80,886 |
| Repayments | (90,933) |
| Other Miscellaneous revenues/receipts | 6,457 |
| Project costs | (5,748,823) |
| Program management expenditures | (490,504) |
| Projected Fund Balance - June 30, 2020 | 2,522,851 |

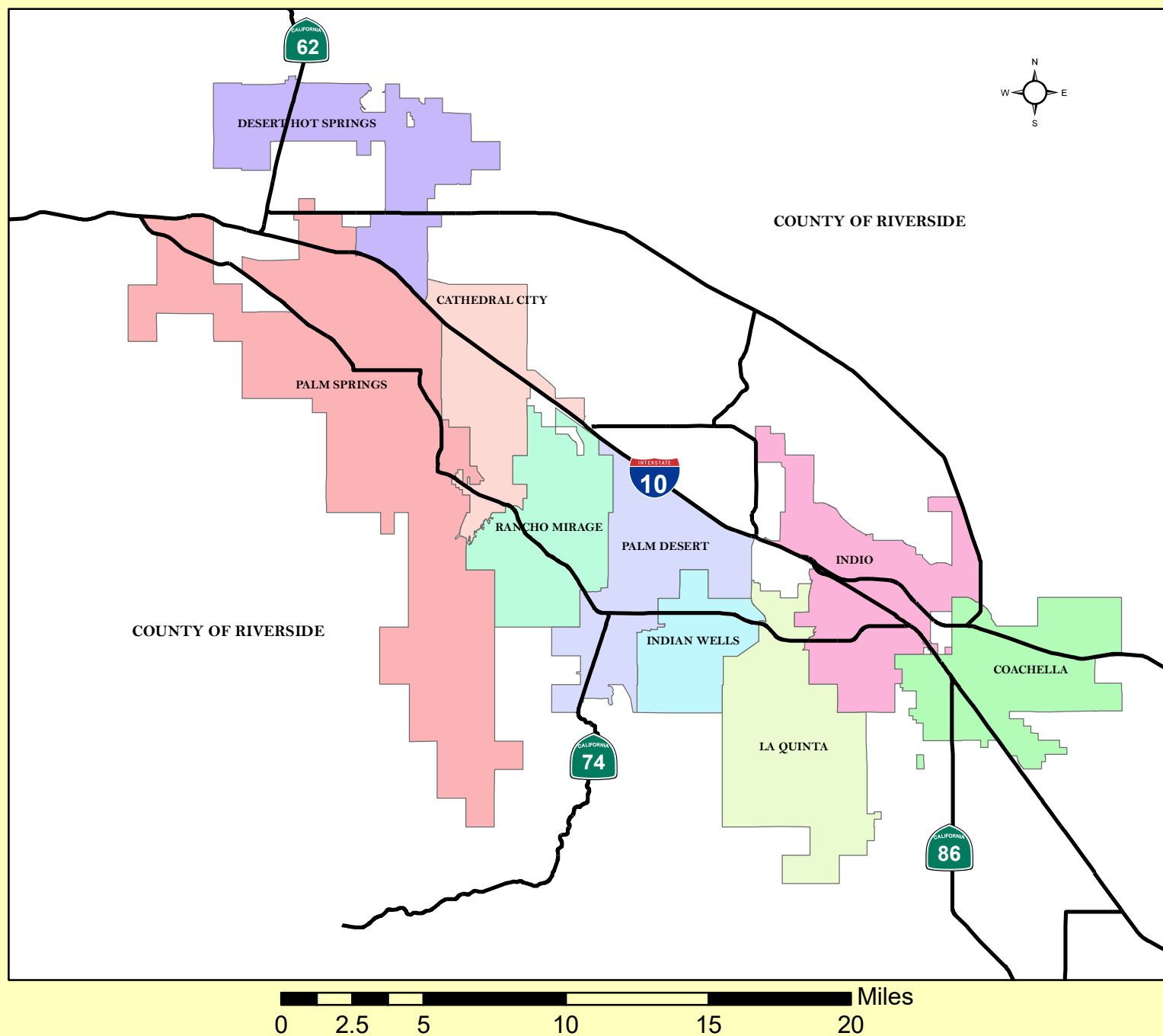
| | |
|---|------------|
| <i>Five Year Test</i> | |
| <i>Using First in First Out Method</i> | |
| Revenues Collected | 6/30/2020 |
| Revenues Collected from 2016 | 3,912,419 |
| Revenues Collected from 2017 | 3,806,218 |
| Revenues Collected from 2018 | 4,981,783 |
| Revenues Collected from 2019 | 4,867,459 |
| Revenues Collected from 2020 | 4,990,263 |
| Total Revenue for Last Five Years | 22,558,142 |






As of June 30, 2020, \$130,607,893 has been collected by the assessment of TUMF and an additional \$24,417,399 of Measure A In-Lieu funds were collected for a total of **\$155,025,292** since program inception on July 1, 1989.

Coachella Valley Association of Governments

TUMF/In-Lieu Collections

FY 2019/20

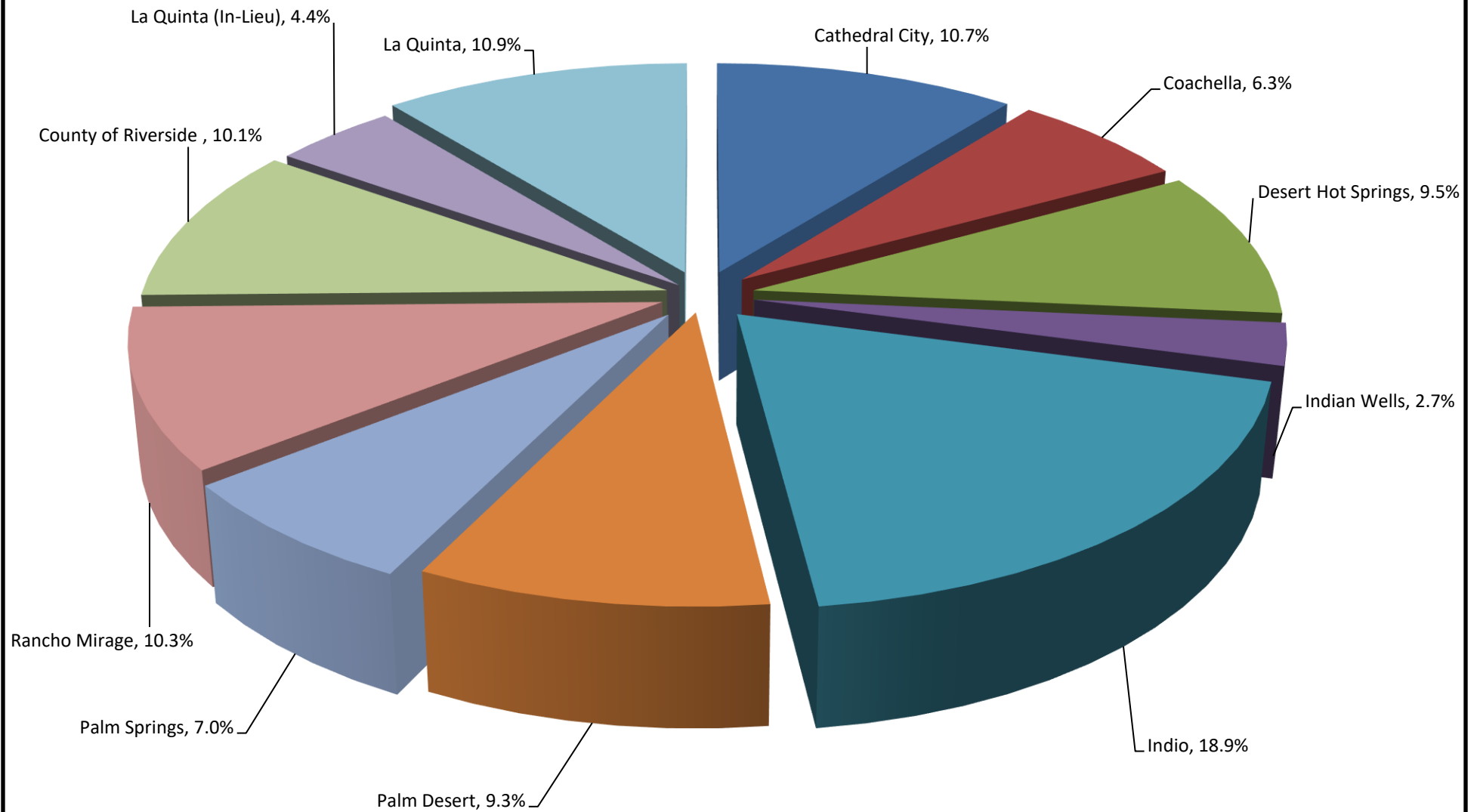


| | | |
|--|--|---|
|  Cathedral City \$557,036 |  Indio \$985,897 |  Rancho Mirage \$537,570 |
|  Coachella \$330,349 |  La Quinta \$566,344 | |
|  Desert Hot Springs \$493,489 |  Palm Desert \$485,059 | |
|  Indian Wells \$140,910 |  Palm Springs \$367,287 | |

TUMF Collections/In-Lieu Contributions

Percentage by Jurisdiction

FY 2019/20



**ALL JURISDICTIONS
TUMF PROGRAM
FY 19-20**

| | TUMF 19/20 | % of FY Total | Inception (7/1/1989) to 6/30/2020 | % of Total |
|-------------------------------------|-----------------------|----------------------|--|-------------------|
| CATHEDRAL CITY | \$557,035.51 | 10.68% | \$11,708,531.80 | 7.59% |
| COACHELLA | \$330,349.06 | 6.33% | \$6,141,697.37 | 3.98% |
| DESERT HOT SPRINGS | \$493,488.72 | 9.46% | \$6,414,062.31 | 4.16% |
| INDIAN WELLS | \$140,910.00 | 2.70% | \$3,114,713.21 | 2.02% |
| INDIO | \$985,897.15 | 18.89% | \$31,921,464.00 | 20.68% |
| LA QUINTA | \$566,343.79 | 10.85% | \$4,197,943.60 | 2.72% |
| PALM DESERT | \$485,059.34 | 9.30% | \$22,539,657.23 | 14.60% |
| PALM SPRINGS | \$367,287.23 | 7.04% | \$15,222,939.89 | 9.86% |
| RANCHO MIRAGE | \$537,570.39 | 10.30% | \$10,929,641.25 | 7.08% |
| RIVERSIDE COUNTY | \$526,321.82 | 10.09% | \$17,694,706.70 | 11.47% |
| IN LIEU - COACHELLA | \$0.00 | 0.00% | \$1,927,787.44 | 1.25% |
| IN LIEU - DHS | \$0.00 | 0.00% | \$1,070,889.25 | 0.69% |
| IN LIEU - LA QUINTA | \$227,620.98 | 4.36% | \$21,447,708.22 | 13.90% |
| TOTAL | \$5,217,883.99 | 100.00% | \$154,331,742.26 | 100.00% |
| Regional Arterials | 20,916,166.87 | | \$335,353,046.92 | |
| TOTAL TUMF and Measure A | 26,134,050.86 | | \$489,684,789.18 | |

CITY OF CATHEDRAL CITY
TUMF PROGRAM
FY 19-20

| | Collected | Refunds | Interest | TOTAL |
|--------------------|---------------------|----------------|-----------------|---------------------|
| July | \$32,812.56 | | | \$32,812.56 |
| August | \$66,990.00 | | | \$66,990.00 |
| September | \$78,081.70 | | | \$78,081.70 |
| 1st Quarter | \$177,884.26 | | | \$177,884.26 |
| October | \$32,340.00 | | | \$32,340.00 |
| November | \$31,883.38 | | | \$31,883.38 |
| December | \$30,030.00 | | | \$30,030.00 |
| 2nd Quarter | \$94,253.38 | | | \$94,253.38 |
| January | \$70,067.87 | | | \$70,067.87 |
| February | \$64,680.00 | | | \$64,680.00 |
| March | \$46,200.00 | | | \$46,200.00 |
| 3rd Quarter | \$180,947.87 | | | \$180,947.87 |
| April | \$30,030.00 | | | \$30,030.00 |
| May | \$30,030.00 | | | \$30,030.00 |
| June | \$43,890.00 | | | \$43,890.00 |
| 4th Quarter | \$103,950.00 | | | \$103,950.00 |
| Accruals | | | | |
| TOTAL | \$557,035.51 | | | \$557,035.51 |

CITY OF COACHELLA
TUMF PROGRAM
FY 19-20

| | Collected | Refunds | Interest | TOTAL |
|--------------------|---------------------|----------------|-----------------|---------------------|
| July | \$2,120.18 | | | \$2,120.18 |
| August | \$2,539.40 | | | \$2,539.40 |
| September | \$8,015.47 | | | \$8,015.47 |
| 1st Quarter | \$12,675.05 | | | \$12,675.05 |
| October | \$73,920.00 | | | \$73,920.00 |
| November | \$25,354.90 | | | \$25,354.90 |
| December | \$0.00 | | | \$0.00 |
| 2nd Quarter | \$99,274.90 | | | \$99,274.90 |
| January | \$13,860.00 | | | \$13,860.00 |
| February | \$75,412.11 | | | \$75,412.11 |
| March | \$27,720.00 | | | \$27,720.00 |
| 3rd Quarter | \$116,992.11 | | | \$116,992.11 |
| April | \$0.00 | | | \$0.00 |
| May | \$32,340.00 | | | \$32,340.00 |
| June | \$69,067.00 | | | \$69,067.00 |
| 4th Quarter | \$101,407.00 | | | \$101,407.00 |
| Accruals | | | | |
| TOTAL | \$330,349.06 | | | \$330,349.06 |

**CITY OF DESERT HOT SPRINGS
TUMF PROGRAM
FY 19-20**

| | Collected | Refunds | Interest | TOTAL |
|--------------------|---------------------|----------------|-----------------|---------------------|
| July | \$22,952.49 | | | \$22,952.49 |
| August | \$17,815.82 | | | \$17,815.82 |
| September | \$28,235.48 | | | \$28,235.48 |
| 1st Quarter | \$69,003.79 | | | \$69,003.79 |
| October | \$14,273.69 | | | \$14,273.69 |
| November | \$92,336.94 | | | \$92,336.94 |
| December | \$122,510.00 | | | \$122,510.00 |
| 2nd Quarter | \$229,120.63 | | | \$229,120.63 |
| January | \$9,240.00 | | | \$9,240.00 |
| February | \$9,240.00 | | | \$9,240.00 |
| March | \$19,776.90 | | | \$19,776.90 |
| 3rd Quarter | \$38,256.90 | | | \$38,256.90 |
| April | \$4,385.79 | | | \$4,385.79 |
| May | \$11,366.90 | | | \$11,366.90 |
| June | \$141,354.71 | | | \$141,354.71 |
| 4th Quarter | \$157,107.40 | | | \$157,107.40 |
| Accruals | | | | |
| TOTAL | \$493,488.72 | | | \$493,488.72 |

**CITY OF INDIAN WELLS
TUMF PROGRAM
FY 19-20**

| | Collected | Refunds | Interest | TOTAL |
|--------------------|---------------------|----------------|-----------------|---------------------|
| July | \$6,930.00 | | | \$6,930.00 |
| August | \$0.00 | | | \$0.00 |
| September | \$27,720.00 | | | \$27,720.00 |
| 1st Quarter | \$34,650.00 | | | \$34,650.00 |
| October | \$9,240.00 | | | \$9,240.00 |
| November | \$20,790.00 | | | \$20,790.00 |
| December | \$62,370.00 | | | \$62,370.00 |
| 2nd Quarter | \$92,400.00 | | | \$92,400.00 |
| January | \$0.00 | | | \$0.00 |
| February | \$0.00 | | | \$0.00 |
| March | \$2,310.00 | | | \$2,310.00 |
| 3rd Quarter | \$2,310.00 | | | \$2,310.00 |
| April | \$2,310.00 | | | \$2,310.00 |
| May | \$6,930.00 | | | \$6,930.00 |
| June | \$2,310.00 | | | \$2,310.00 |
| 4th Quarter | \$11,550.00 | | | \$11,550.00 |
| Accruals | | | | |
| TOTAL | \$140,910.00 | | | \$140,910.00 |

**CITY OF INDIO
TUMF PROGRAM
FY 19-20**

| | Collected | Refunds | Interest | TOTAL |
|--------------------|---------------------|----------------|-----------------|---------------------|
| July | \$69,300.00 | -\$2,310.00 | | \$66,990.00 |
| August | \$55,440.00 | | | \$55,440.00 |
| September | \$55,440.00 | | | \$55,440.00 |
| 1st Quarter | \$180,180.00 | | | \$177,870.00 |
| October | \$39,270.00 | | | \$39,270.00 |
| November | \$113,190.00 | | | \$113,190.00 |
| December | \$149,691.50 | | | \$149,691.50 |
| 2nd Quarter | \$302,151.50 | | | \$302,151.50 |
| January | \$85,470.00 | | | \$85,470.00 |
| February | \$113,236.58 | | | \$113,236.58 |
| March | \$106,260.00 | | | \$106,260.00 |
| 3rd Quarter | \$304,966.58 | | | \$304,966.58 |
| April | \$16,170.00 | | | \$16,170.00 |
| May | \$47,027.97 | | | \$47,027.97 |
| June | \$137,711.10 | | | \$137,711.10 |
| 4th Quarter | \$200,909.07 | | | \$200,909.07 |
| Accruals | | | | \$0.00 |
| TOTAL | \$988,207.15 | | | \$985,897.15 |

**CITY OF LA QUINTA
TUMF PROGRAM
FY 19-20**

| | Collected | Refunds | Interest | TOTAL |
|--------------------|-------------------|----------------|-----------------|-------------------|
| July | 32,340.00 | | | 32,340.00 |
| August | 20,790.00 | | | 20,790.00 |
| September | 30,030.00 | | | 30,030.00 |
| 1st Quarter | 83,160.00 | | | 83,160.00 |
| October | 30,030.00 | | | 30,030.00 |
| November | 30,030.00 | | | 30,030.00 |
| December | 62,628.43 | | | 62,628.43 |
| 2nd Quarter | 122,688.43 | | | 122,688.43 |
| January | 53,265.36 | | | 53,265.36 |
| February | 2,310.00 | | | 2,310.00 |
| March | 34,650.00 | | | 34,650.00 |
| 3rd Quarter | 90,225.36 | | | 90,225.36 |
| April | 48,510.00 | | | 48,510.00 |
| May | 2,310.00 | | | 2,310.00 |
| June | 219,450.00 | | | 219,450.00 |
| 4th Quarter | 270,270.00 | | | 270,270.00 |
| Accruals | | | | |
| TOTAL | 566,343.79 | | | 566,343.79 |

**CITY OF LA QUINTA
IN LIEU TUMF PROGRAM
FY 19-20**

| | Collected | Refunds (to La Quinta) | Interest | TOTAL |
|--------------------|---------------------|------------------------|---------------|---------------------|
| July | \$120,751.49 | -\$60,375.75 | \$0.00 | \$60,375.74 |
| August | \$149,886.64 | -\$74,943.32 | \$0.00 | \$74,943.32 |
| September | \$121,615.09 | -\$92,301.91 | \$0.00 | \$29,313.18 |
| 1st Quarter | \$392,253.22 | -\$227,620.98 | \$0.00 | \$164,632.24 |
| October | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| November | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| December | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2nd Quarter | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| January | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| February | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| March | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3rd Quarter | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| April | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| May | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| June | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 4th Quarter | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Accruals | | | \$0.00 | \$0.00 |
| TOTAL | \$392,253.22 | -\$227,620.98 | \$0.00 | \$164,632.24 |

**CITY OF PALM DESERT
TUMF PROGRAM
FY 19-20**

| | Collected | Refunds | Interest | TOTAL |
|--------------------|---------------------|----------------|-----------------|---------------------|
| July | \$18,480.00 | | | \$18,480.00 |
| August | \$31,128.59 | | | \$31,128.59 |
| September | \$241,850.00 | | | \$241,850.00 |
| 1st Quarter | \$291,458.59 | | | \$291,458.59 |
| October | \$90,933.46 | -\$88,623.46 | | \$2,310.00 |
| November | \$4,620.00 | | | \$4,620.00 |
| December | \$55,440.00 | | | \$55,440.00 |
| 2nd Quarter | \$150,993.46 | | | \$62,370.00 |
| January | \$30,030.00 | | | \$30,030.00 |
| February | \$2,310.00 | | | \$2,310.00 |
| March | \$48,416.26 | | | \$48,416.26 |
| 3rd Quarter | \$80,756.26 | | | \$80,756.26 |
| April | \$6,930.00 | | | \$6,930.00 |
| May | \$2,310.00 | | | \$2,310.00 |
| June | \$41,234.49 | | | \$41,234.49 |
| 4th Quarter | \$50,474.49 | | | \$50,474.49 |
| Accruals | | | | |
| TOTAL | \$573,682.80 | | | \$485,059.34 |

**PALM SPRINGS
TUMF PROGRAM
FY 19-20**

| | Collected | Refunds | Interest | TOTAL |
|--------------------|---------------------|----------------|-----------------|---------------------|
| July | \$46,141.60 | | | \$46,141.60 |
| August | \$33,695.63 | | | \$33,695.63 |
| September | \$6,930.00 | | | \$6,930.00 |
| 1st Quarter | \$86,767.23 | | | \$86,767.23 |
| October | \$80,150.00 | | | \$80,150.00 |
| November | \$17,570.00 | | | \$17,570.00 |
| December | \$26,110.00 | | | \$26,110.00 |
| 2nd Quarter | \$123,830.00 | | | \$123,830.00 |
| January | \$7,630.00 | | | \$7,630.00 |
| February | \$85,160.00 | | | \$85,160.00 |
| March | \$31,560.00 | | | \$31,560.00 |
| 3rd Quarter | \$124,350.00 | | | \$124,350.00 |
| April | \$4,620.00 | | | \$4,620.00 |
| May | \$2,310.00 | | | \$2,310.00 |
| June | \$25,410.00 | | | \$25,410.00 |
| 4th Quarter | \$32,340.00 | | | \$32,340.00 |
| Accruals | | | | |
| TOTAL | \$367,287.23 | | | \$367,287.23 |

**CITY OF RANCHO MIRAGE
TUMF PROGRAM
FY 19-20**

| | Collected | Refunds | Interest | TOTAL |
|--------------------|---------------------|----------------|-----------------|---------------------|
| July | \$9,240.00 | | | \$9,240.00 |
| August | \$83,160.00 | | | \$83,160.00 |
| September | \$58,420.68 | | | \$58,420.68 |
| 1st Quarter | \$150,820.68 | | | \$150,820.68 |
| October | \$23,100.00 | | | \$23,100.00 |
| November | \$24,475.25 | | | \$24,475.25 |
| December | \$34,650.00 | | | \$34,650.00 |
| 2nd Quarter | \$82,225.25 | | | \$82,225.25 |
| January | \$39,270.00 | | | \$39,270.00 |
| February | \$46,200.00 | | | \$46,200.00 |
| March | \$152,064.46 | | | \$152,064.46 |
| 3rd Quarter | \$237,534.46 | | | \$237,534.46 |
| April | \$18,480.00 | | | \$18,480.00 |
| May | \$4,620.00 | | | \$4,620.00 |
| June | \$43,890.00 | | | \$43,890.00 |
| 4th Quarter | \$66,990.00 | | | \$66,990.00 |
| Accruals | | | | |
| TOTAL | \$537,570.39 | | | \$537,570.39 |

**COUNTY OF RIVERSIDE
TUMF PROGRAM
FY 19-20**

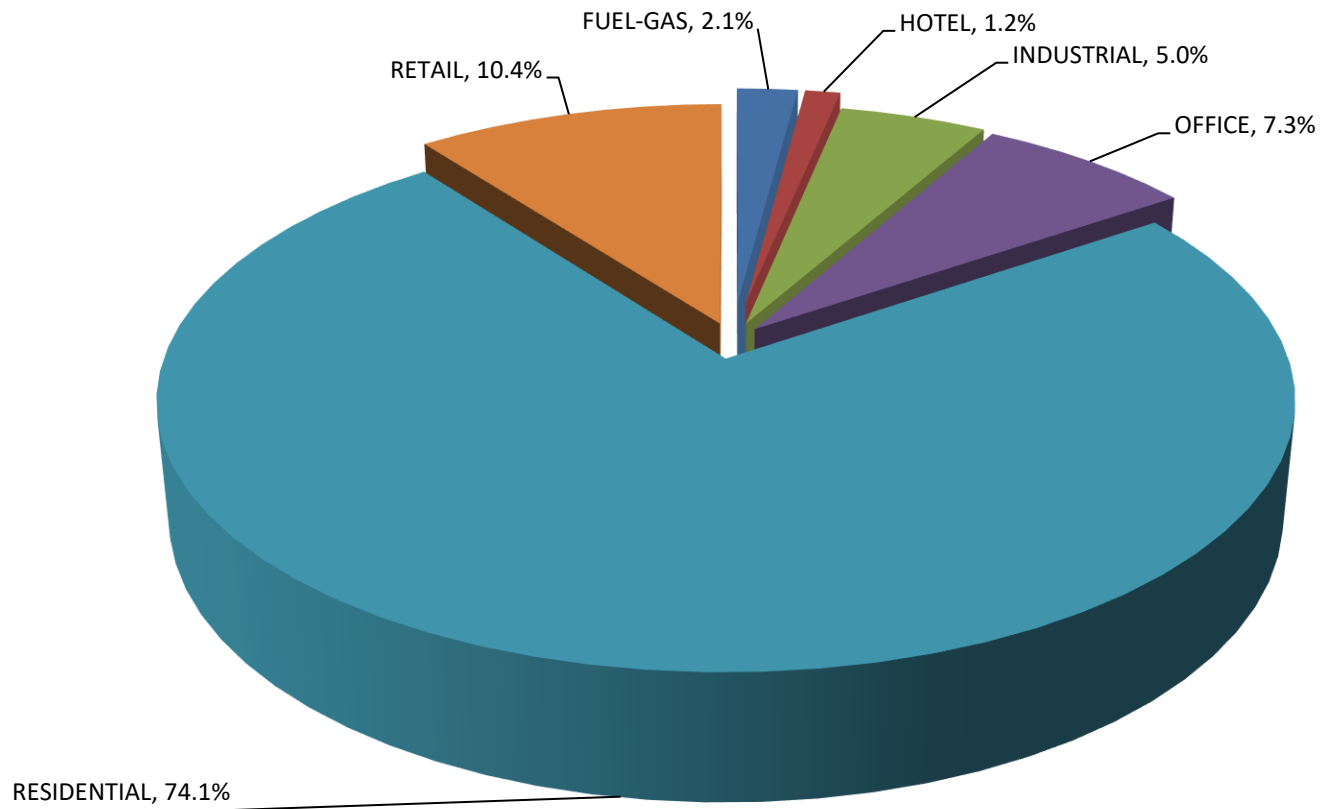
| | Collected | Refunds | Interest | TOTAL |
|--------------------|---------------------|----------------|-----------------|---------------------|
| July | \$15,657.60 | | | \$15,657.60 |
| August | \$17,725.96 | | | \$17,725.96 |
| September | \$66,196.07 | | | \$66,196.07 |
| 1st Quarter | \$99,579.63 | | | \$99,579.63 |
| October | \$179,671.07 | | | \$179,671.07 |
| November | \$13,270.80 | | | \$13,270.80 |
| December | \$27,720.00 | | | \$27,720.00 |
| 2nd Quarter | \$220,661.87 | | | \$220,661.87 |
| January | \$52,565.18 | | | \$52,565.18 |
| February | \$57,833.36 | | | \$57,833.36 |
| March | \$23,170.00 | | | \$23,170.00 |
| 3rd Quarter | \$133,568.54 | | | \$133,568.54 |
| April | \$13,860.00 | | | \$13,860.00 |
| May | \$48,464.68 | | | \$48,464.68 |
| June | \$10,187.10 | | | \$10,187.10 |
| 4th Quarter | \$72,511.78 | | | \$72,511.78 |
| Accruals | | | | |
| TOTAL | \$526,321.82 | | | \$526,321.82 |

TUMF COLLECTIONS by LAND USE CATEGORY

This section sorts each jurisdiction's TUMF collections into 8 different land use categories. The bar graphs in this section provide a clear illustration of dollar amounts collected in each category.

The total amount of TUMF collected during FY 2019/20 was \$4,990,263. This figure excludes Local Measure "A" forfeited by the city of La Quinta, an In-Lieu jurisdiction. Residential development was the biggest generator of TUMF revenue in 2019/20 accounting for 74% of TUMF revenue. Residential development was by far the dominant source of TUMF revenue with the next highest categories being Retail at 10% and Office at 7%.

**Percentage of TUMF Collected
by Land Use Category
FY 2019/20**



TUMF Collections by Land Use Category Industrial

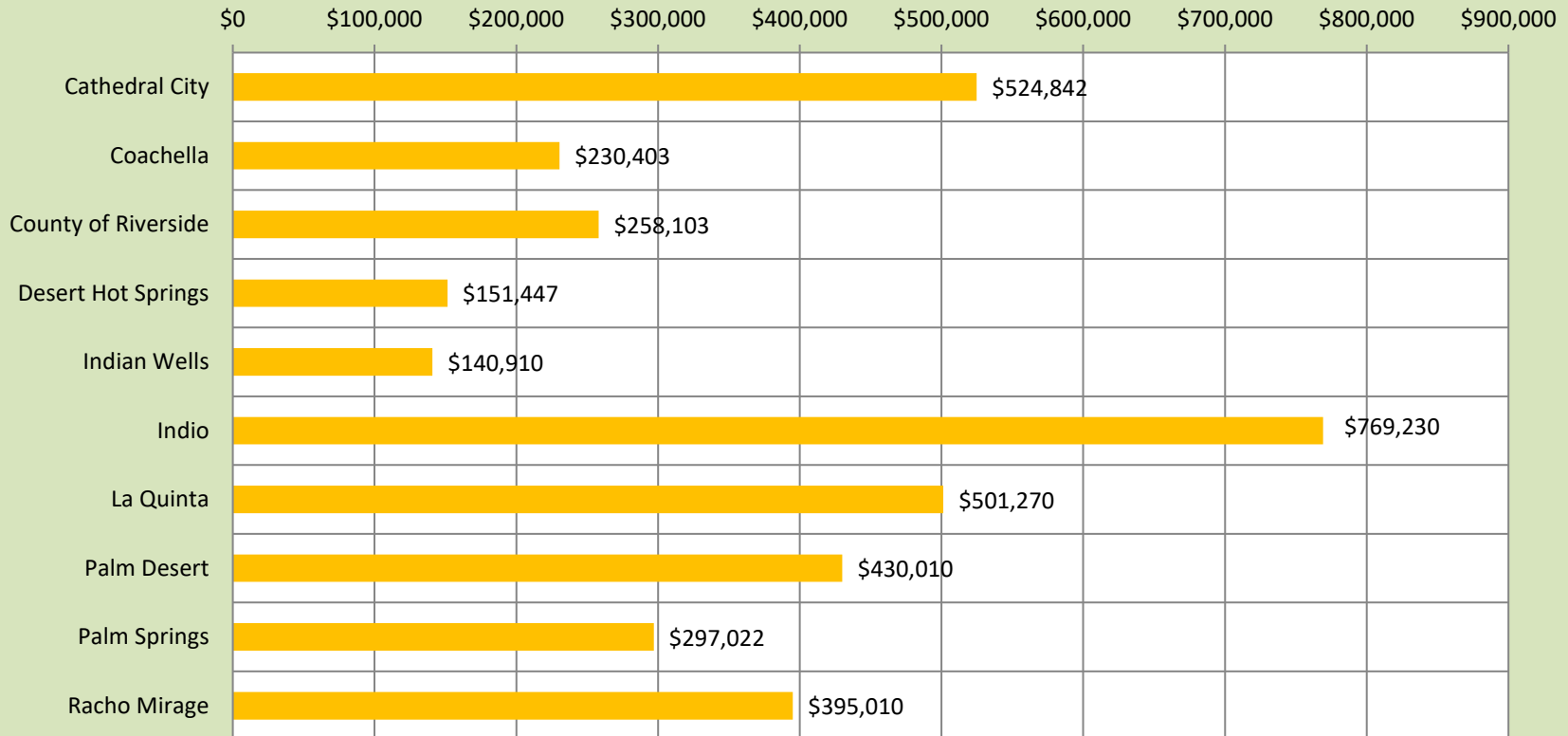


FY 2019/2020 Total = \$247,226

(This figure is net TUMF collected and does not include collection or reimbursement of any related interest.)

Negative values represent change of use.

TUMF Collections by Land Use Category Residential



FY 2019/2020 Total = \$3,698,247

(This figure is net TUMF collected and does not include collection or reimbursement of any related interest.)

Negative values represent change of use.

TUMF Collections by Land Use Category

Hotel

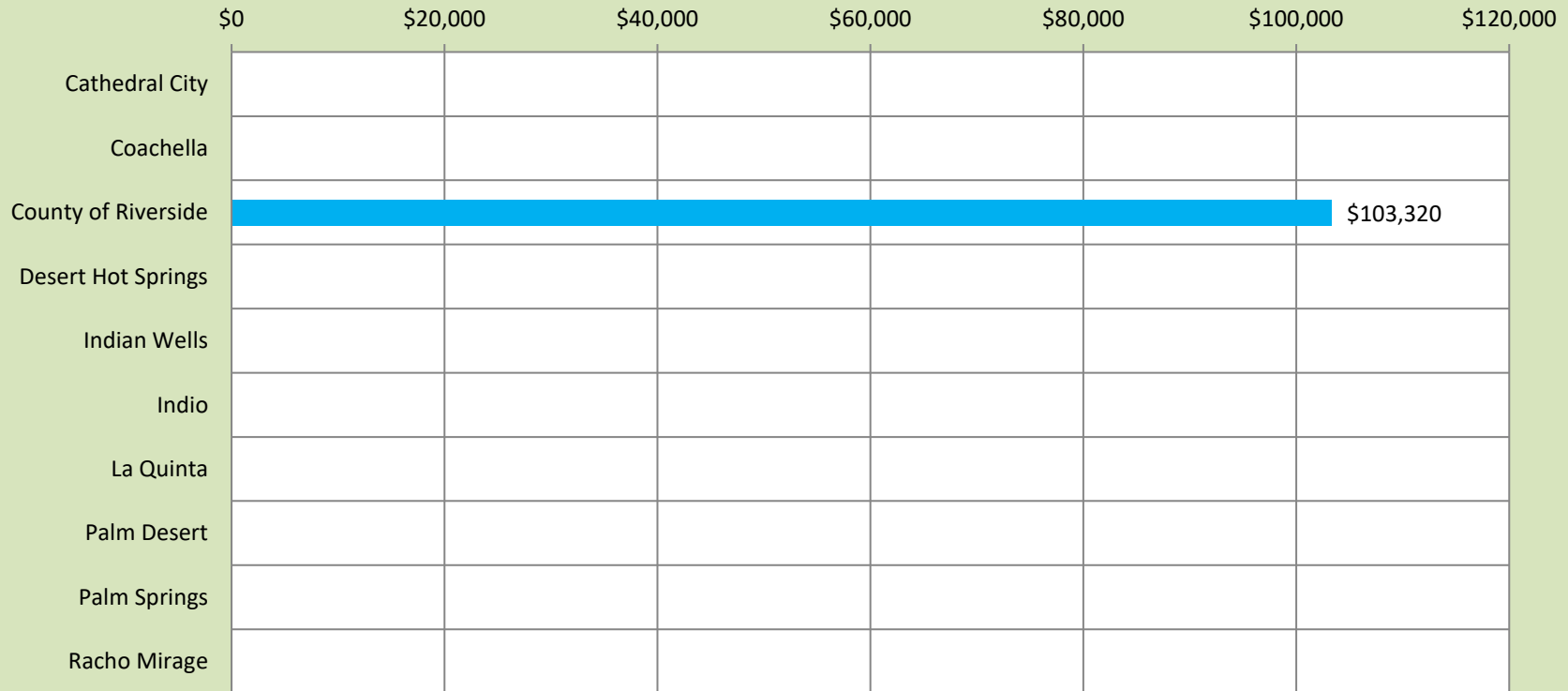
| | \$0 | \$10,000 | \$20,000 | \$30,000 | \$40,000 | \$50,000 | \$60,000 | \$70,000 |
|---------------------|-----|----------|----------|----------|----------|----------|----------|----------|
| Cathedral City | | | | | | | | |
| Coachella | | | | | | | | |
| County of Riverside | | | | | | | | |
| Desert Hot Springs | | | | | | | | |
| Indian Wells | | | | | | | | |
| Indio | | | | | | | | |
| La Quinta | | | | | | | | |
| Palm Desert | | | | | | | | |
| Palm Springs | | | | | | | \$59,670 | |
| Racho Mirage | | | | | | | | |

FY 2019/2020 Total = \$59,670

(This figure is net TUMF collected and does not include collection or reimbursement of any related interest.)

Negative values represent change of use.

TUMF Collections by Land Use Category Fuel GAS

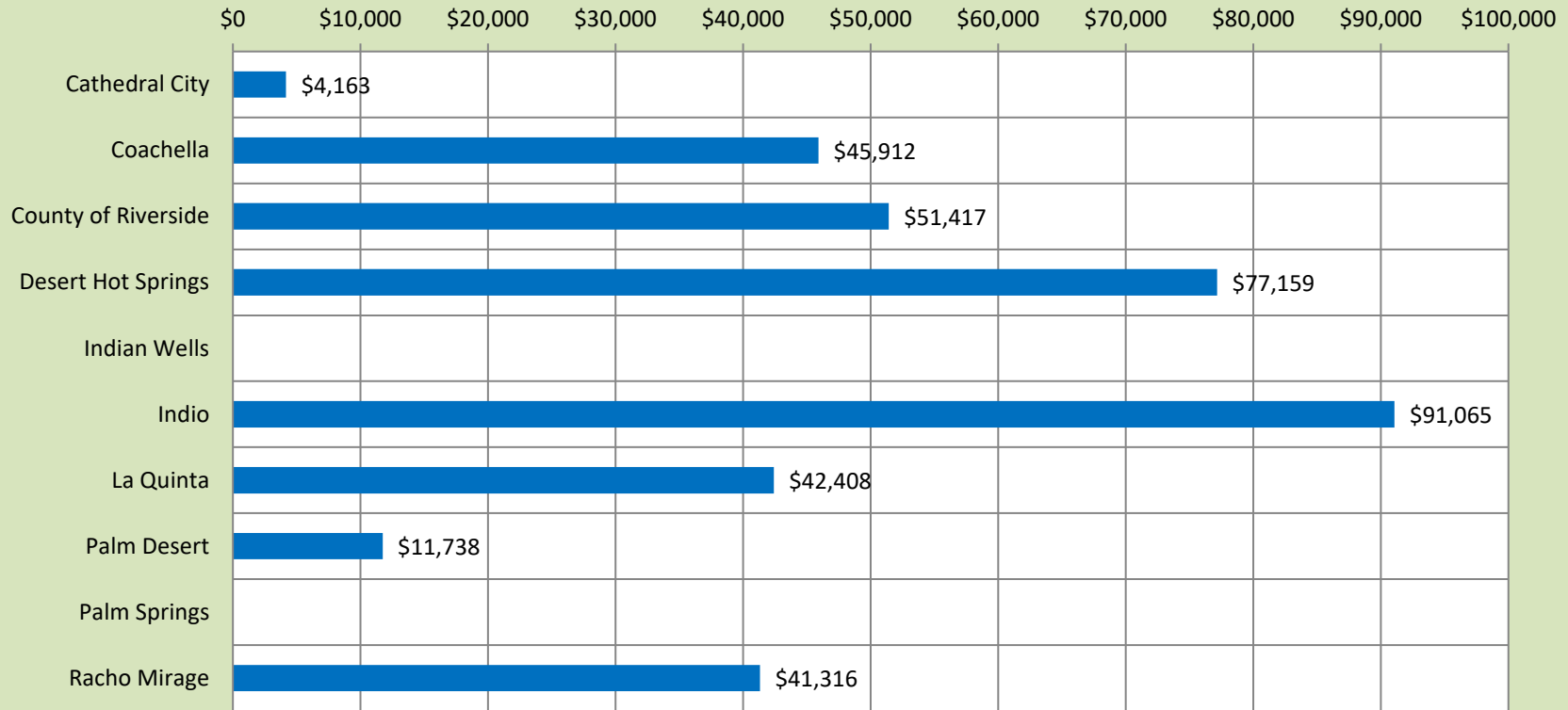


FY 2019/2020 Total = \$103,320

(This figure is net TUMF collected and does not include collection or reimbursement of any related interest.)

Negative values represent change of use.

TUMF Collections by Land Use Category Office



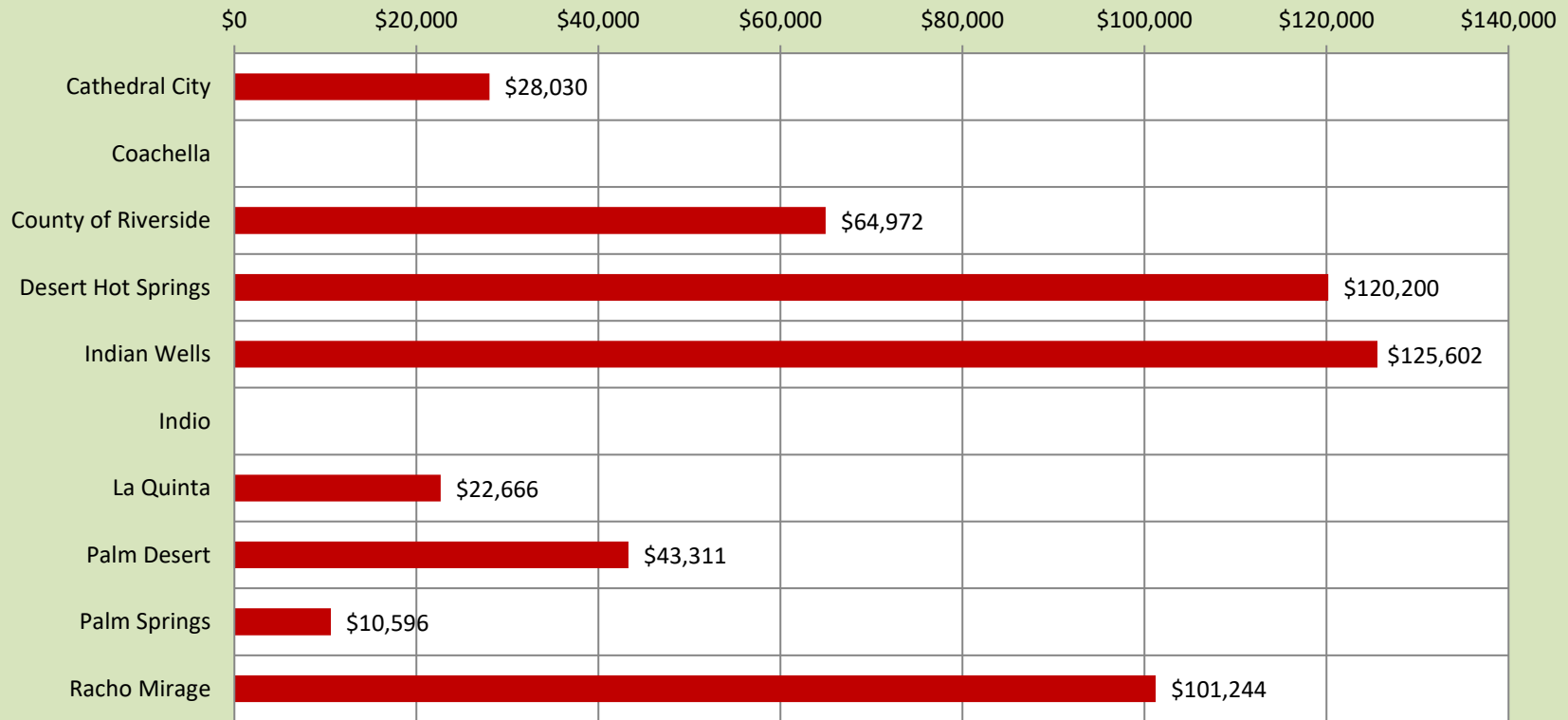
FY 2019/2020 Total = \$365,178

(This figure is net TUMF collected and does not include collection or reimbursement of any related interest.)

Negative values represent change of use.

TUMF Collections by Land Use Category

Retail



FY 2019/2020 Total = \$516,621

(This figure is net TUMF collected and does not include collection or reimbursement of any related interest.)

Negative values represent change of use.

COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS

**SUMMARY of LAND USE ACTIVITIES
July 1, 2019 through June 30, 2020**

FEES COLLECTED

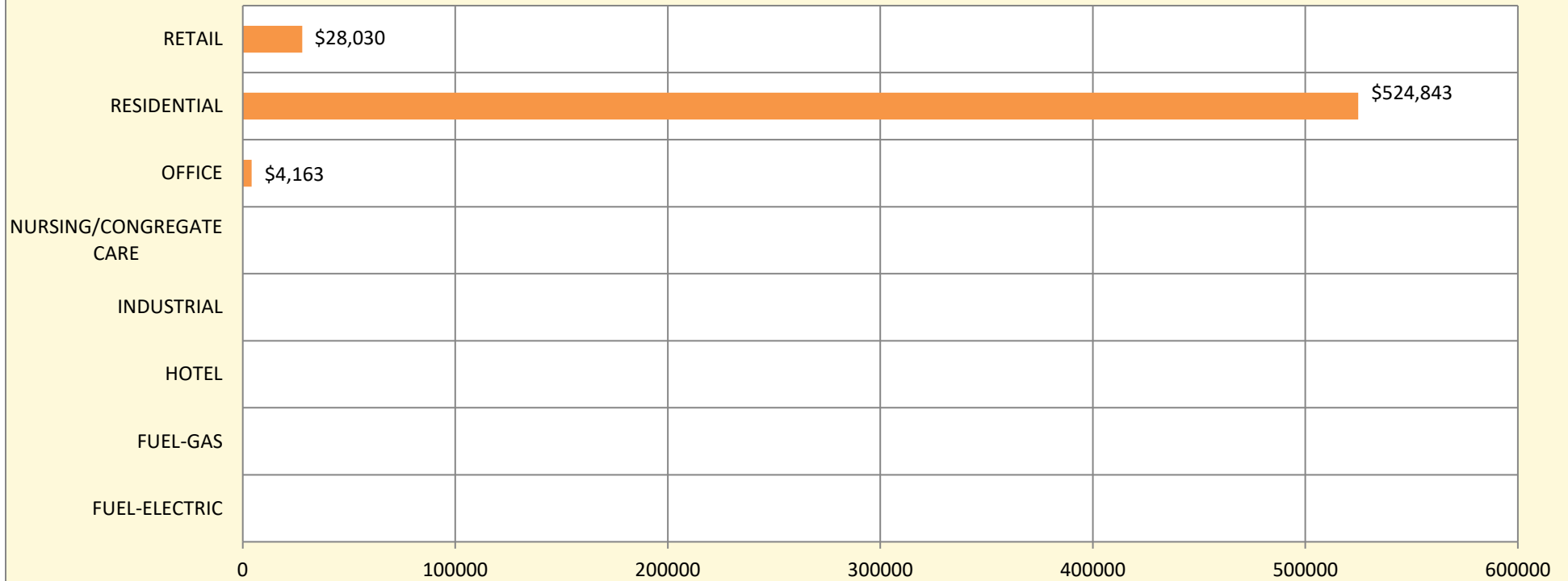
| Land Use Categories | Units of Measure | Cathedral City | Coachella | Desert Hot Springs | Indian Wells | Indio | La Quinta | Palm Desert | Palm Springs | Rancho Mirage | County of Riverside | All Agencies |
|---------------------|------------------|------------------|------------------|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|---------------------|--------------------|
| FUEL-GAS | Square Footage | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$103,320 | \$103,320 |
| HOTEL | Room | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$59,670 | \$0 | \$0 | \$59,670 |
| INDUSTRIAL | Square Footage | \$0 | \$54,034 | \$144,683 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$48,509 | \$247,226 |
| OFFICE | Square Footage | \$4,163 | \$45,912 | \$77,159 | \$0 | \$91,065 | \$42,408 | \$11,738 | \$0 | \$41,316 | \$51,417 | \$365,178 |
| RESIDENTIAL | Dwelling Unit | \$524,843 | \$230,403 | \$151,447 | \$140,910 | \$769,230 | \$501,270 | \$430,010 | \$297,022 | \$395,010 | \$258,103 | \$3,698,247 |
| RETAIL | Square Footage | \$28,030 | \$0 | \$120,200 | \$0 | \$125,602 | \$22,666 | \$43,311 | \$10,596 | \$101,244 | \$64,972 | \$516,621 |
| TOTALS | | \$557,036 | \$330,349 | \$493,489 | \$140,910 | \$985,897 | \$566,344 | \$485,059 | \$367,287 | \$537,570 | \$526,322 | \$4,990,263 |

Note: These amounts are net TUMF and do not include collection or reimbursement of any related interest.

COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS
SUMMARY of LAND USE ACTIVITIES
July 1, 2019 through June 30, 2020
UNITS of MEASURE

| Land Use Categories | Units of Measure | Cathedral City | Coachella | Desert Hot Springs | Indian Wells | Indio | La Quinta | Palm Desert | Palm Springs | Rancho Mirage | County of Riverside | All Agencies |
|---------------------|------------------|----------------|-----------|--------------------|--------------|--------|-----------|-------------|--------------|---------------|---------------------|--------------|
| Fuel-GAS | Square Footage | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,000 | 12,000 |
| Hotel | Room | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 0 | 17 |
| Industrial | Square Footage | 0 | 44,472 | 119,081 | 0 | 0 | 0 | 0 | 0 | 0 | 40,690 | 204,243 |
| Office | Square Footage | 1,724 | 19,210 | 32,284 | 0 | 38,102 | 17,744 | 4,911 | 0 | 17,287 | 18,058 | 149,320 |
| Residential | Dwelling Unit | 228 | 100 | 69 | 61 | 333 | 217 | 257 | 151 | 171 | 134 | 1,721 |
| Retail | Square Footage | 4,664 | 0 | 20,000 | 0 | 20,899 | 3,771 | 7,207 | 1,763 | 16,846 | 18,785 | 93,935 |
| Total | | 6,616 | 63,782 | 171,434 | 61 | 59,334 | 21,732 | 12,375 | 1,931 | 34,304 | 89,667 | 461,236 |

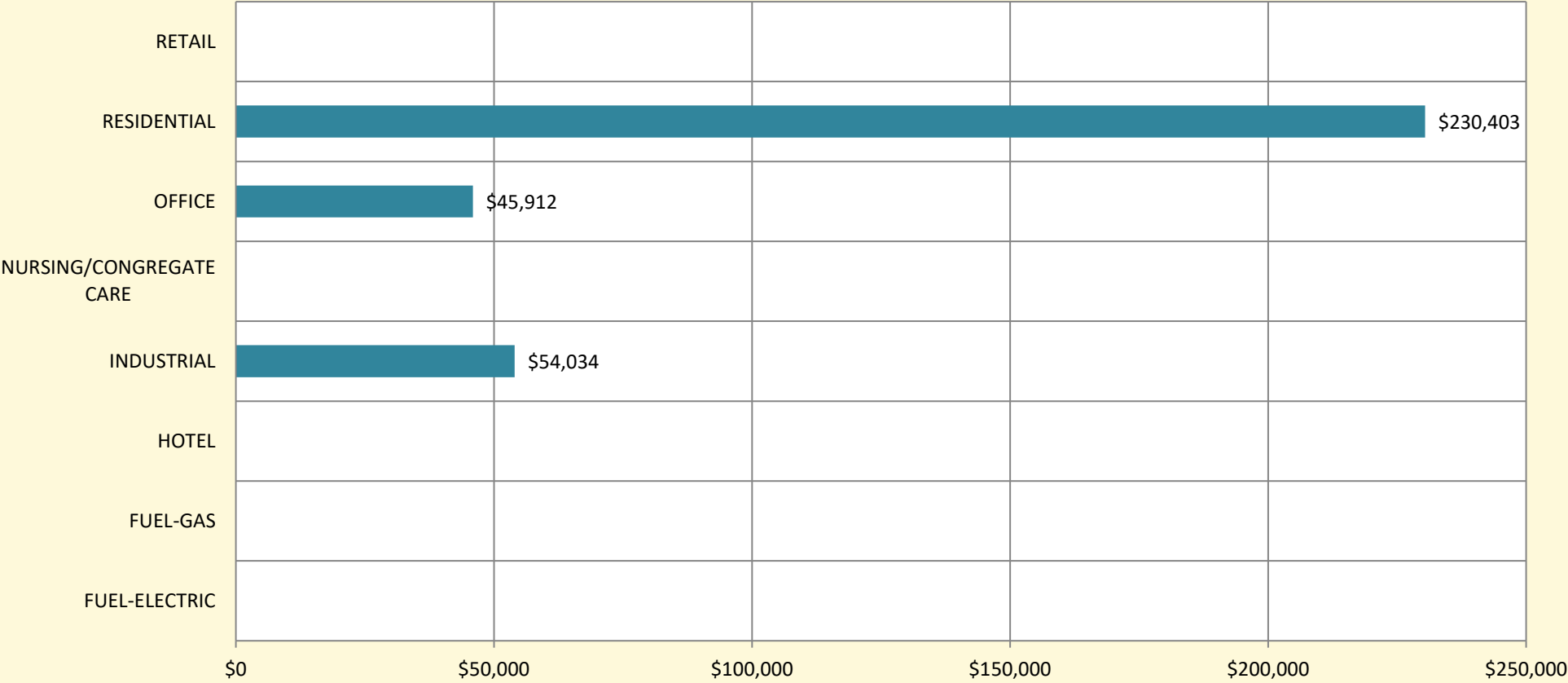
TUMF Collections by Jurisdiction City of Cathedral City



FY 2019/2020 Total = \$557,036

(This figure is net TUMF collected and does not include collection or reimbursement of any related interest.)

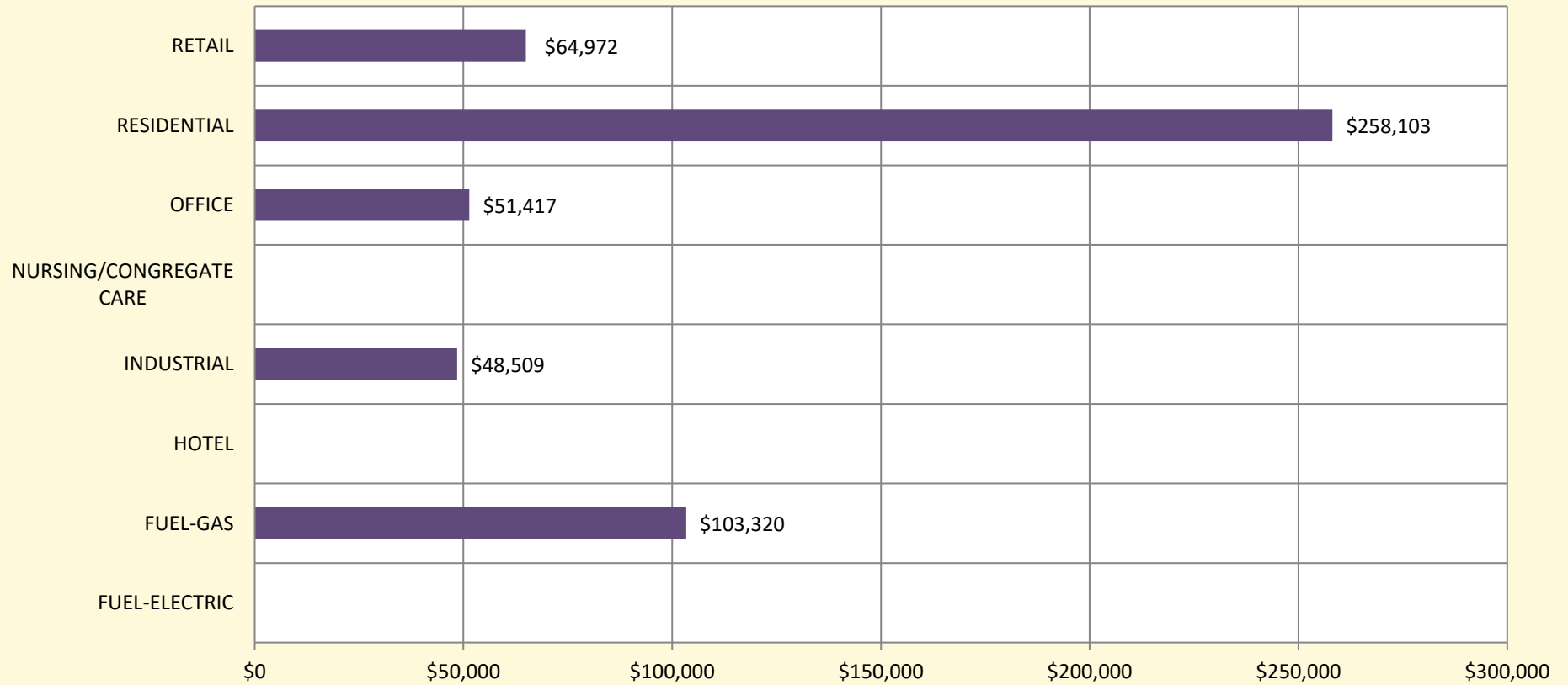
TUMF Collections by Jurisdiction City of Coachella



FY 2019/2020 Total = \$330,349

(This figure is net TUMF collected and does not include collection or reimbursement of any related interest.)

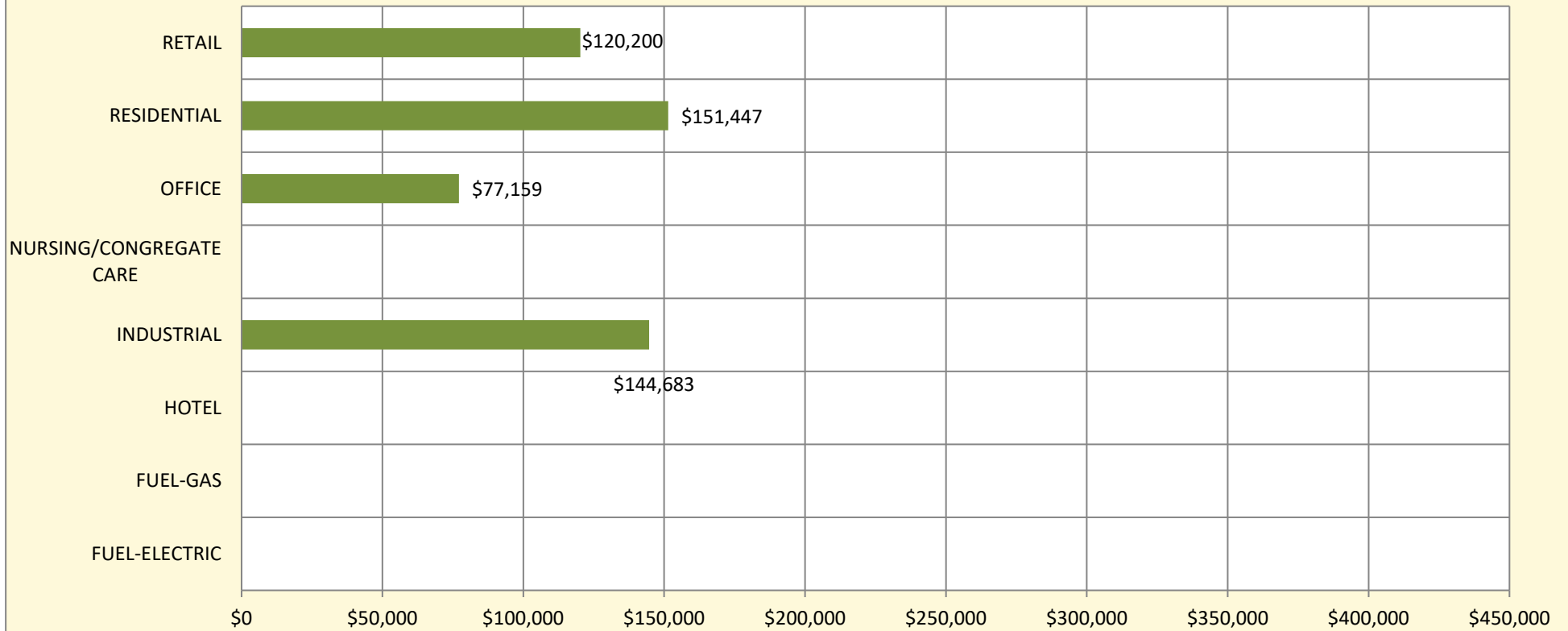
TUMF Collections by Jurisdiction County of Riverside



FY 2019/2020 Total = \$526,321

(This figure is net TUMF collected and does not include collection or reimbursement of any related interest.)

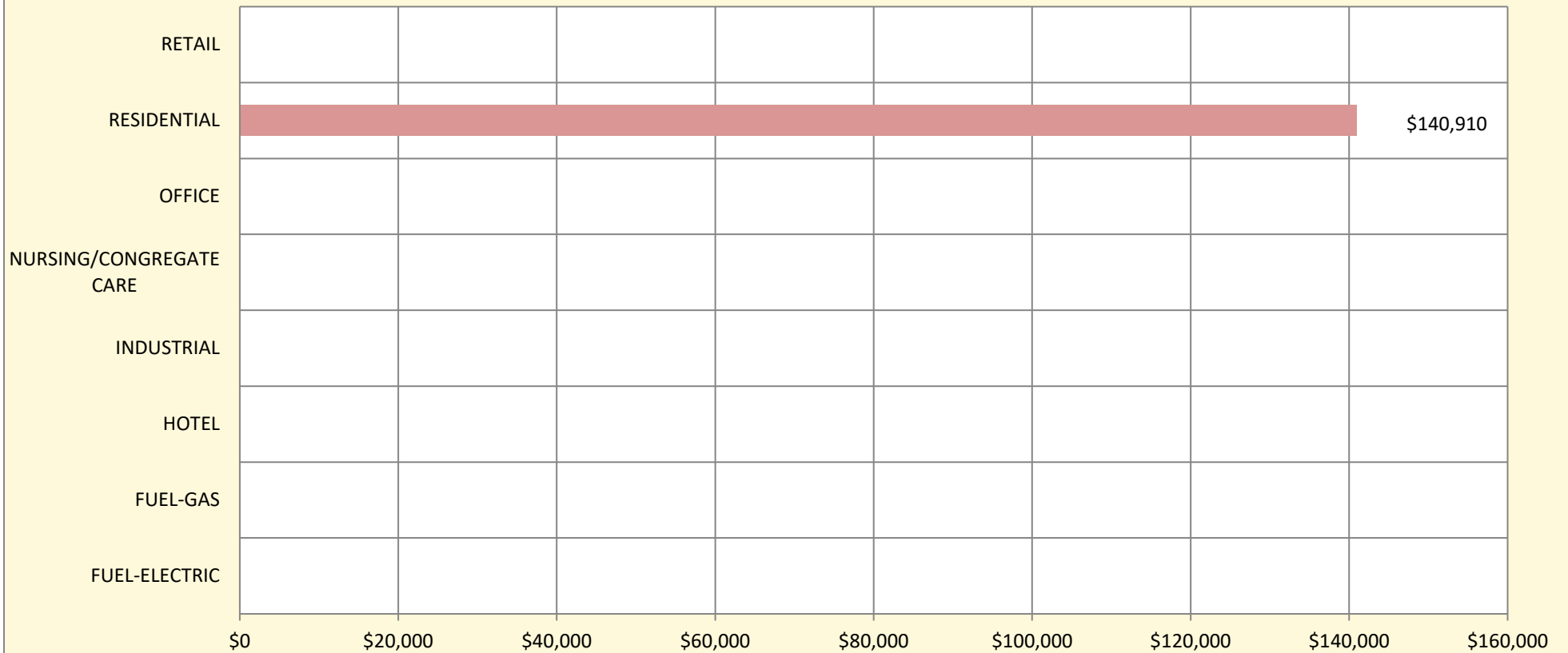
TUMF Collections by Jurisdiction City of Desert Hot Springs



FY2019/2020 Total = \$493,489

(This figure is net TUMF collected and does not include collection or reimbursement of any related interest.)

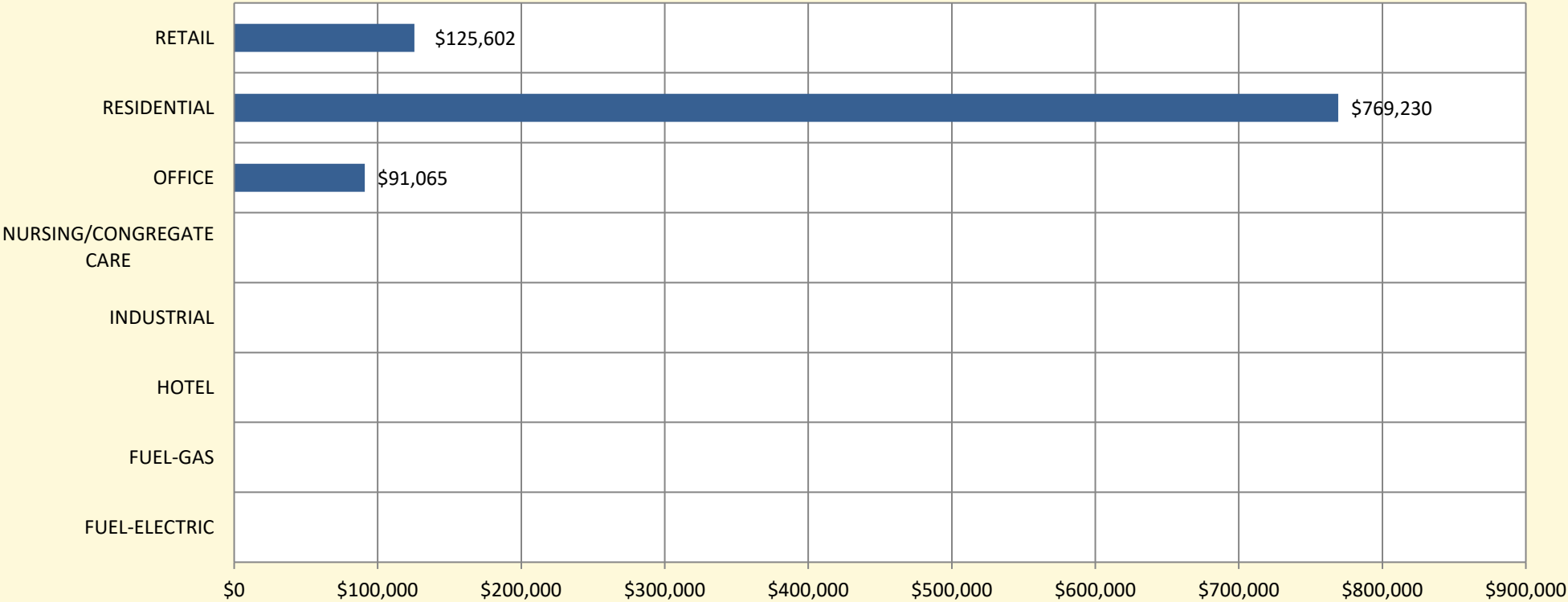
TUMF Collections by Jurisdiction City of Indian Wells



FY 2019/2020 Total = \$140,910

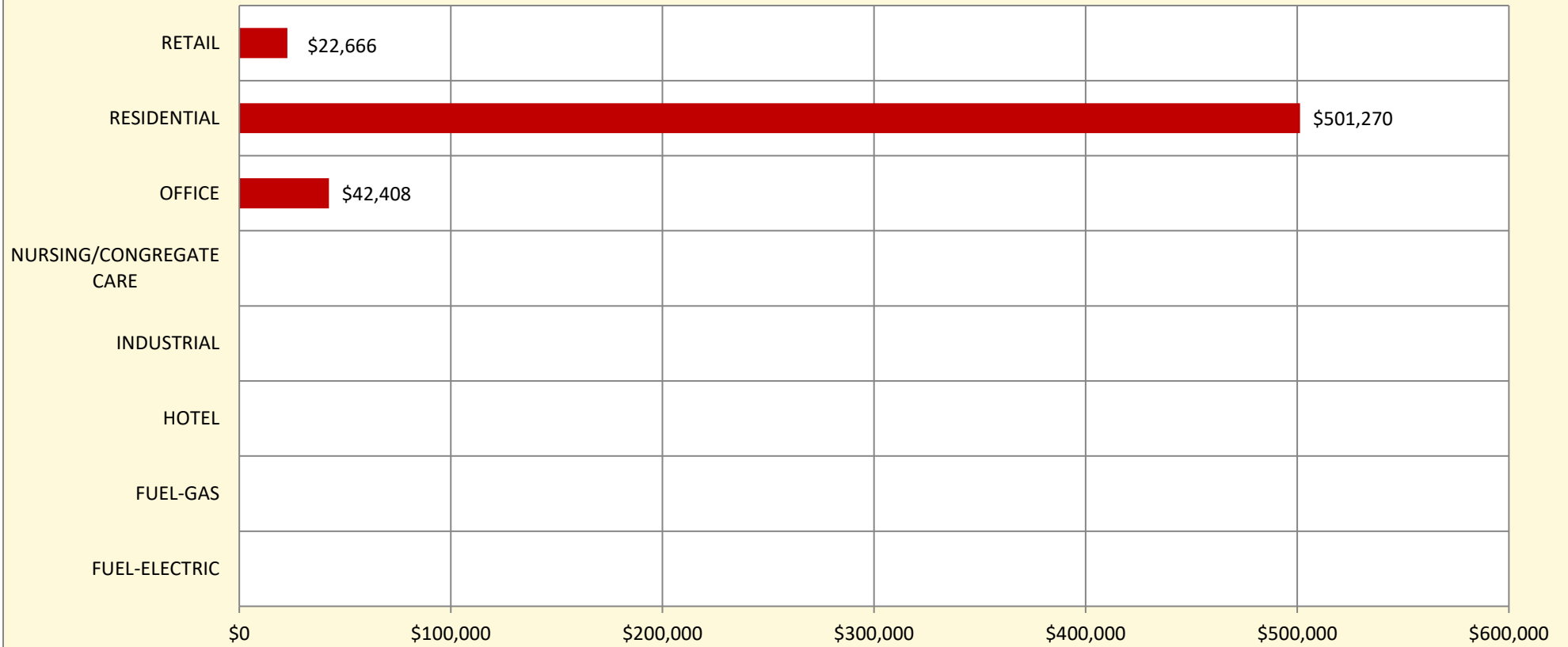
(This figure is net TUMF collected and does not include collection or reimbursement of any related interest.)

**TUMF Collections by Jurisdiction
City of Indio**



FY 2019/2020 Total = \$985,897
(This figure is net TUMF collected and does not include collection or reimbursement of any related interest.)

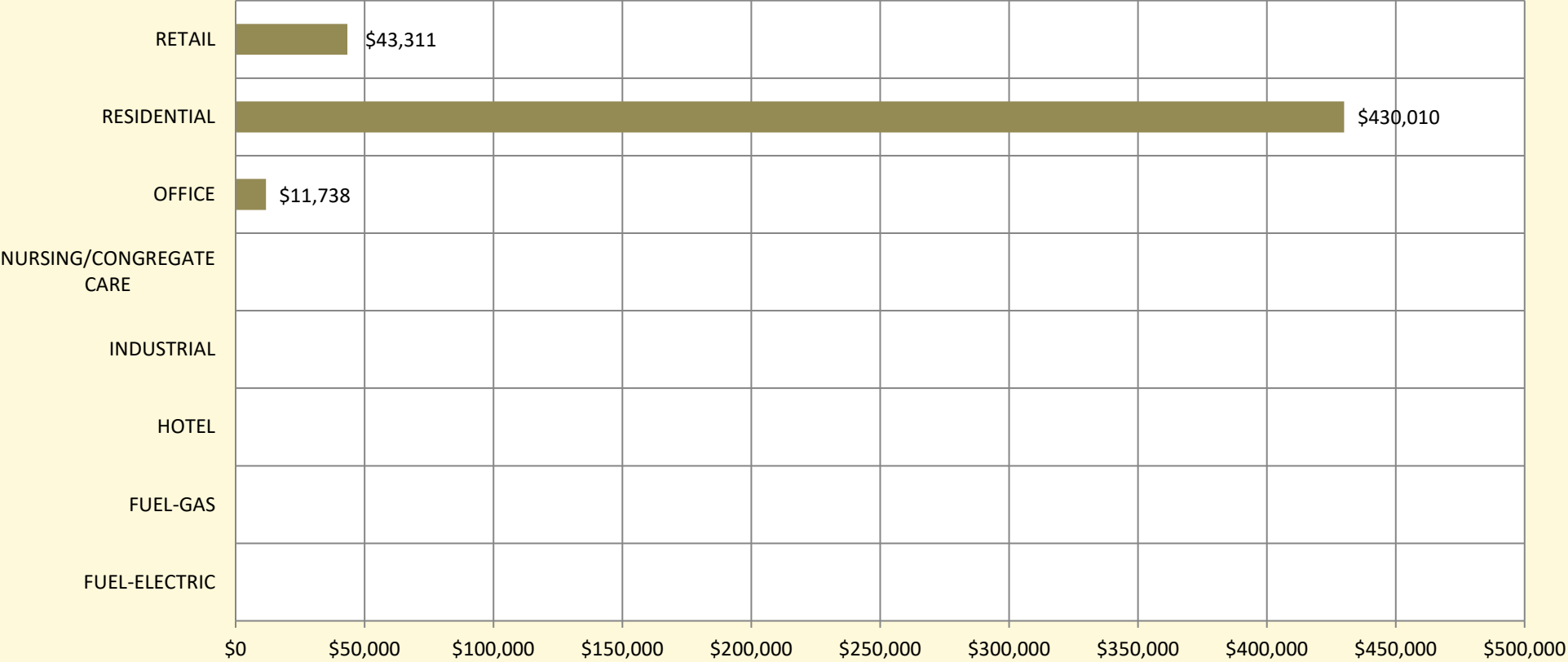
TUMF Collections by Jurisdiction City of La Quinta



FY 2019/2020 Total = \$566,344

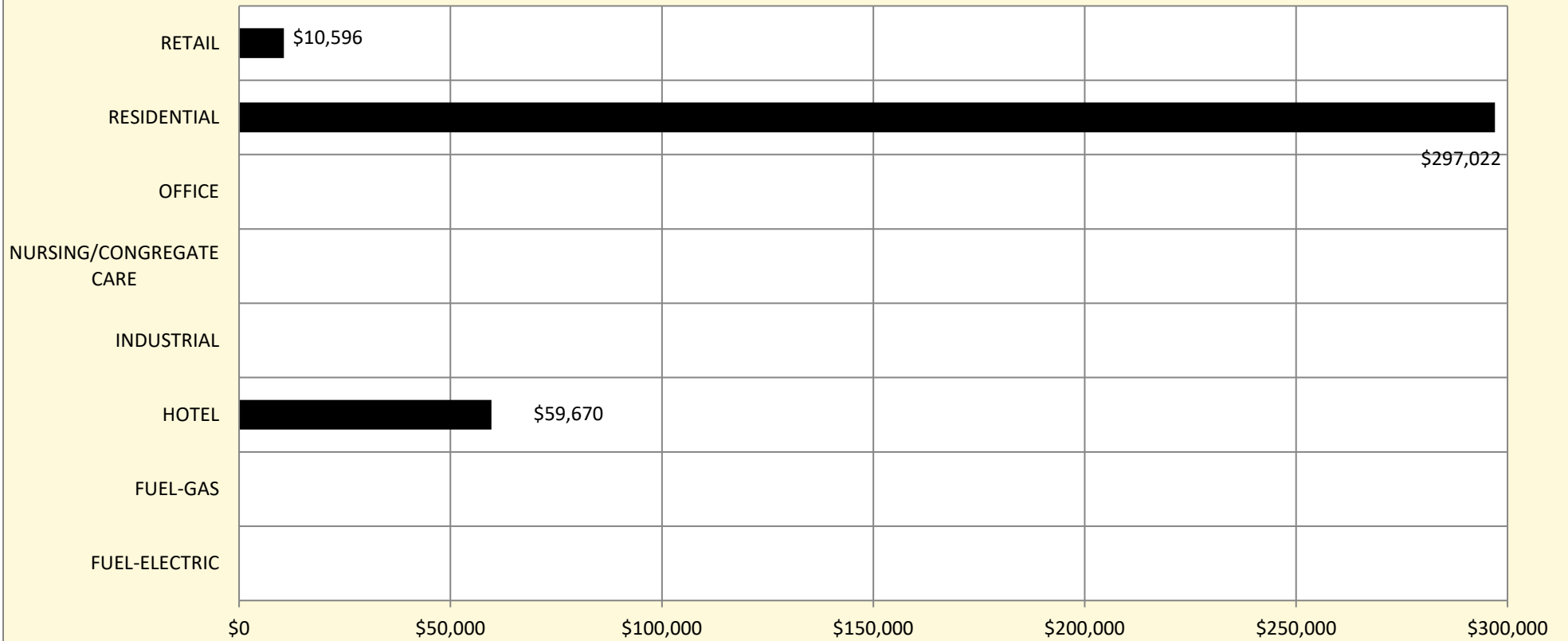
(This figure is net TUMF collected and does not include collection or reimbursement of any related interest.)

**TUMF Collections by Jurisdiction
City of Palm Desert**



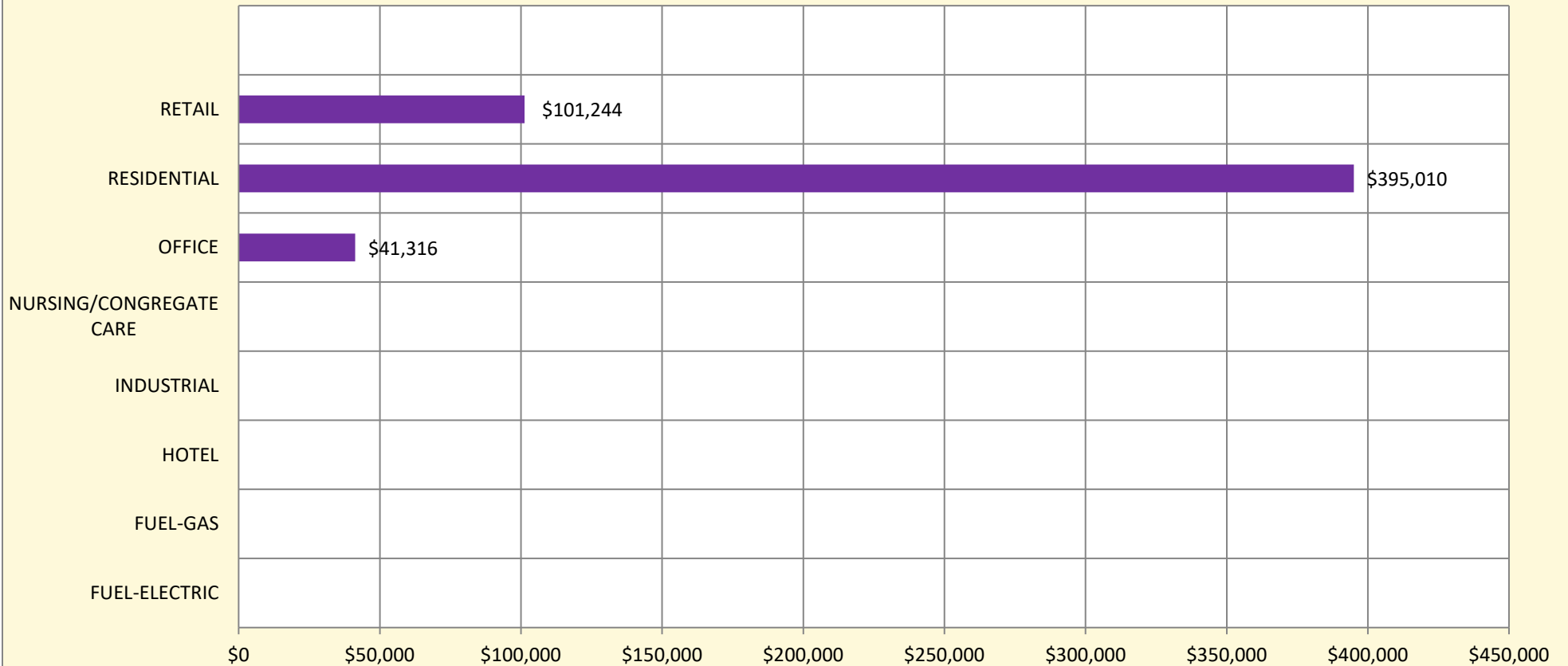
FY 2019/2020 Total = \$485,059
(This figure is net TUMF collected and does not include collection or reimbursement of any related interest.)

TUMF Collections by Jurisdiction City of Palm Springs



FY 2019/2020 Total = \$367,287
 (This figure is net TUMF collected and does not include collection or reimbursement of any related interest.)

TUMF Collections by Jurisdiction City of Rancho Mirage



FY 2019/2020 Total = \$537,570

(This figure is net TUMF collected and does not include collection or reimbursement of any related interest.)

**COMPARISON BETWEEN
TUMF COLLECTED and LOCAL MEASURE “A” RECEIVED
July 1, 1989 through June 30, 2020**

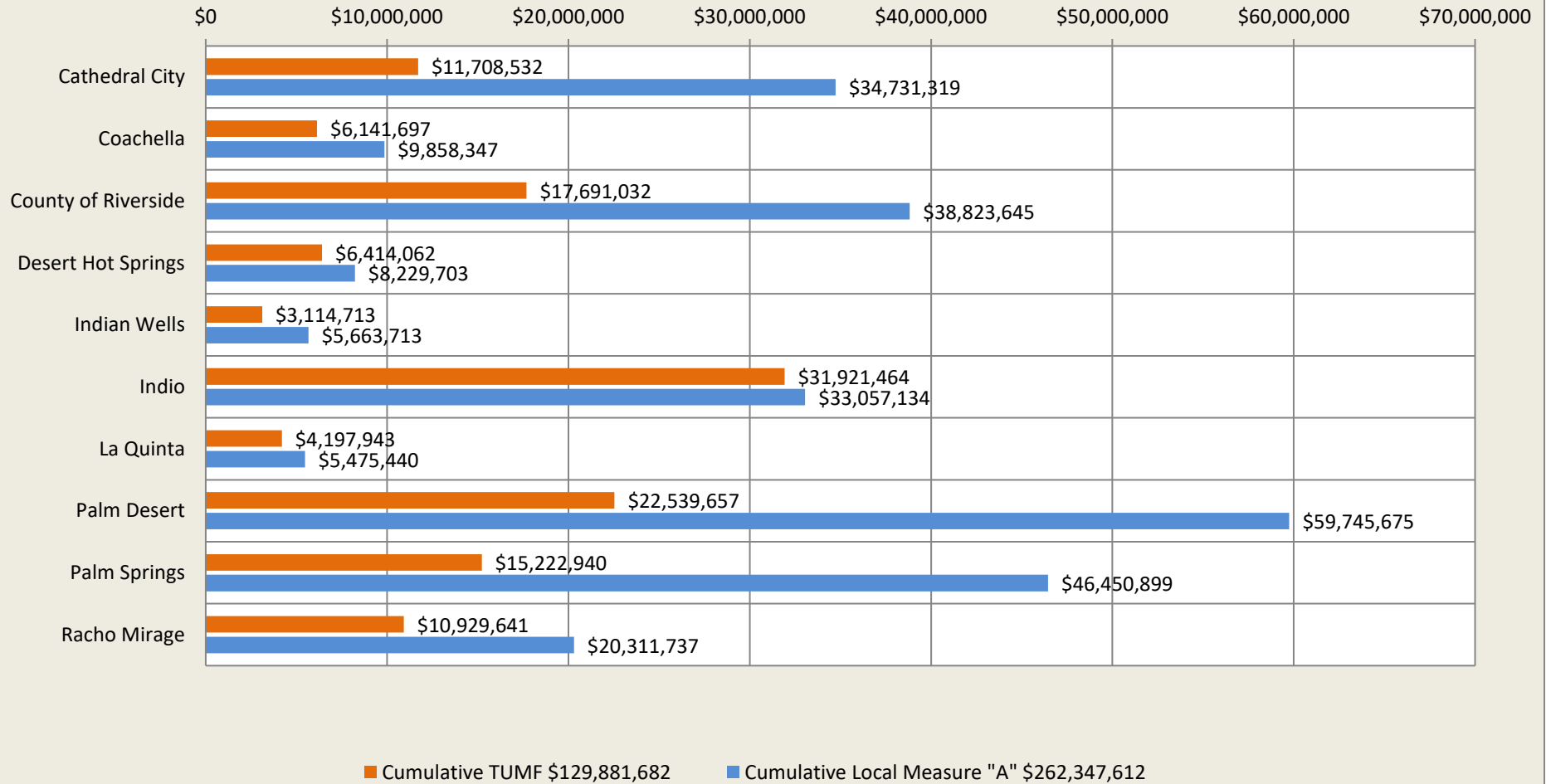
Jurisdictions participating in the collection of TUMF receive 100% of their Local Measure “A” for street and road projects. The formula for Local Measure “A” distribution involves two variables in equal proportions; 1) dwelling units, and 2) taxable sales. These variables are updated on an annual basis for use beginning July 1st of each fiscal year.

As of June 30, 2020, the cumulative amount of Local Measure “A” received, \$335,353,047 has exceeded the amount of TUMF collected, \$129,885,357. In all jurisdictions except La Quinta, the cumulative Local Measure “A” received has exceeded the cumulative TUMF collected. La Quinta only began TUMF collection in 2013 and it’s special situation is explained on page 50.

The graphs on the following pages illustrate the comparison on an all-jurisdiction cumulative basis as well as individual jurisdictions by fiscal year.

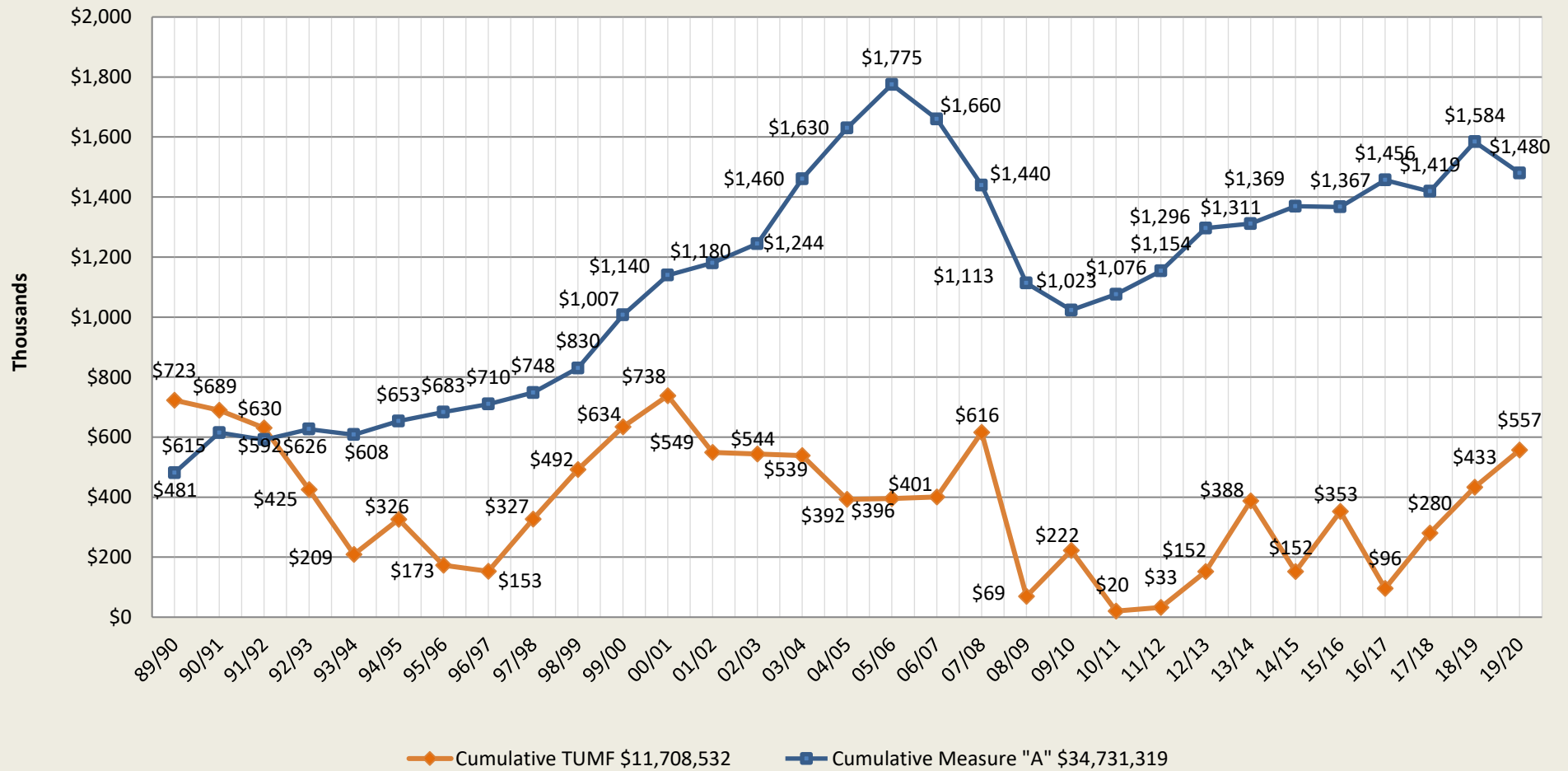
TUMF Collected/Local Measure "A" Received All Jurisdictions

07-01-89 to 06-30-20



City of Cathedral City TUMF Collected/Local Measure "A" Received

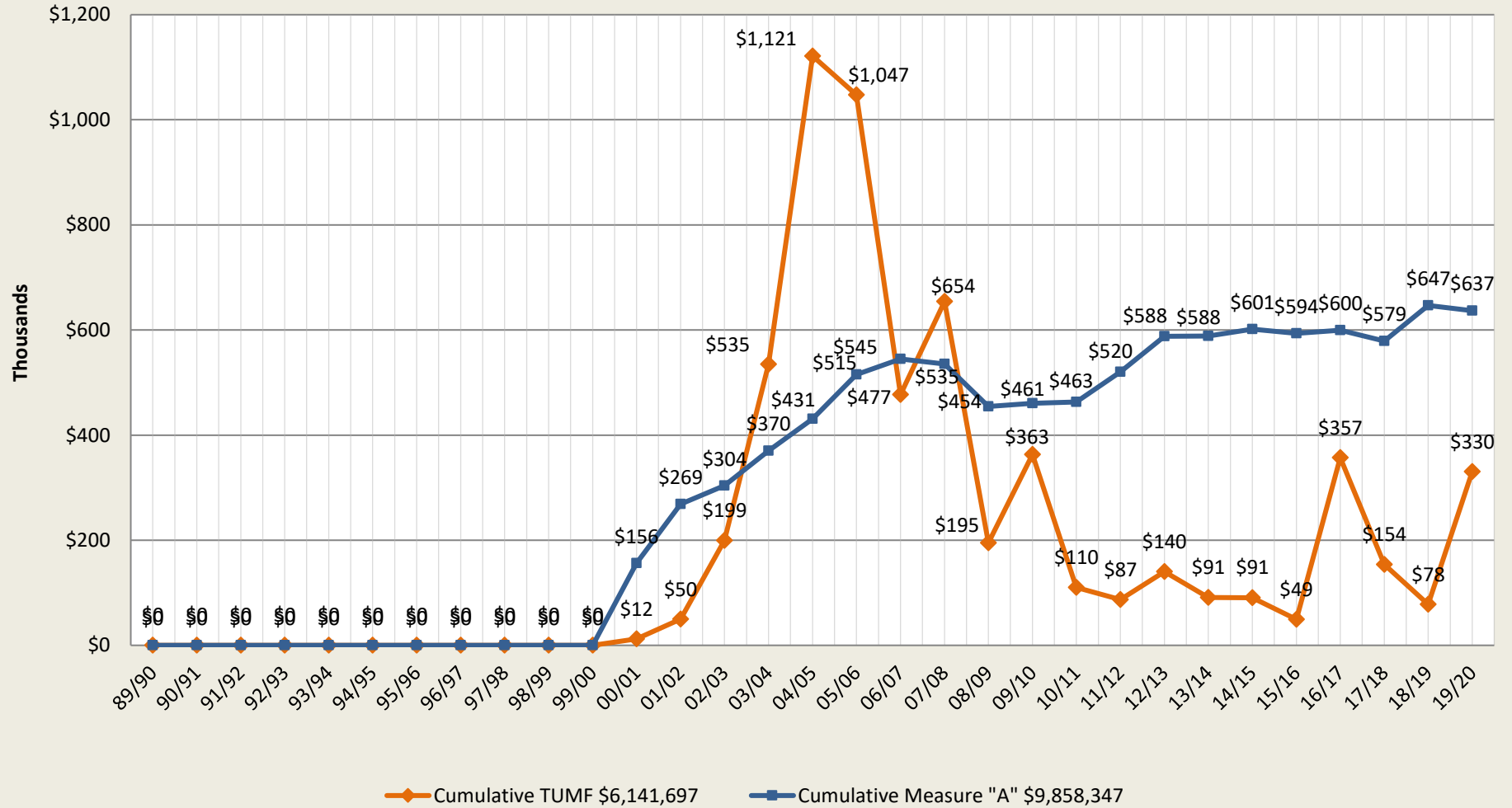
07-01-89 to 06-30-20



City of Coachella

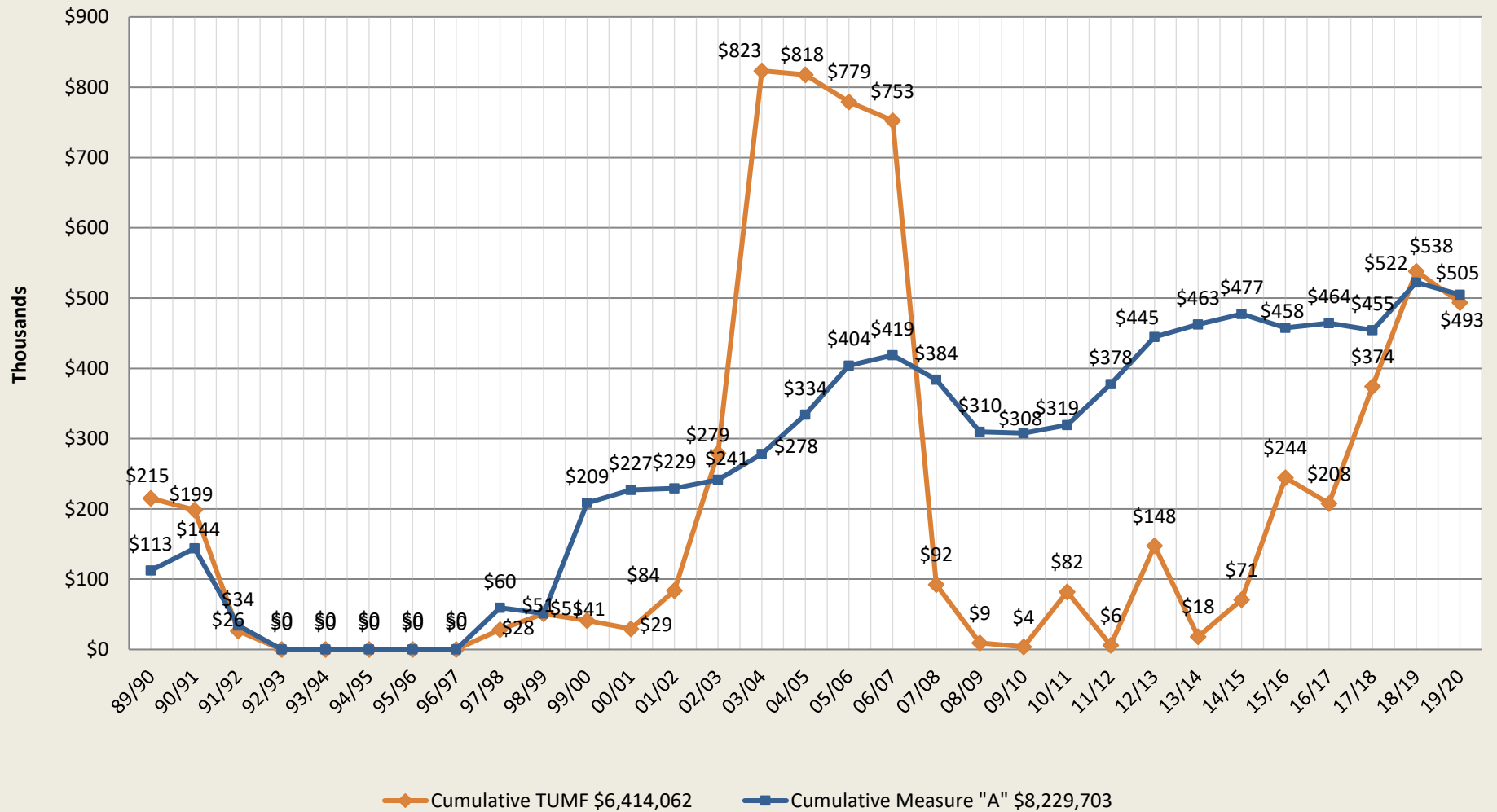
TUMF Collected/Local Measure "A" Received

07-01-89 to 06-30-20



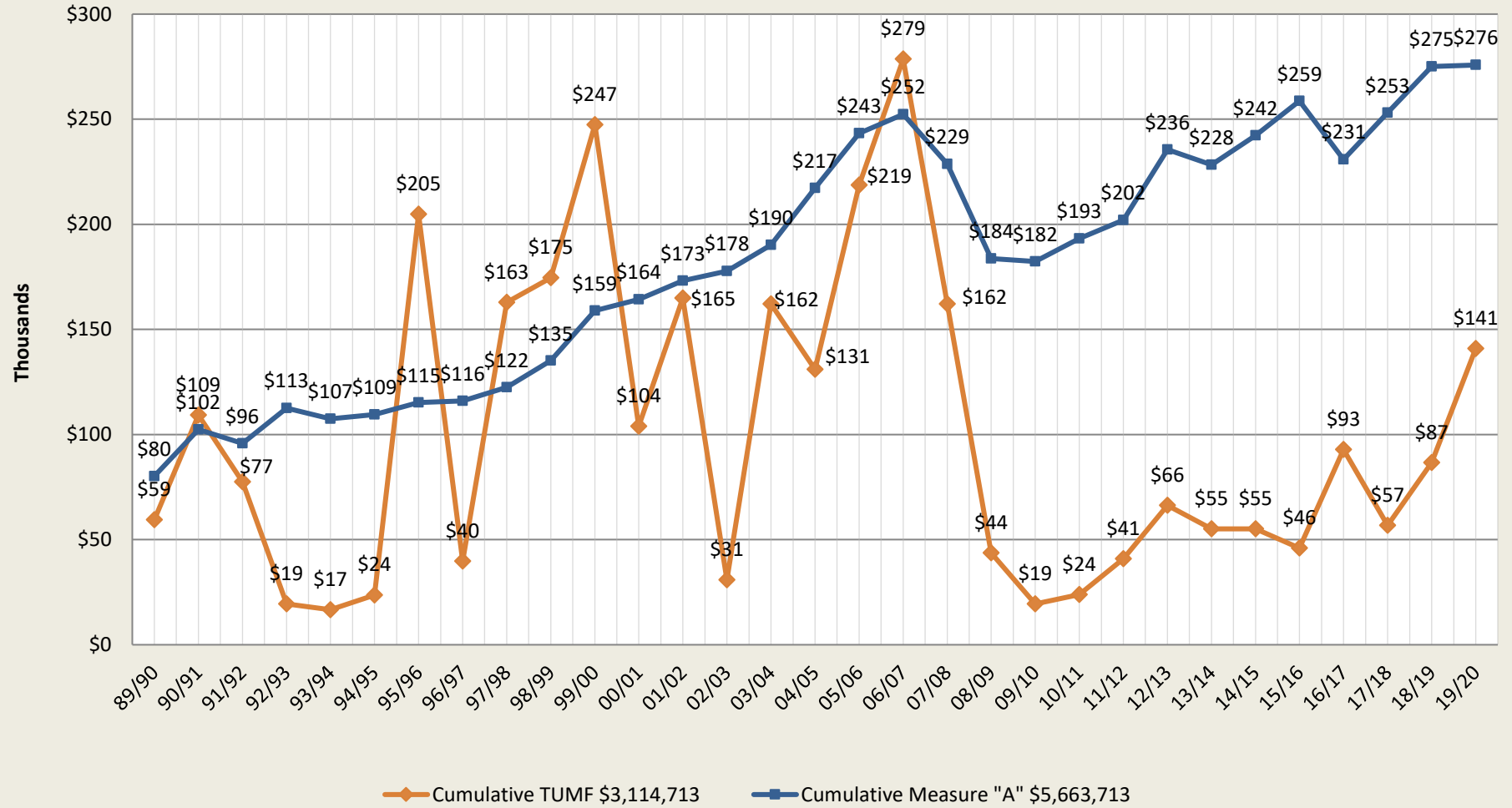
City of Desert Hot Springs TUMF Collected/Local Measure "A" Received

07-01-89 to 06-30-20



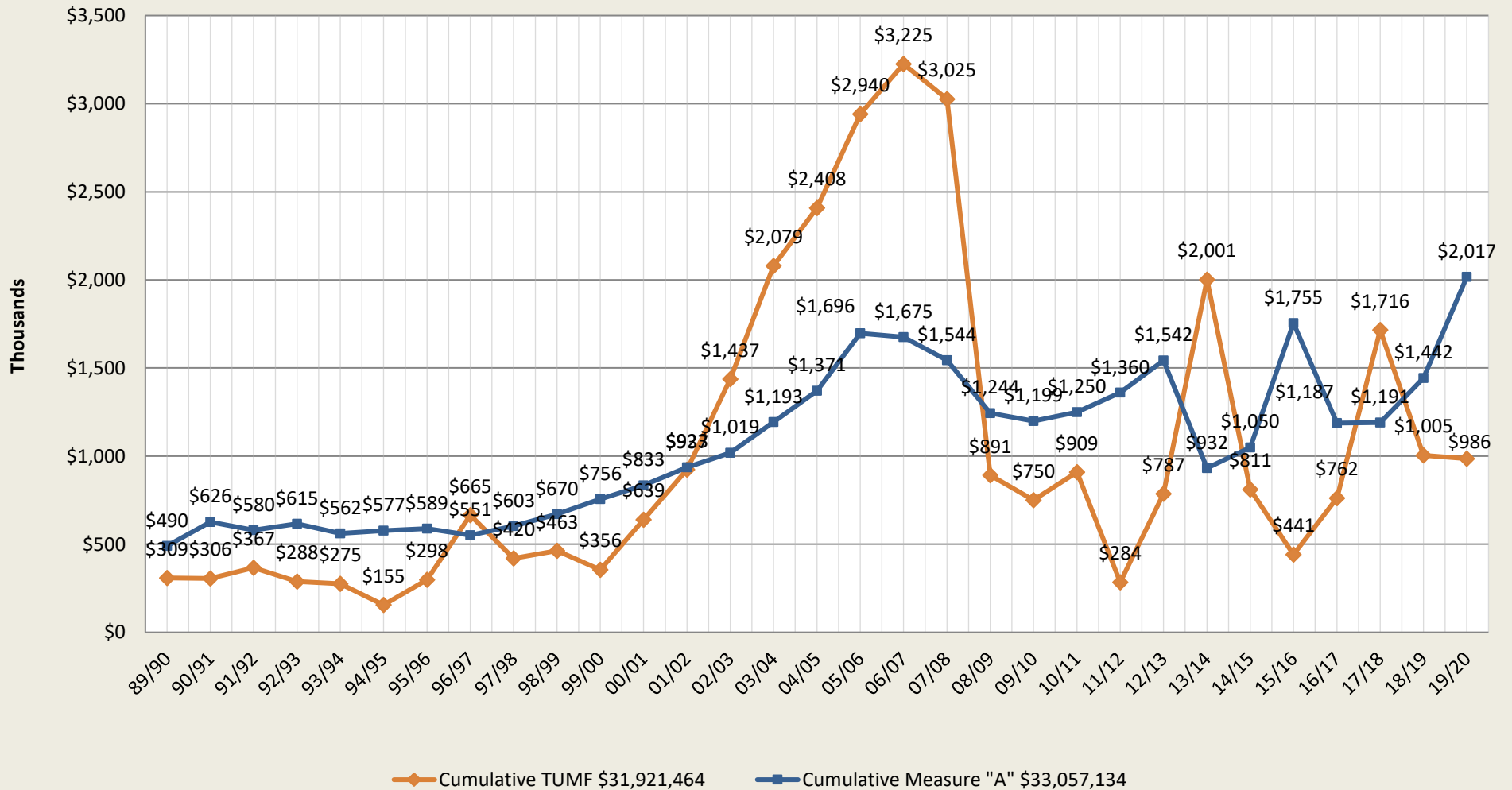
City of Indian Wells TUMF Collected/Local Measure "A" Received

07-01-89 to 06-30-20



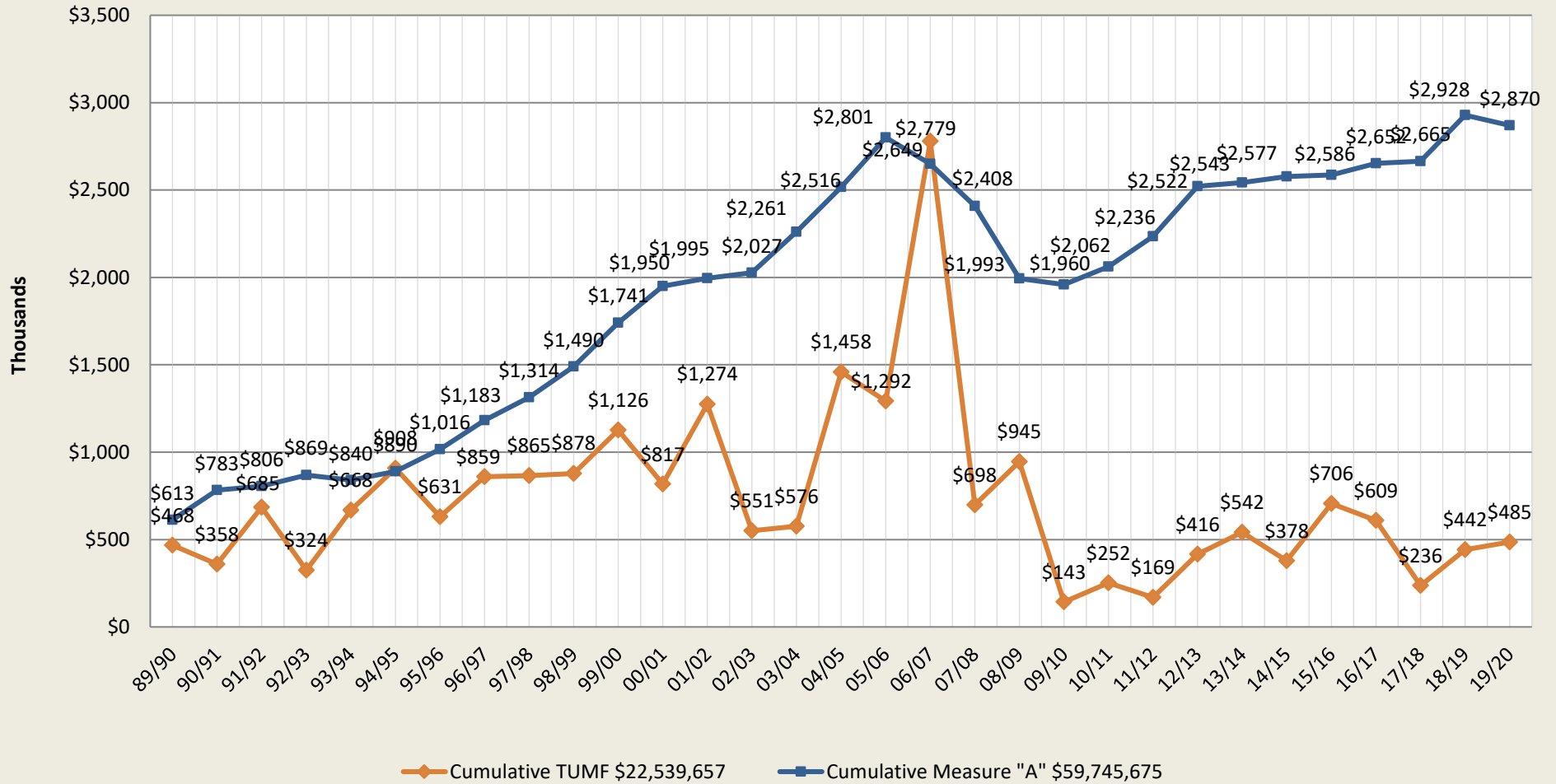
City of Indio TUMF Collected/Local Measure "A" Received

07-01-89 to 06-30-20



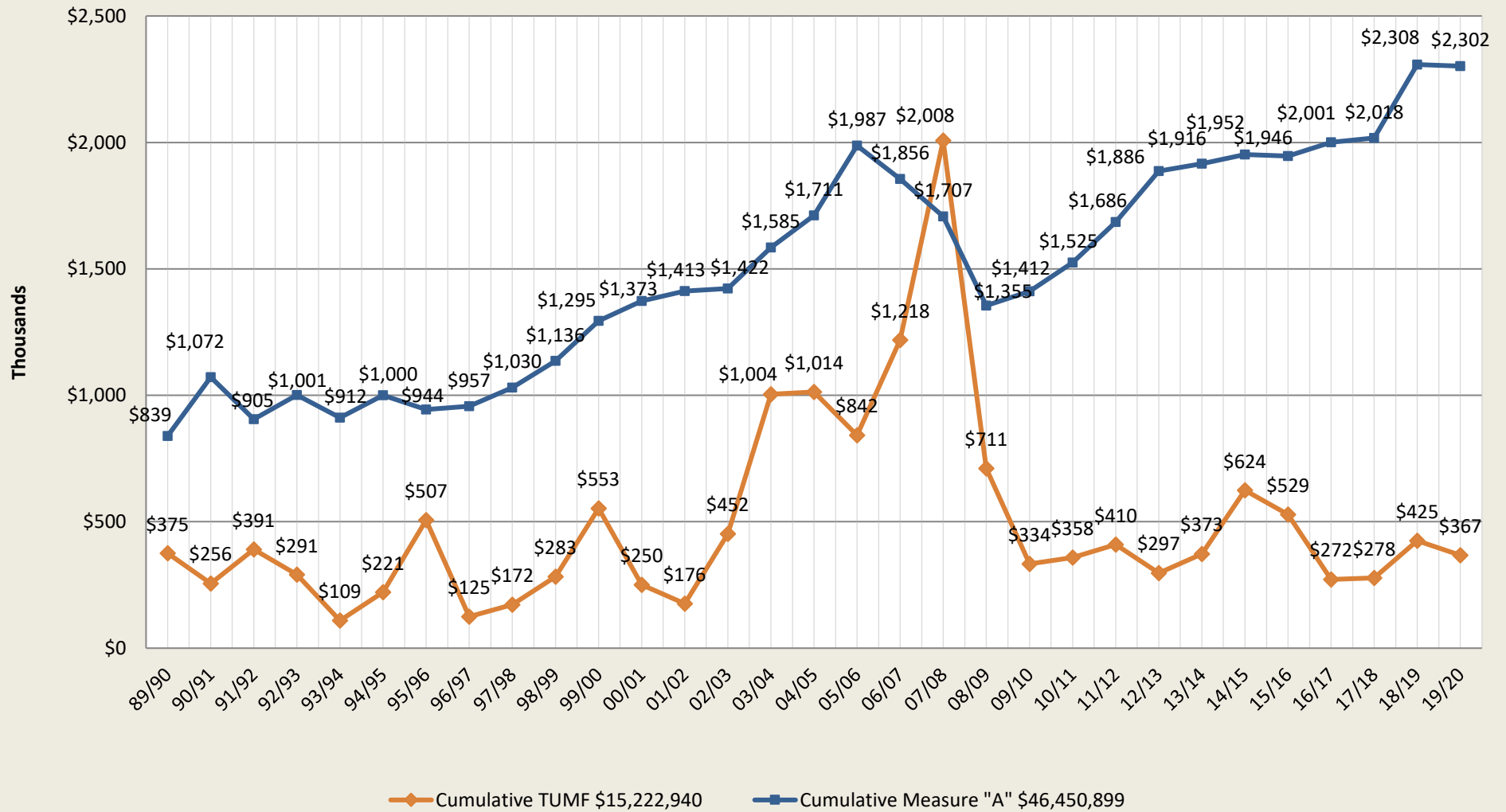
City of Palm Desert TUMF Collected/Local Measure "A" Received

07-01-89 to 06-30-20



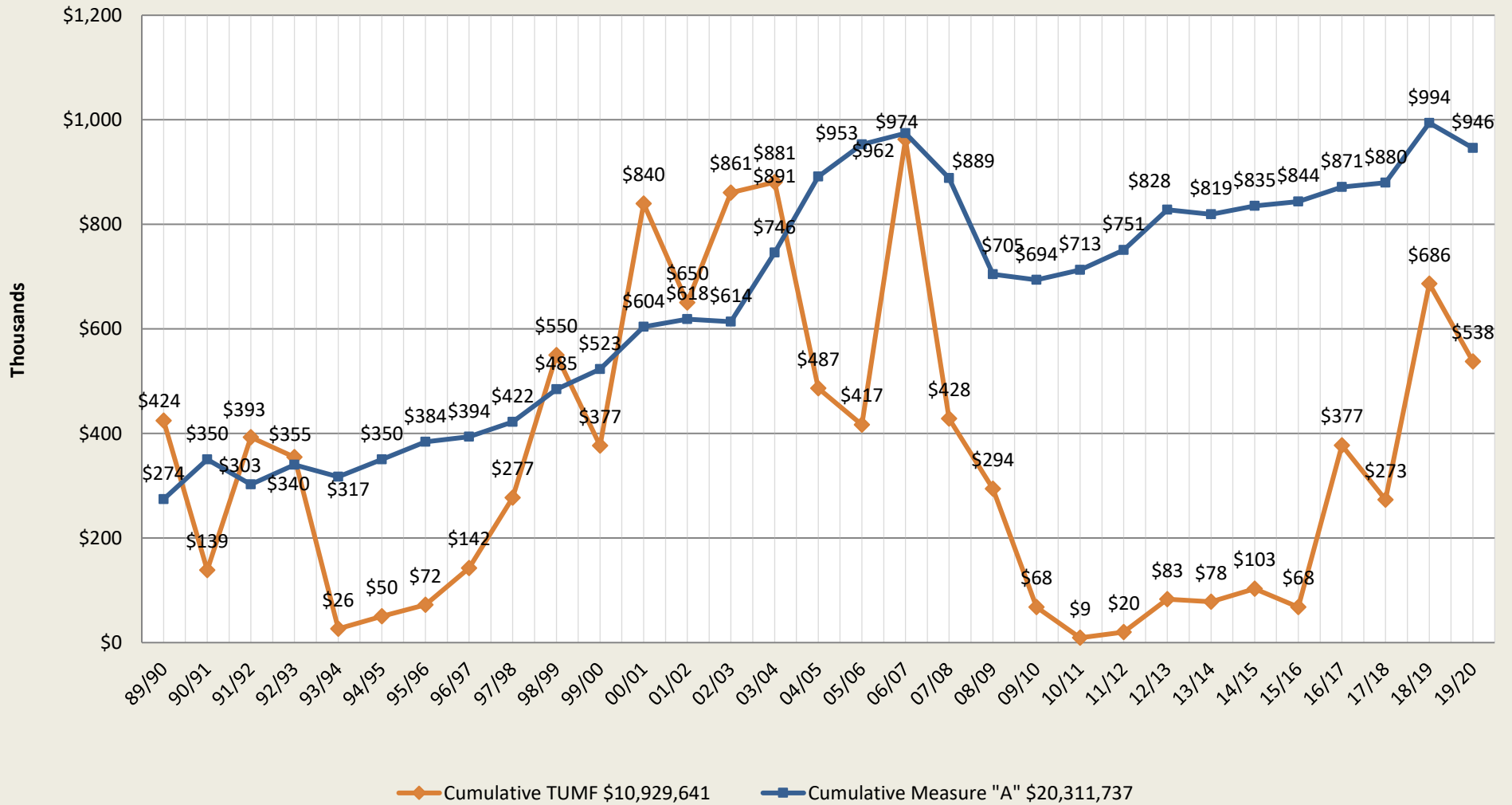
City of Palm Springs TUMF Collected/Local Measure "A" Received

07-01-89 to 06-30-20



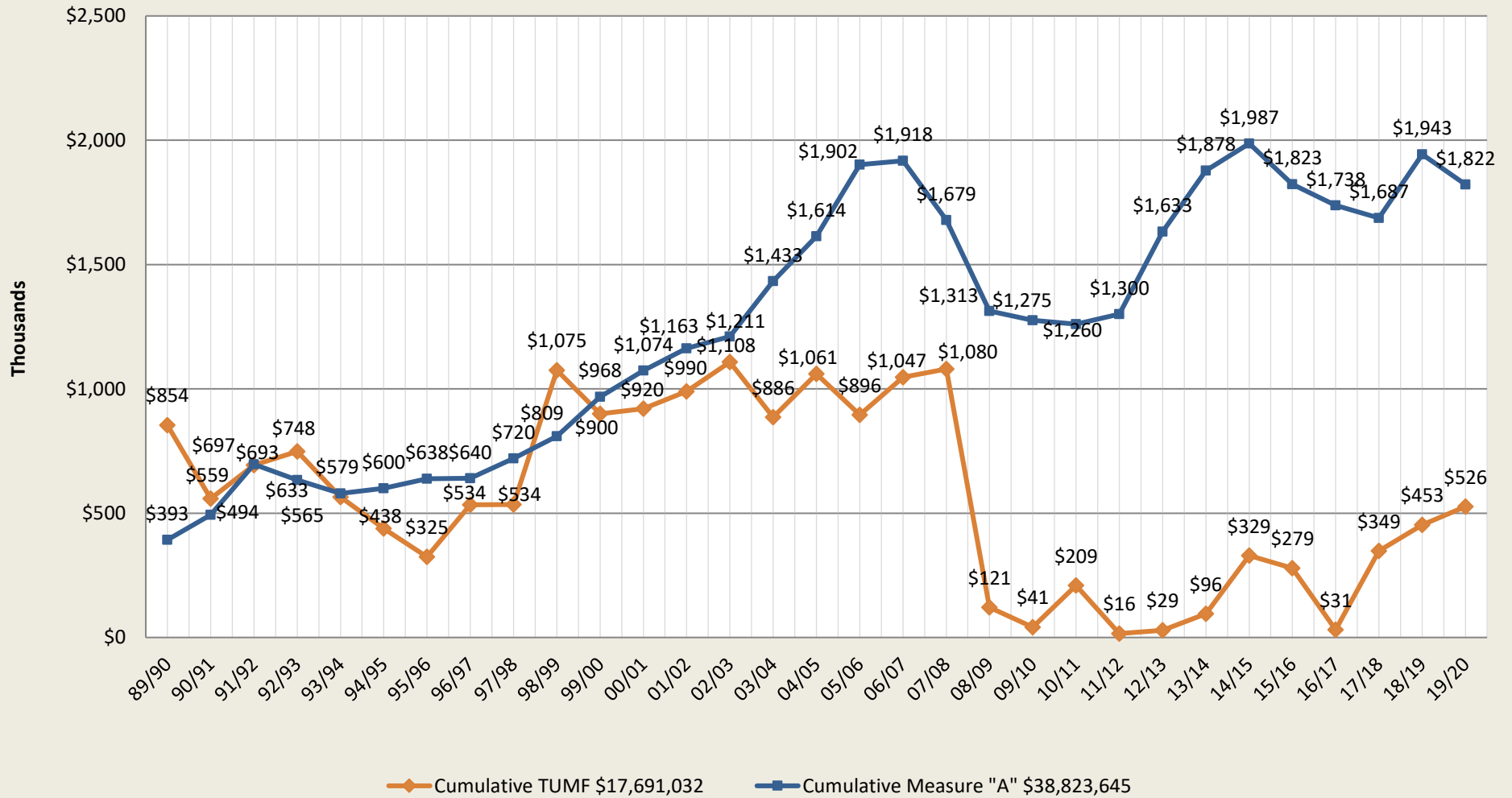
City of Rancho Mirage TUMF Collected/Local Measure "A" Received

07-01-89 to 06-30-20



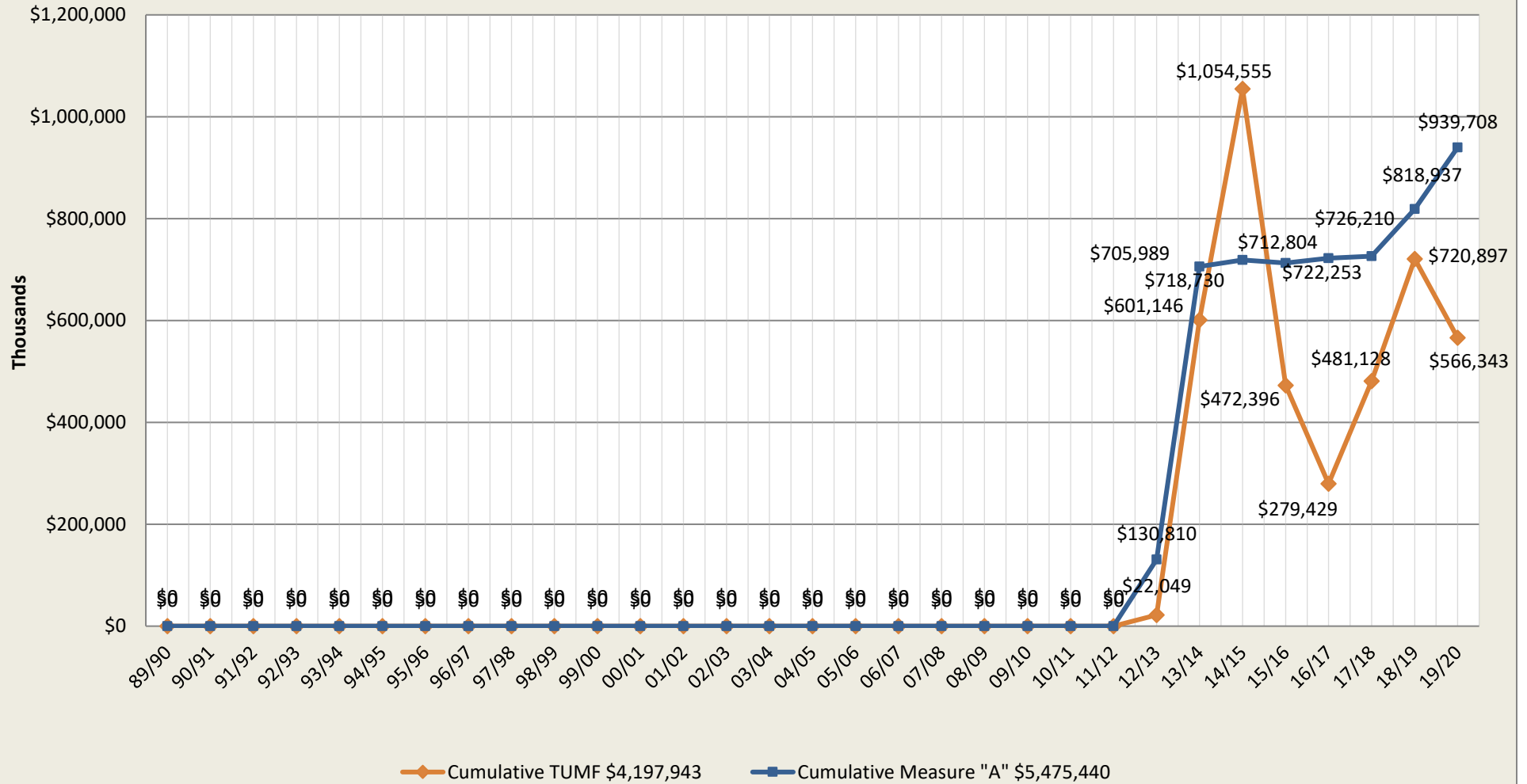
County of Riverside TUMF Collected/Local Measure "A" Received

07-01-89 to 06-30-20



City of La Quinta TUMF Collected/Local Measure "A" Received

07-01-89 to 06-30-20



CONGESTION MANAGEMENT PROGRAM

The Congestion Management Program (CMP) is an effort to link land use, transportation, and air quality, to promote reasonable growth management programs that will effectively utilize new transportation funds, alleviate traffic congestion and related impacts, and improve air quality.

The CMP states: "Any jurisdiction that adopts a multi-jurisdictional Transportation Uniform Mitigation Fee (TUMF) which complements the objectives of the CMP, will be found in compliance with the CMP requirements." All jurisdictions, regardless of whether or not they participate in the TUMF Program, must comply with other required elements of the CMP, such as development of deficiency plans if the actual LOS falls below the minimum CMP requirement standard of "E", Transportation Demand Management (TDM), and the Conformance and Monitoring Process.

Measure A funds are distributed to local jurisdictions for local street and road projects. These funds are distributed by the Riverside County Transportation Commission (RCTC), based on a Coachella Valley formula that applies a 50% weight to the proportionate share of dwelling units and a 50% weight to taxable sales generated. The CMP requires, as of January 1, 1992, that all new development be tracked in non-TUMF jurisdictions, and calculations performed annually, to demonstrate an equitable share of Measure A funds towards the Regional Arterial Program.

CVAG MONITORING PROCESS

To meet requirements of the CMP, In-Lieu jurisdictions forward copies of their approved Building Activity Report (or its equivalent) to CVAG on a monthly basis. CVAG staff reviews the report and requests copies of building permits issued for all development subject to TUMF. Data is then extracted from the building permits and entered into the jurisdiction's database as if the jurisdiction was participating in the TUMF program. Estimation is obtained when fees are calculated on development subject to TUMF.

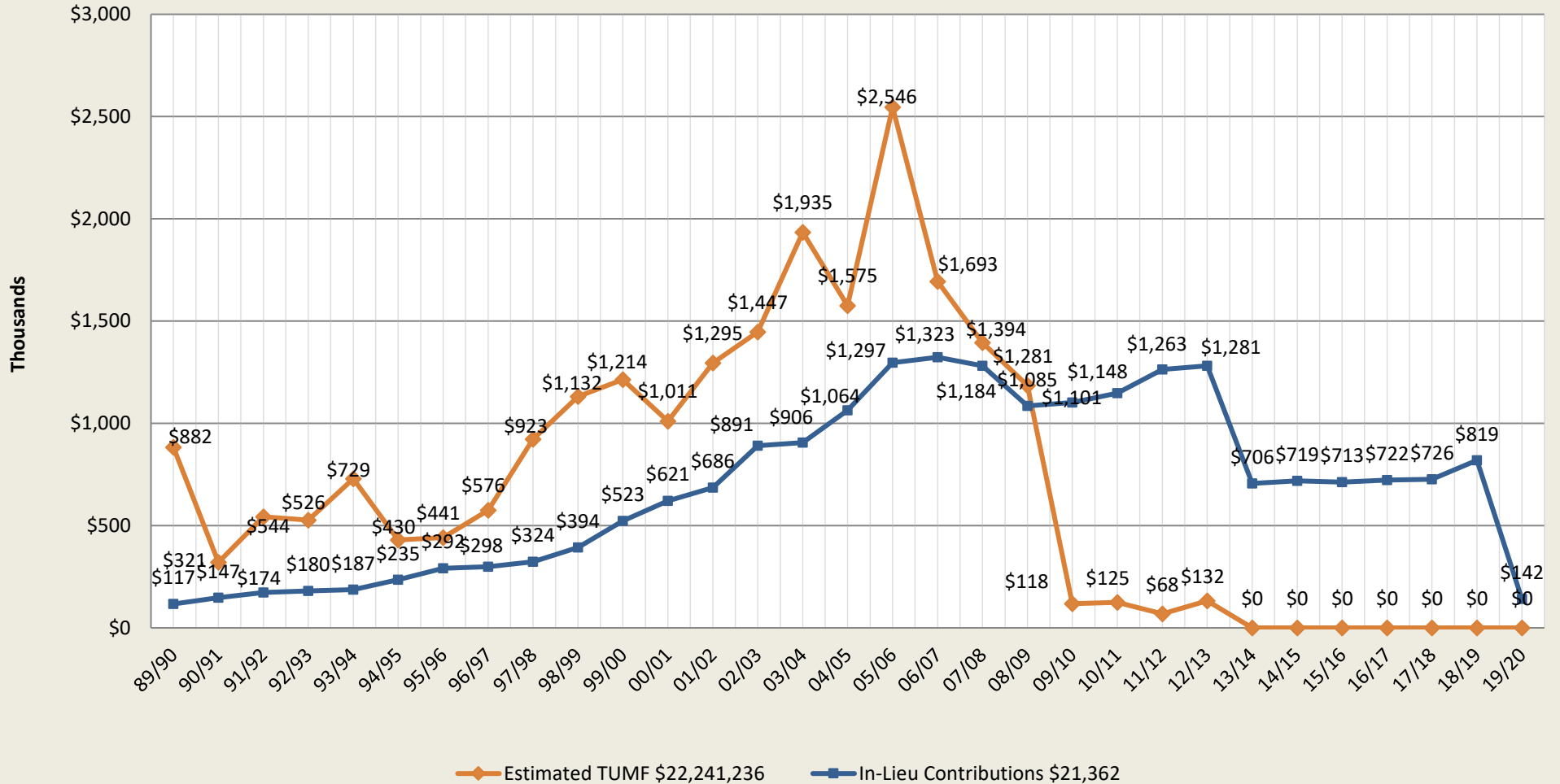
The city of La Quinta began participation in the TUMF Program in April 2013. Prior to its participation in the collection of TUMF, La Quinta forfeited its Local Measure A to the Regional Arterial Program on a monthly basis. The amount of Local Measure A was tracked and compared with estimated revenue that would have been generated if TUMF had been collected. To date, La Quinta's estimated TUMF exceeds Local Measure A forfeited and is considered to be a "TUMF shortfall". CVAG has recovered all of Measure A funds from La Quinta as of September 30, 2019.

The following page provides a comparison between estimated TUMF that would have been collected if La Quinta had been participating in the TUMF program, and the amount of Local Measure A the city forfeited to the Regional Arterial Program beginning July 1, 1989 through September 30, 2019.

City of La Quinta Estimated TUMF Collected/Local Measure "A" Forfeited

07-01-89 to 06-30-20

*Since the City of La Quinta became a participate of TUMF at a later time they forfeited their share of Measure "A" for that time period. In order to be a participate La Quinta was being charged half of the estimated TUMF that would have been collected from the programs Inception.



| Project Description | Actual Expenditures FY 14/15 | Actual Expenditures FY 15/16 | Actual Expenditures FY 16/17 | Actual Expenditures Prior to FY 17/18 | Actual Expenditures FY 17/18 | Actual Expenditures FY 18/19 | Actual Expenditures FY 19/20 | Total Expenditures to Date |
|--|------------------------------------|------------------------------------|------------------------------------|---|------------------------------------|------------------------------------|------------------------------------|----------------------------------|
| Interchanges (IC) | | | | | | | | |
| Dune Palms Bridge over WWR | \$ 37,478.98 | \$ 12,591.48 | \$ 99,989.68 | \$ 150,060.14 | \$ 414,810.68 | \$ 691,953.59 | \$ 558,541.61 | \$ 1,815,366.02 |
| South Palm Canyon Bridge | \$ 10,207.14 | \$ 24,850.36 | \$ 14,752.23 | \$ 49,809.73 | \$ 12,790.28 | \$ 28,677.48 | \$ 12,772.62 | \$ 104,050.11 |
| East Palm Canyon Bridge | \$ 11,752.91 | \$ 13,961.87 | | \$ 25,714.78 | \$ 18,193.23 | \$ 16,963.55 | \$ 5,299.66 | \$ 66,171.22 |
| Ave. 50 Bridge (WWR & SR86) | \$ - | \$ 55,620.50 | \$ 300,472.93 | \$ 356,093.43 | \$ 86,569.99 | \$ 125,156.01 | \$ 180,354.16 | \$ 748,173.59 |
| Avenue 44 Bridge (across WWR) | \$ - | \$ - | | \$ - | \$ 264,329.98 | \$ 127,864.02 | \$ 68,121.63 | \$ 460,315.63 |
| | | | | | | | | |
| Subtotal Bridges | \$ 4,674,857.84 | \$ 5,046,863.31 | \$ 1,934,609.97 | \$ 17,993,320.56 | \$ 3,347,105.50 | \$ 4,587,070.24 | \$ 6,178,864.29 | \$ 32,106,360.59 |
| Arterial Links | | | | | | | | |
| Avenue 56 (Harrison to 111) Future 27/28 | | | | \$ - | | | \$ - | \$ - |
| Monterey Ave. (from Dinah Shore to Gerald Ford) Future | \$ - | \$ - | | \$ - | | | \$ - | \$ - |
| Portola Ave. (north of Gerald Ford Dr.) Future 2021/22 | \$ - | \$ - | | \$ - | | | \$ - | \$ - |
| North Indian Canyon (19th to Dillon) | | | | \$ - | \$ 636,489.56 | \$ 1,036,124.06 | \$ 369,637.89 | \$ 2,042,251.51 |
| Avenue 48 - Van Buren to Dillon | | | | \$ - | \$ 245,314.68 | \$ 319,933.84 | \$ 21,559.82 | \$ 586,808.34 |
| Madison St. (from Ave. 52 to Indio Blvd.) | \$ 60,630.61 | \$ 210,351.57 | \$ 3,101,641.76 | \$ 8,665,329.99 | \$ 4,072,772.29 | \$ 6,448,163.54 | \$ 1,798,595.70 | \$ 20,984,861.52 |
| Frank Sinatra at Hwy 111 | \$ - | \$ - | | \$ - | | | \$ - | \$ - |
| Jefferson St./Varner Road north of I-10 | \$ 831,289.63 | \$ 18,444.76 | \$ 13,940.75 | \$ 1,611,753.83 | | | \$ - | \$ 1,611,753.83 |
| Hwy. 111 in Indio | \$ 144,595.62 | \$ 291,655.09 | \$ 110,294.25 | \$ 1,029,586.71 | \$ 1,255,770.12 | \$ 4,626,430.62 | \$ 140,653.66 | \$ 7,052,441.11 |
| Ave. 48 between Jackson and Van Buren | \$ - | \$ 45,514.26 | \$ 37,551.97 | \$ 83,066.23 | \$ 26,418.04 | \$ 41,773.56 | \$ 840,242.17 | \$ 991,500.00 |
| Date Palm Drive North of I-10 | \$ 119,100.45 | \$ 345,033.10 | | \$ 464,133.55 | | | \$ - | \$ 464,133.55 |
| Jackson Street Signal Improvements | \$ - | \$ - | \$ 198,081.05 | \$ 198,081.05 | \$ 2,278,420.28 | \$ 176,398.67 | \$ 167,959.27 | \$ 2,820,859.27 |
| Avenue 50 (Calhoun to Harrison) | | \$ - | | \$ - | | \$ 197,149.72 | \$ 88,705.68 | \$ 285,855.40 |
| Avenue 50 (SR86 to I-10) | | | | \$ - | \$ 692,970.11 | \$ 37,776.05 | \$ - | \$ 730,746.16 |
| Traffic Signals Project (Coachella) | \$ - | \$ 12,925.38 | \$ 234,463.66 | \$ 247,389.04 | \$ 1,477,610.96 | | \$ - | \$ 1,725,000.00 |
| Regional Bicycle/Pedestrian Safety Program 2017 | | | | \$ - | \$ 726,160.61 | \$ 1,374,704.21 | \$ 1,015,388.02 | \$ 3,116,252.84 |
| Fred Waring/Washington Street Intersection | | | | \$ - | | | \$ 252,092.04 | \$ 252,092.04 |
| Avenue 50 and Jackson Street Intersection Improvement | \$ - | \$ - | | \$ - | | \$ 8,797.73 | \$ - | \$ 8,797.73 |
| Subtotal Arterial Links | \$ 1,155,616.31 | \$ 923,924.16 | \$ 3,695,973.44 | \$ 12,299,340.40 | \$ 11,411,926.65 | \$ 14,267,252.00 | \$ 4,694,834.25 | \$ 42,673,353.30 |
| Total | \$ 7,893,728.09 | \$ 12,500,252.39 | \$ 12,065,155.46 | \$ 87,516,933.28 | \$ 18,767,901.29 | \$ 24,604,928.42 | \$ 14,977,970.56 | \$ 145,867,733.55 |