

# Western Riverside Council of Governments (WRCOG)

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Western Riverside Council of Governments (WRCOG)



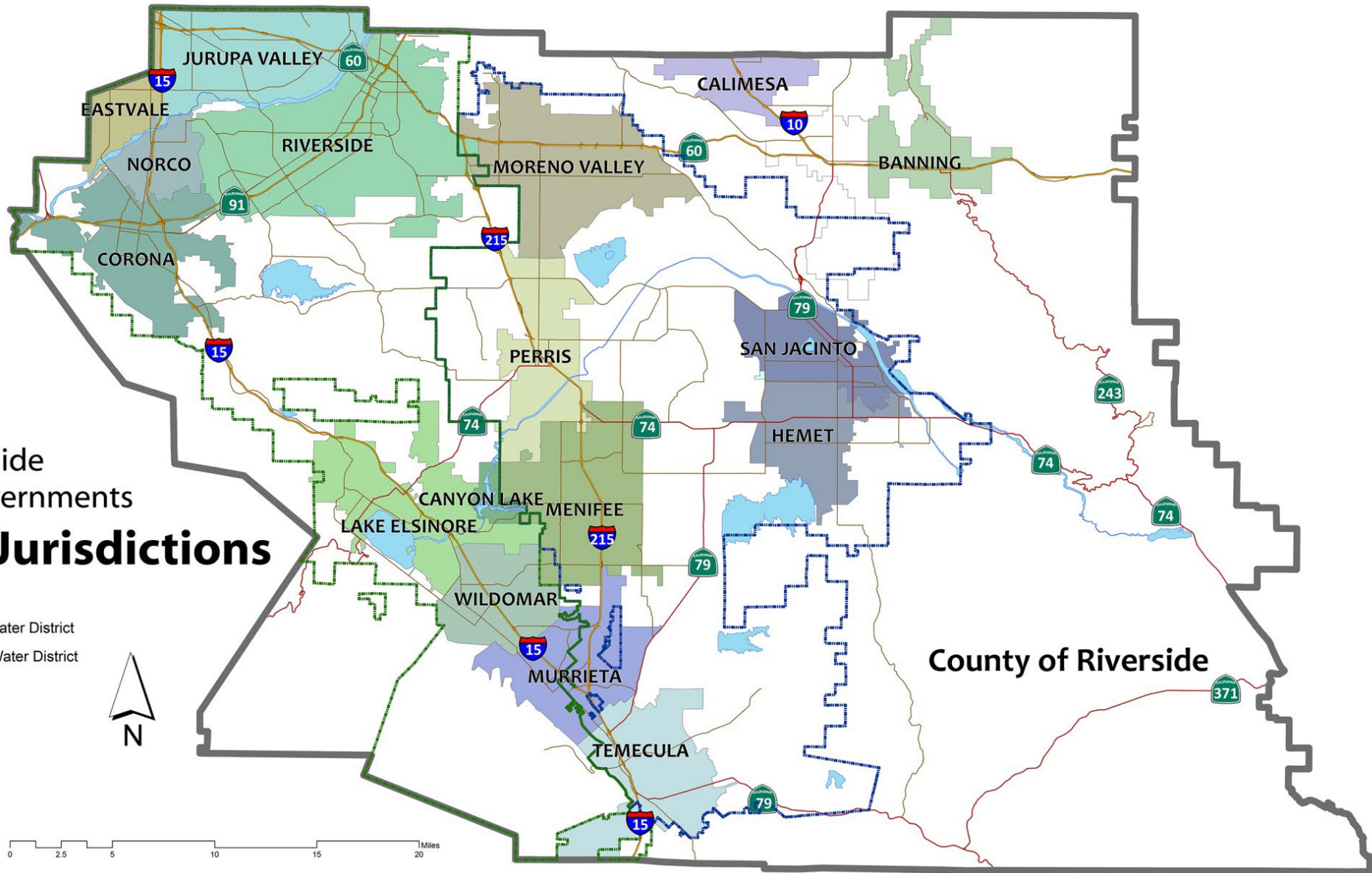


Western Riverside  
Council of Governments  
**Member Jurisdictions**

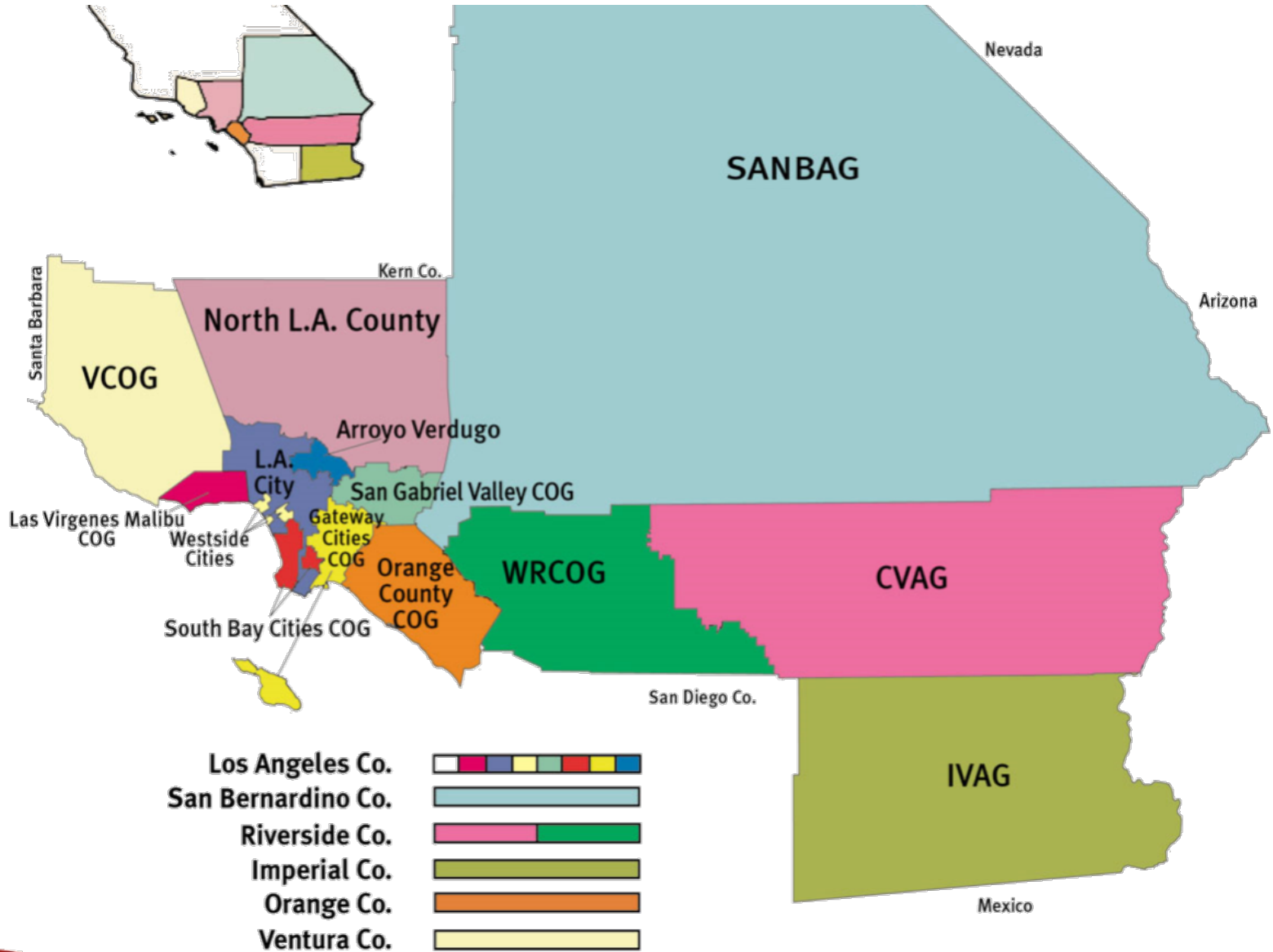
-  Eastern Municipal Water District
-  Western Municipal Water District
-  Freeways
-  Highways
-  Major Roads



0 2.5 5 10 15 20 Miles



**WRCOG is one of 14 subregions in the Southern California Association of Governments (SCAG) region**



# Comparison to other regional agencies...

| <u>Agency</u>             | <u>Duties</u>     |
|---------------------------|-------------------|
| School Districts          | Education         |
| Transportation Commission | Transportation    |
| Transit Agency            | Transit           |
| Conservation Authority    | Land conservation |
| Water Districts           | Water             |

**Council of Governments**

**Not defined**

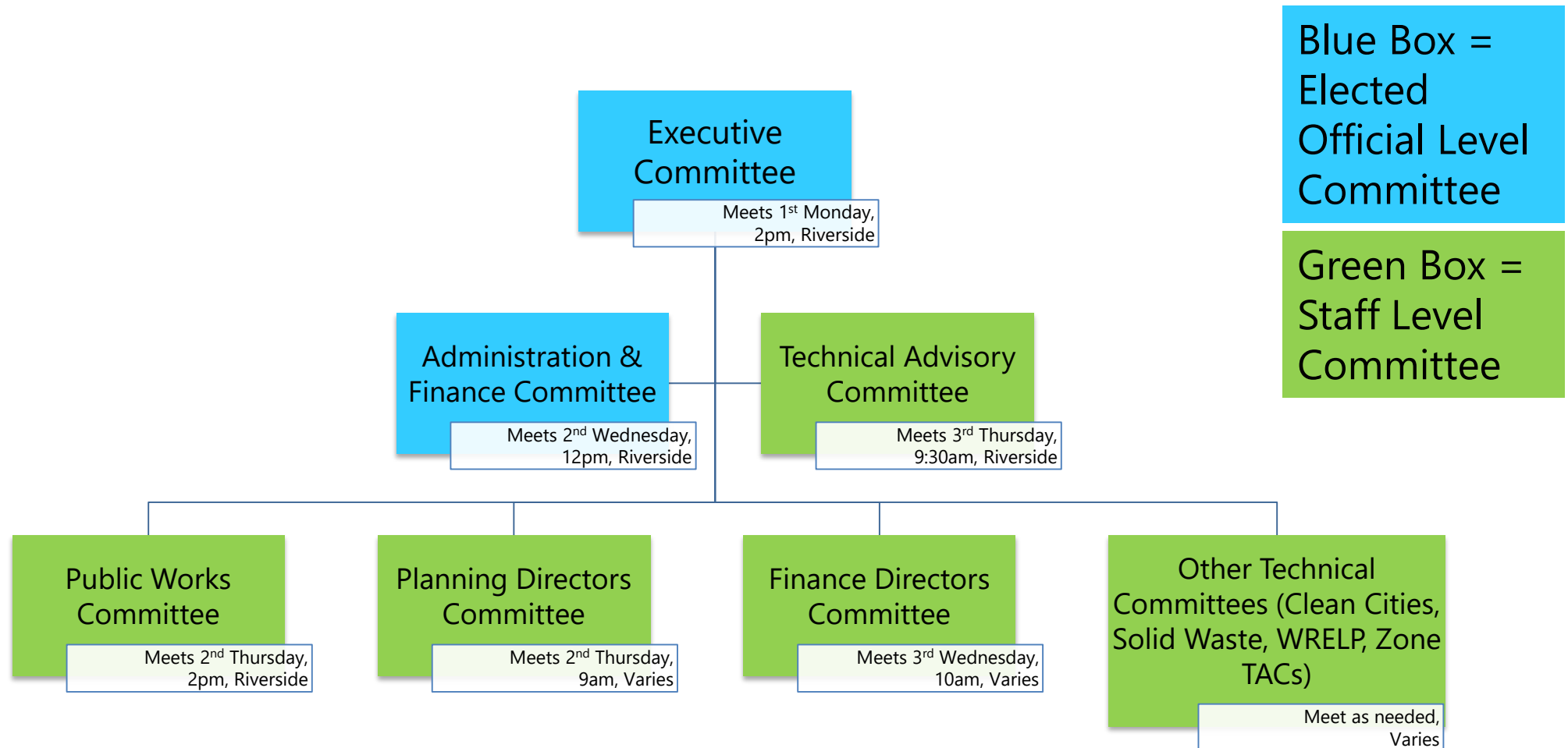




## Flexibility has resulted in a diverse array of activities

- Transportation
- Alternative fuels and infrastructure
- Energy retrofit and water conservation financing
- Solid waste and used oil programs
- Streetlight acquisition and LED retrofit
- Economic development
- Healthy communities
- Education
- Water and the drought

# WRCOG Committee Structure



## City of Corona Representation at WRCOG

- Executive Committee - Council Member Jason Scott
- Technical Advisory Committee - Michele Nissen
- Public Works Committee - Nelson Nelson
- Planning Directors Committee - Joanna Colleta
- RCHCA Board of Directors – Council Member Yolanda Carrillo

# WRCOG Priorities

- **Economic development**
- Education / higher education
- Environment / Energy
- Healthcare
- Water / wastewater
- Transportation



- Manage 40,000 acres of SKR habitat
- JPA consists of 11 jurisdictions





# Solid Waste, Recycling, & Used Oil Filter Collection Programs

- Used Oil Events and recycling programs in partnership with local jurisdictions and the private sector
- Solid Waste Committee meetings to keep up to date on state mandates and local waste hauler programs

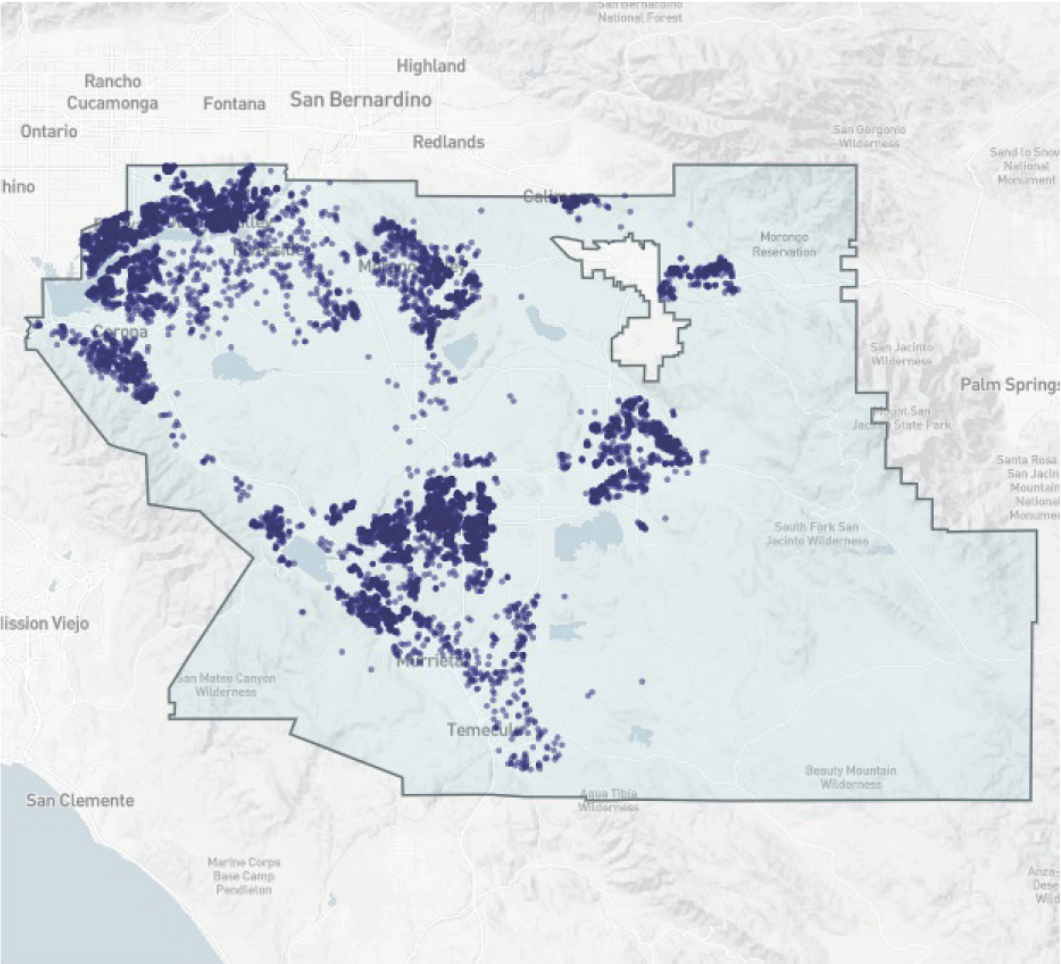


18,323 Homes Improved

12/14/2011  
HERO Launch Date

460,599  
Housing Count

12/14/2011 - 10/12/2016  
Report Range



## Improvements

| Type   | Total Installed | Bill Savings |
|--------|-----------------|--------------|
| Energy | 24.3K           | \$282M       |
| Solar  | 11.9K           | \$499M       |
| Water  | 1,497           | \$10.3M      |

## Lifetime Impact

|                        |           |
|------------------------|-----------|
| Applications Submitted | 50.3K     |
| Applications Approved  | 34.1K     |
| Funded Amount          | \$409M    |
| Economic Stimulus      | \$709M    |
| Jobs Created           | 3,476     |
| Energy Saved           | 3.04B kWh |
| Emissions Reduced      | 821K tons |
| Water Saved            | 1.13B gal |

Learn how these numbers are calculated at <https://www.herogov.com/faq>





**Largest Multi-Jurisdictional Fee Program in the U.S.**

**Nearly \$4 billion for transportation and transit improvements**



# Foothill Parkway Extension





# Auto Center Drive Grade Separation





# Cajalco Road Interchange





# Corona Transit Center



## Fee Study Overview

- In 2016 WRCOG conducted a fee comparison analysis on fees/exactions required and collected by jurisdictions/agencies in-and-immediately adjacent to the WRCOG subregion.
  - Study also looked into the effect of other development costs (cost of land, interest rates) within the overall development framework, and analyzed the economic benefits of transportation investment in subregion.
- Update tried to follow same methodology with only updated fee structures.
  - Obtained direct feedback from Water District staff on water meter assumptions by use
- Study also analyzed fees in neighboring jurisdictions in San Bernardino and Coachella Valley

# Development Types Analyzed



- **Single-Family Residential Development** – 50 unit residential subdivision with 2,700 square foot homes and 7,200 square foot lots.



- **Multi-Family Residential Development** – 200 unit market-rate, multi-family residential development in 260,000 gross square foot of building space.



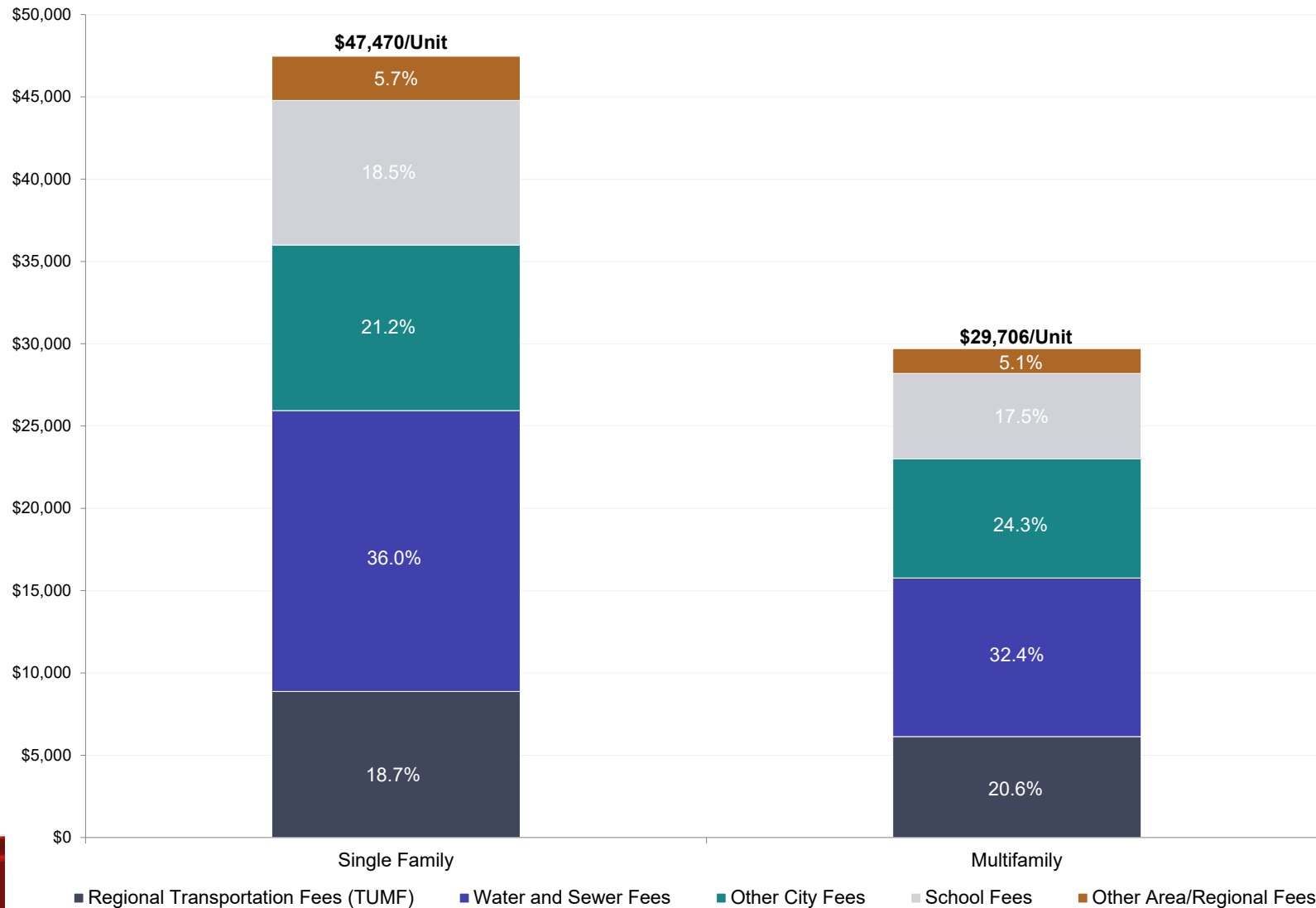
## Development Types Analyzed – cont.

- **Retail Development** – 10,000 square foot retail building.
- **Office Development** – 20,000 square foot, Class A or Class B office building.
- **Industrial Development** – 265,000 square foot “high cube” industrial building.

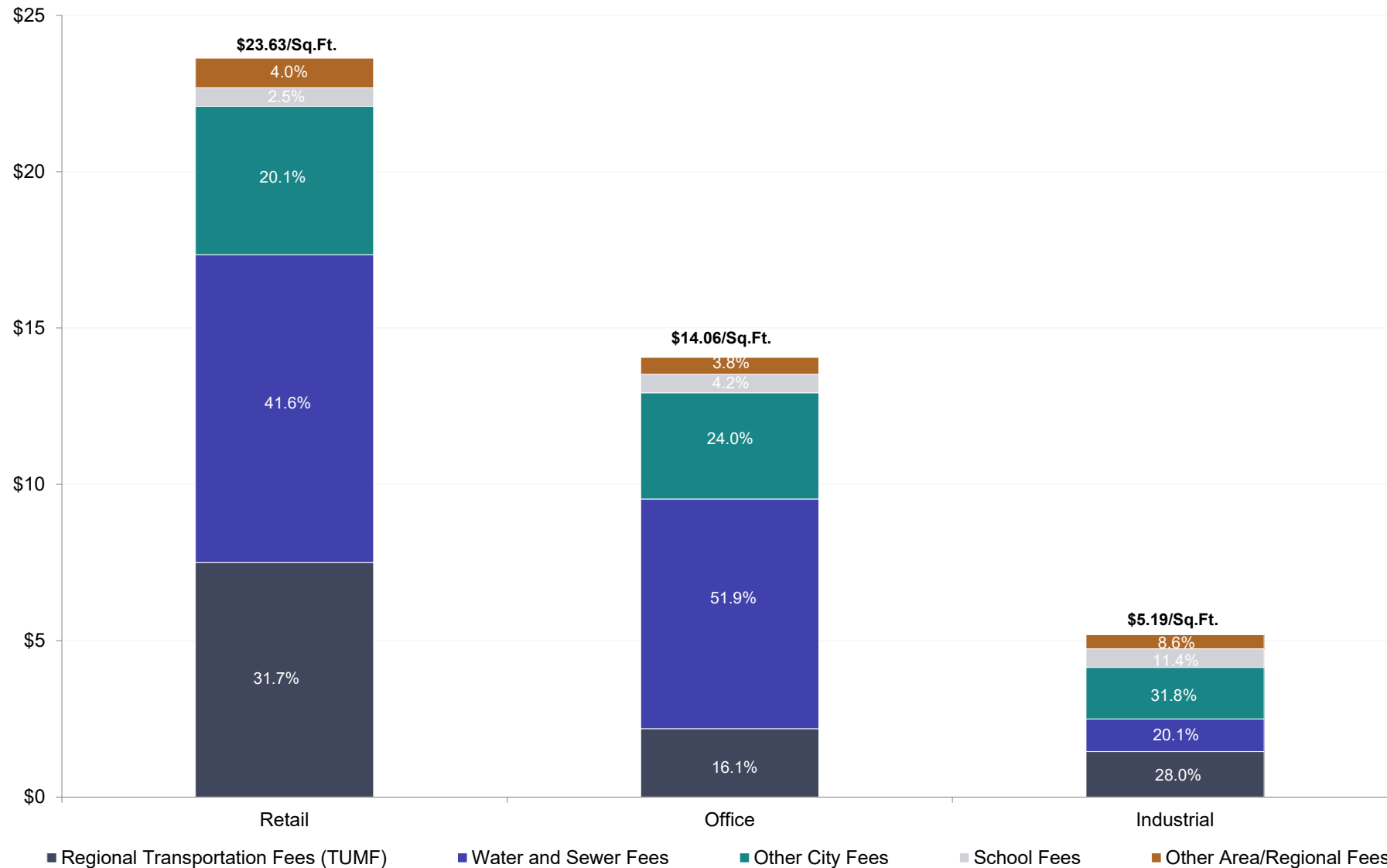




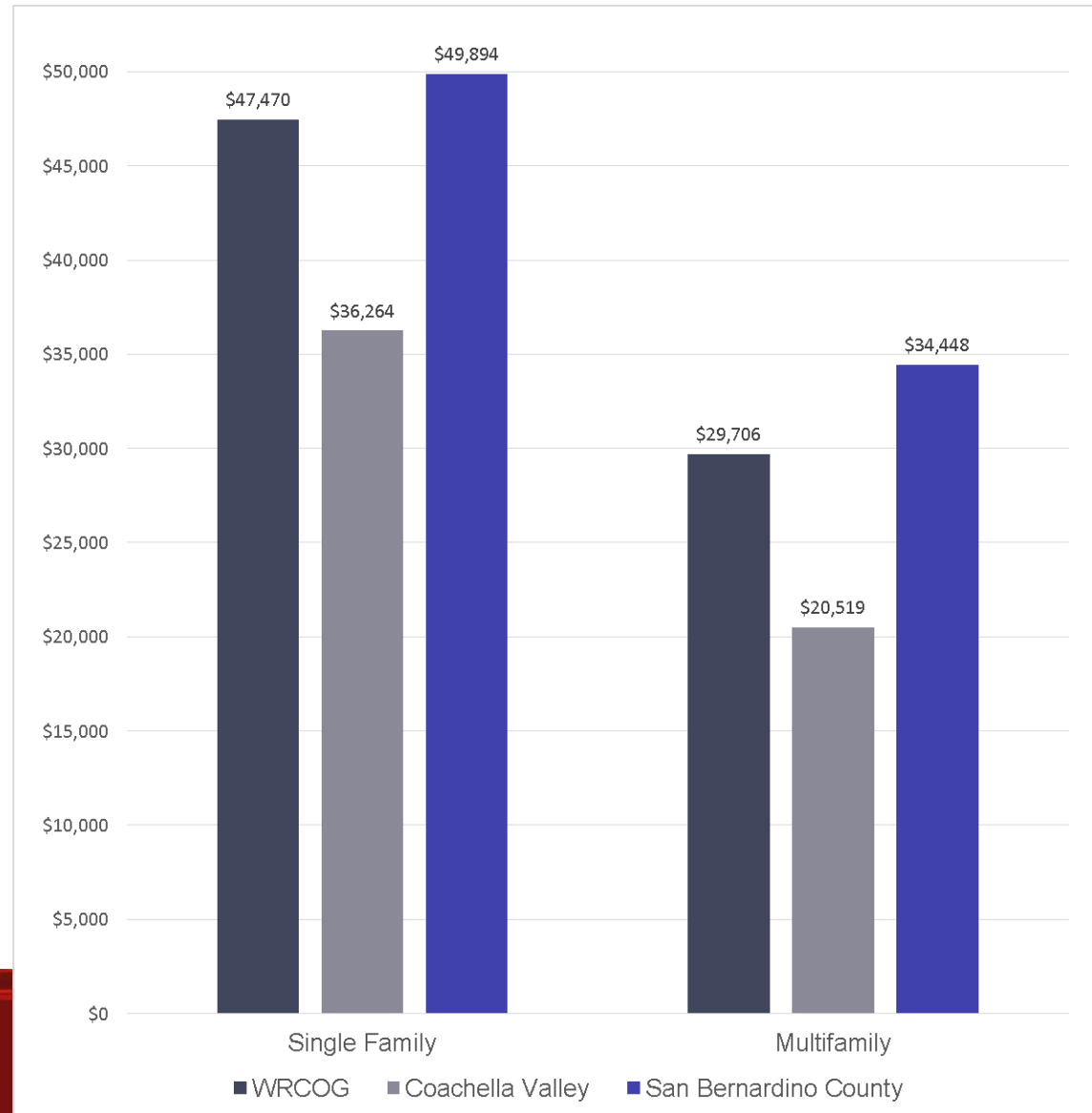
# Development Impact Fee Breakdown – Residential



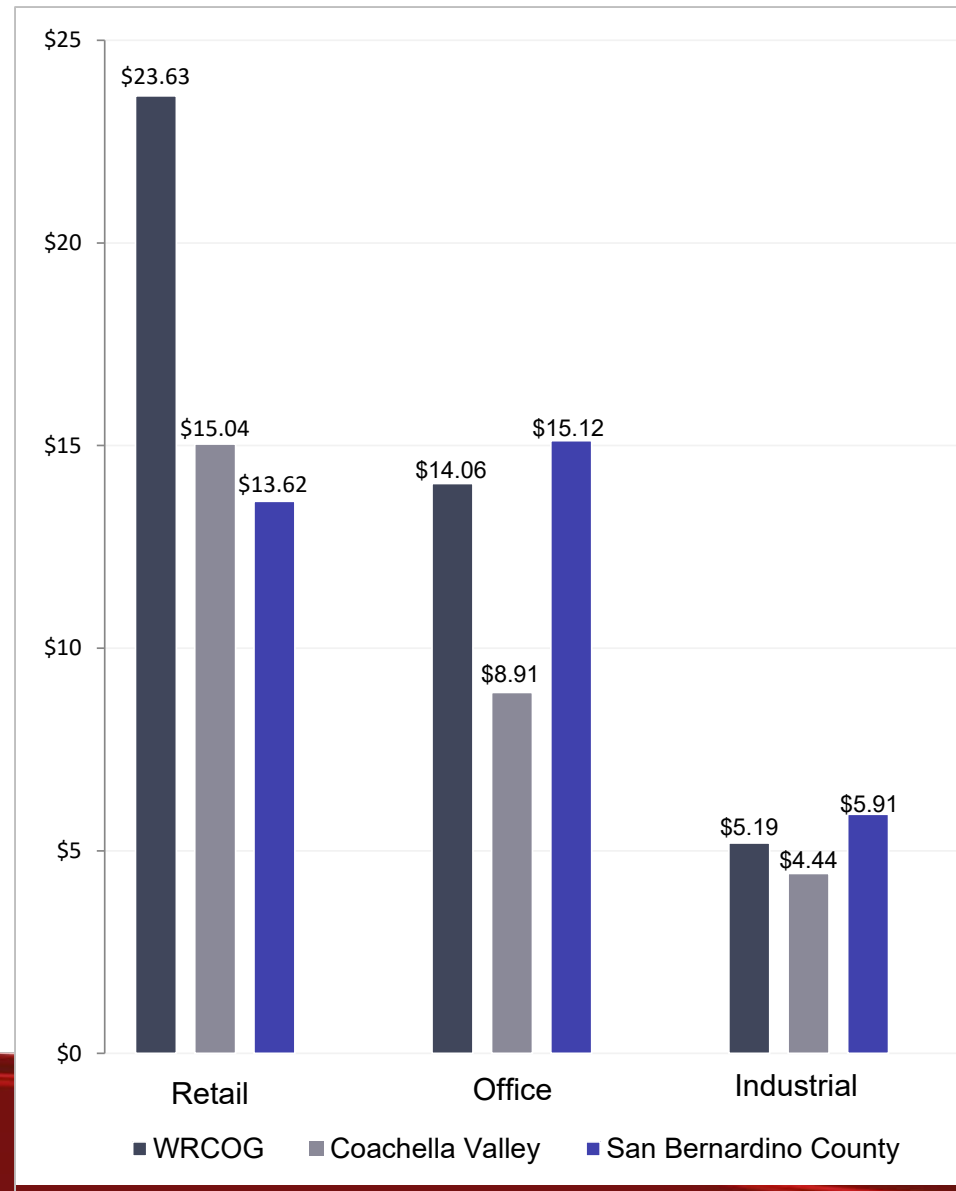
# Development Impact Fee Breakdown – Retail, Office, and Industrial



# Average Residential Development Impact Fees in Neighboring Jurisdictions



# Average Retail, Office, and Industrial DIFs in Neighboring Jurisdictions

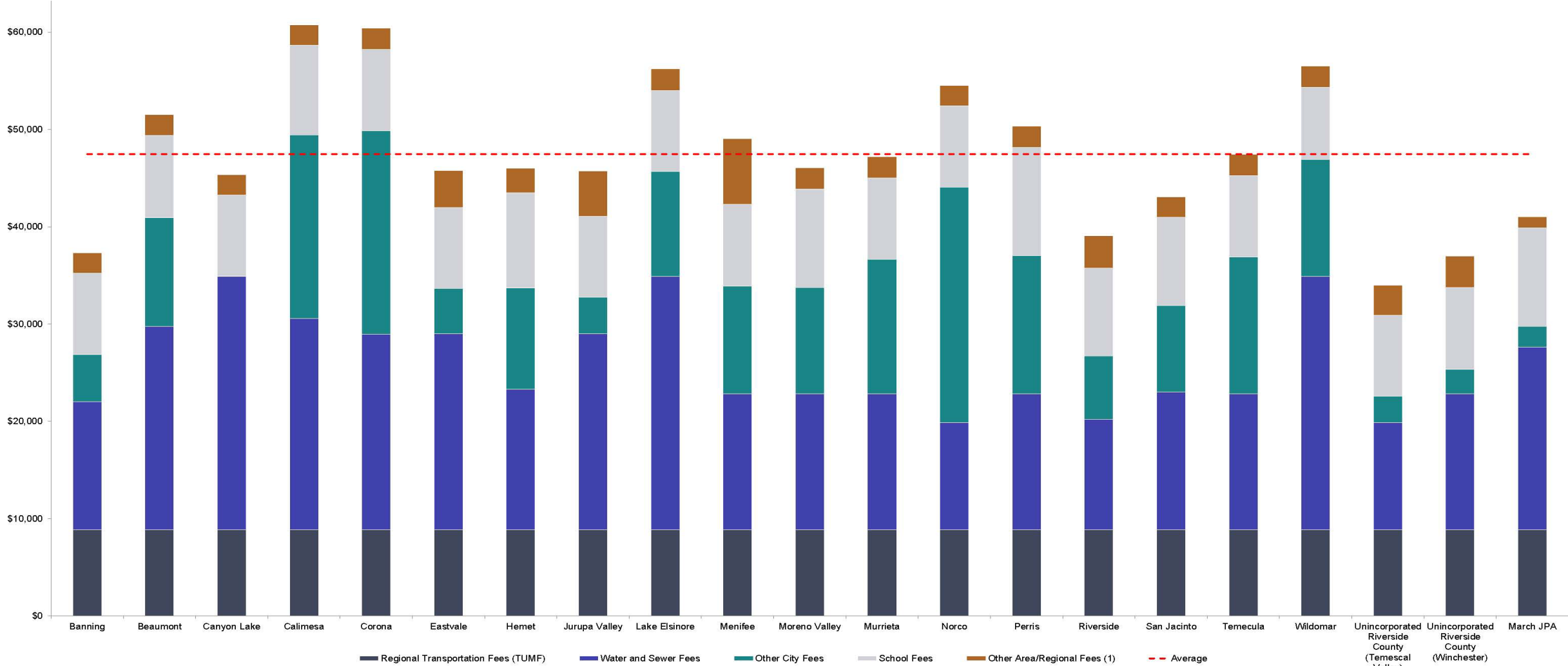


## DIFs as a Percent of Total Developments Costs and Returns

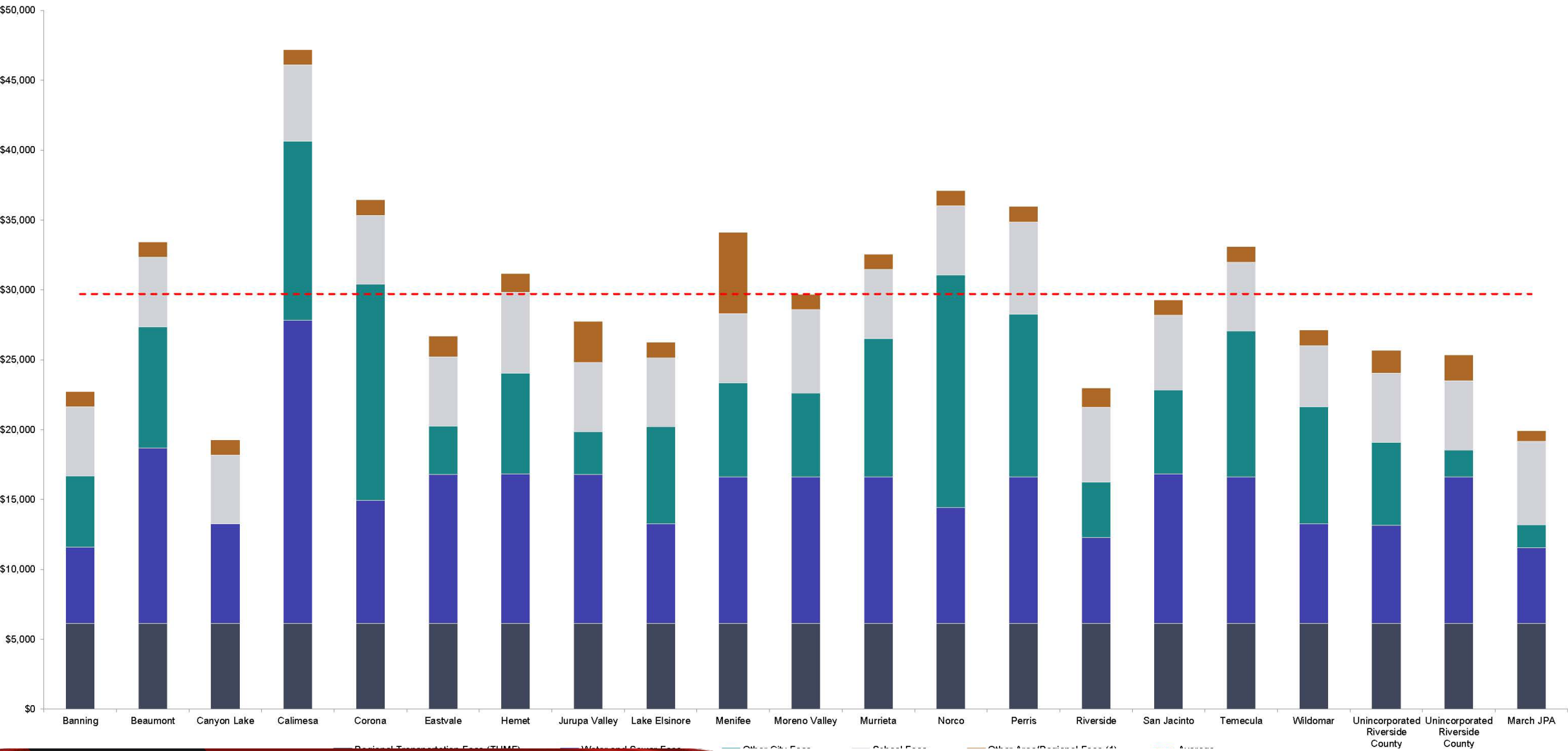
| Development Impact Fees       | Single Family | Multifamily | Industrial  | Retail      | Office      |
|-------------------------------|---------------|-------------|-------------|-------------|-------------|
| TUMF                          | 1.6%          | 1.8%        | 1.1%        | 2.2%        | 0.7%        |
| Other Development Impact Fees | <u>6.9%</u>   | <u>7.0%</u> | <u>2.7%</u> | <u>4.7%</u> | <u>3.6%</u> |
| <b>Total Development Fees</b> | <b>8.5%</b>   | <b>8.9%</b> | <b>3.8%</b> | <b>6.9%</b> | <b>4.3%</b> |



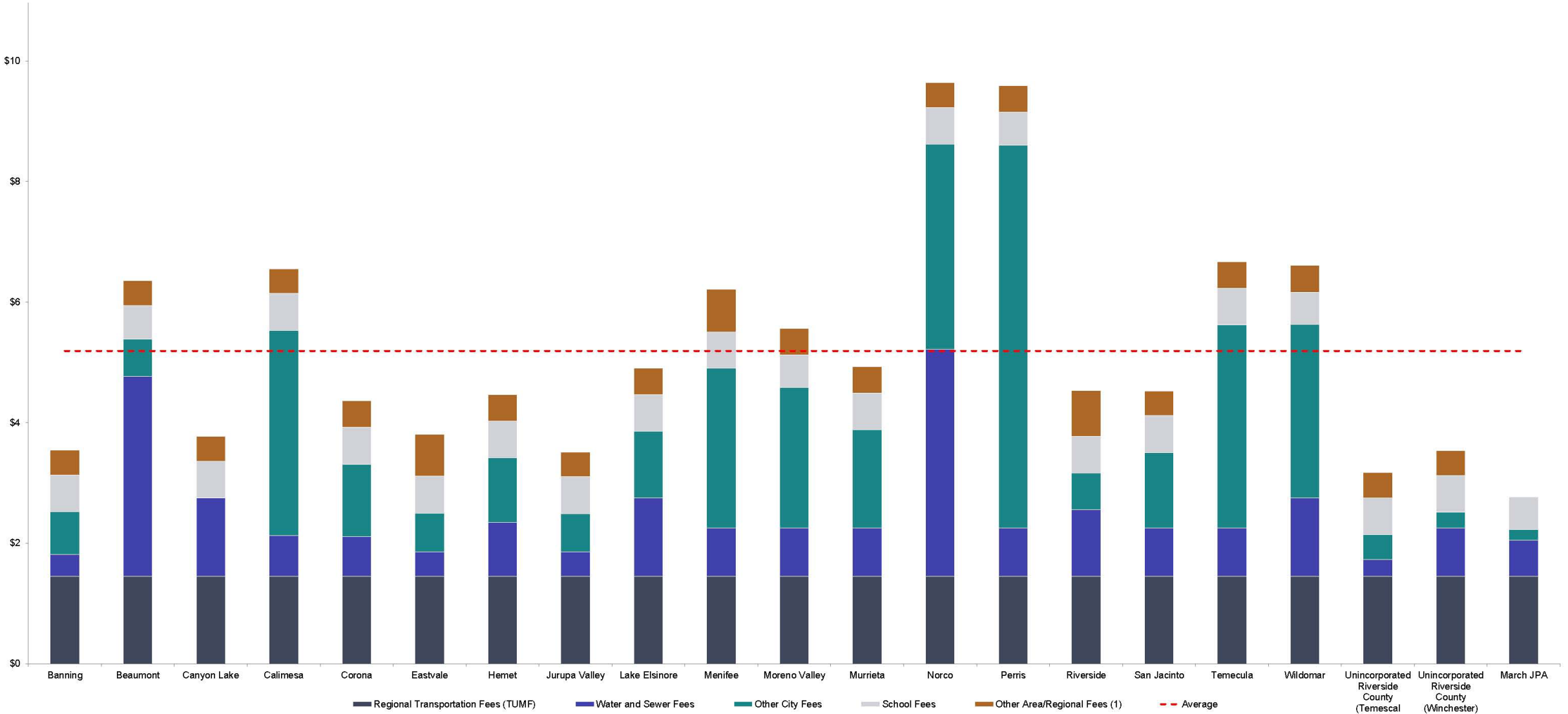
# Single Family Detached Prototype Comparison



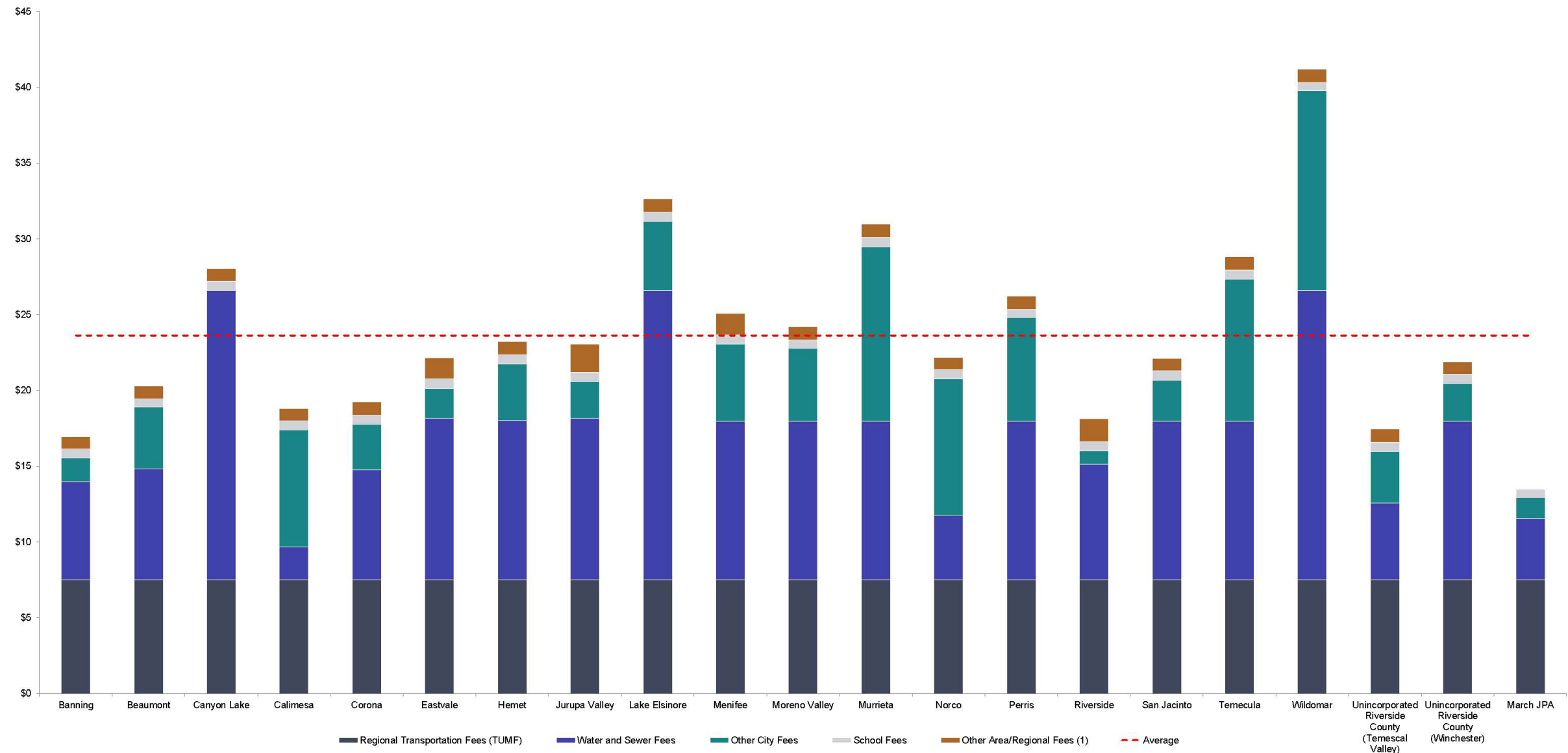
# Multi Family Prototype Comparison



# Industrial Prototype Comparison

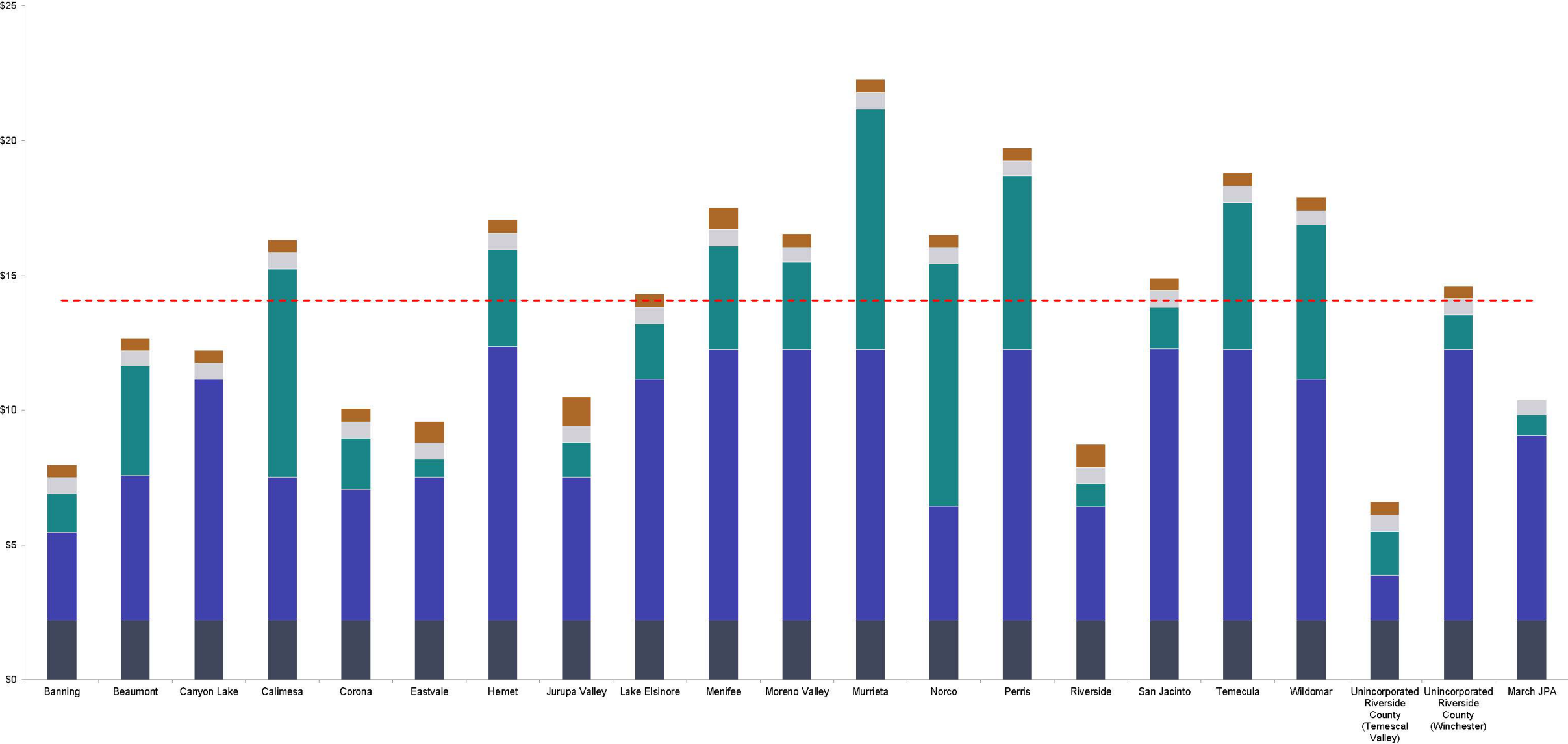


# Retail Prototype Comparison





# Office Prototype Comparison



## Fee Study Next Steps

- Provide link to the report and graphs
- Provide presentations to City Councils or staff upon request
- Conduct an update in 2020