

sets that are no longer necessary and applying them either to other one-time uses or reserves.

- **One-time Resources:** In line with the financial objective of achieving structural balance, one-time resources derived from unexpected or excess revenue or cost savings will be set aside to build reserves. They will not be used to backfill ongoing operations, to the extent possible given the county's severe financial constraints.

SHORT & LONG-TERM FACTORS INFLUENCING STRATEGIC OBJECTIVES

A number of factors are contributing to the county's ongoing financial constraints:

- **Labor Costs:** Multi-year labor contracts that back loaded salary and benefit increases are coming into full fruition next year, substantially increasing labor costs across the board.
- **Pension Costs:** Deferred pension obligations also are finally coming due, increasing the county's annual costs.
- **Liability Insurance:** The county's self-insurance funds have been spent down and the confidence level needs to be raised, further increasing liability costs.
- **Public Safety Realignment:** The impact of the state shifting responsibility for prisoners to the county without adequate funding continues to strain the county's entire public safety and health care sectors.
- **Discretionary Revenue:** Although growth in discretionary revenues is improving, it is not growing as fast as the county's cost commitments.

LONG-RANGE PLAN

In September 2013, the Executive Office presented the five-year public safety plan projecting additional operating expenditures and increased debt service costs, together with anticipated growth in estimated discretionary general fund revenue. As the table below reflects, the plan outlines the fiscal effect of Board-approved initiatives over the next five years weighed against projected revenue growth, including FY 14/15 final budget actions and current information. This plan was used to adjust the FY 15/16 net county cost targets for the Sheriff, Fire, Correctional Health, and Probation, in addition to increasing the Prop. 172 revenue allocations for the Sheriff and Fire.

The Sheriff received half the funding to move toward a patrol ratio of 1.2 officers per 1,000 residents, with additional funding provided as needed. Previous estimates included debt service for new buildings, funding the Executive Office expects will not be needed until FY 15/16.

Five-Year Master Plan

(cumulative additional amounts – dollars in millions)

	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19
<u>PROJECTED REVENUES</u>					
Discretionary Revenues	\$ 58.0	\$ 99.2	\$ 99.8	\$ 128.6	\$ 158.0
Prop 172 Allocation	21.8	43.9	56.5	56.7	61.9
PROJECTED REVENUES	\$ 79.8	\$ 143.1	\$ 156.3	\$ 185.3	\$ 219.9
<u>BOARD COMMITMENTS</u>					
<u>Operational Costs</u>	Amt	Amt	Amt	Amt	Amt
Sheriff	24.3	58.6	90.2	109.3	111.2
Correctional Health	10.0	12.4	15.3	19.7	21.7
Fire - Salaries & Benefits	10.1	13.0	13.4	13.8	14.5
Fire - PSEC	1.5	1.5	1.5	1.5	1.5
Probation	4.6	6.9	9.3	12.7	12.9
Total Labor Costs	\$ 50.5	\$ 92.4	\$ 129.7	\$ 157.0	\$ 161.8
Capital Costs	2.6	15.9	19.9	20.4	20.4
Final Recommendations	5.5	7.7	8.5	8.7	8.9
NCC Adjustments	(6.6)				
Contingency	2.9				
Budget Stabilization	13.7				
TOTAL COMMITMENTS	\$ 68.6	\$ 116.0	\$ 158.1	\$ 186.1	\$ 191.1
BALANCE/(DEFICIT)	\$ 11.2	\$ 27.1	\$ (1.8)	\$ (0.8)	\$ 28.8

PRELIMINARY FY 15/16 RECOMMENDED BUDGET OVERVIEW**Projected Discretionary General Fund Revenues**

As noted above and detailed in the economic forecasts included with this report, the county's general fund discretionary revenues are forecast to increase modestly over the next few years. In fact, on several revenue sources Beacon Economics stepped back slightly its forecast of the year before, acknowledging the area's continued economic challenges. Additional one-time SB90 reimbursement included in the Governor's January budget could be factored in, but using one-time resources for ongoing operations is not sustainable. It should be used only as a bridge to the extent projected growth in ongoing revenue will make up the difference in future years. It is not clear at this time that discretionary revenue growth will be adequate in FY 16/17 to completely cover use of the SB90 reimbursement for ongoing operations in FY 15/16.

Projected Year-end General Fund Fund Balanace

Given the anticipated substantial current year cost increases are not likely to be covered by contingency and savings in other budget units, the Executive Office is not factoring in an assumed amount of surplus beginning fund balance at this time. To achieve some savings, the county Executive Officer instituted a purchasing freeze on April 23, 2015. If year-end savings are ultimately achieved this fiscal year, any resulting surplus fund balance may be factored into final budget recommendations.

Requested Discretionary General Fund Spending

Based on a rollover of FY 14/15 net county cost targets adjusted for technical factors

and ongoing policy commitments, the baseline budget targets total \$737.8 million. In mid-March, departments submitted budget requests totaling nearly \$127 million more. Of that, 52 percent is attributable to the Sheriff's department, whose budget targets and Prop. 172 allocations were already increased to accommodate projected costs for labor increases, hiring to meet required staffing levels for the new jail, and to meet the Board's objectives for the patrol ratio, increased internal service rates, and the acquisition of two new helicopters.

Budget Strategy

The Executive Office's strategy is to present the Board a recommended budget based on these allocated targets together with a summary of the additional requests for funding for discussion during budget hearings. Based on the priorities set by the Board at that time, and revised revenue and fund balance projections based on fiscal year-end actual results, the Executive Office will return in September with further recommendations for the final adopted budget. Consistent with the Board's fiscal objectives outlined above, these recommendations will strive to achieve structural balance, minimize use of one-time funding for ongoing operations, and build and maintain adequate reserves.

E. DEPARTMENTAL STATUS

INTERDEPARTMENTAL AND CAPITAL PROJECTS

Capital Improvement Program (CIP)

The following capital improvement projects are either under way or in the planning stages for which the Executive Office now recommends funding:

ECDC relocation expenses	\$2,500,000
Smith correctional facility shower restoration	400,000
911 backup generator for Alessandro location	750,000
CAC security & other miscellaneous projects	<u>1,550,000</u>
Total	5,200,000

Recommendation 3: That the Board approve and direct the Auditor-Controller to make budget adjustments to appropriations and unassigned fund balance for the capital improvement program and contingency by \$5,200,000, as follows:

Increase estimated revenue:		
30700-1104200000-790600	Contributions from other county funds	5,200,000
Increase appropriations:		
30700-1104200000-523360	Maintenance – tenant relocation	2,500,000
30700-1104200000-537320	Interfund expense – improvements building	1,950,000
30700-1104200000-546160	Equipment – other	<u>750,000</u>
	Total	5,200,000

In addition, on April 28, 2015, (Item 3-27), the Board of Supervisors approved the sec-

ond amendment to the agreement with Sprint Nextel. This amendment enabled a \$2.8 million reimbursement to the county for expenses associated with reengineering and redesigning the public safety radio system. The rebanding and reimbursement obligation was mandated by the Federal Communication Commission (FCC) as a result of interference from Sprint Nextel commercial radio transmission sites. The Executive Office will use a portion of these funds to make the final payment to Motorola.

Recommendation 4: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated revenues for the Executive Office by \$2,800,000, as follows:*

Increase estimated revenues:

30700-1104200000-781120	Rebates and refunds	\$2,800,000
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Increase appropriations:

30700-1104200000-520240	Communications equipment	2,800,000
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Developer Agreement / Development Mitigation Program

On September 24, 2013, (Item 3-58), the Board of Supervisors authorized expenditures to reopen the San Jacinto Animal Shelter. While shelter construction was completed in 2010, the facility's opening was delayed by financial constraints. Commencing shelter operations in 2013 required upgrades to mechanical systems and additional furniture, fixtures, and equipment. After discussion between the Department of Animal Services and the Executive Office, it was determined that construction-related costs be funded through the developer agreement/development mitigation program. The developer agreement commitment list includes funding for the shelter project for \$275,000.

Recommendation 5: *That the Board approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and use of restricted fund balance in the developer agreement fund by \$275,000, as follows:*

Increase appropriations:

30500-1103700000-551100	Contributions to other funds	\$275,000
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Anticipated use of restricted fund balance:

30558-1103700000-322103	Restricted for capital project sub-fund	275,000
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Contributions to Other Funds

The Contributions to Other Funds budget unit is used to track allocations of general fund support to other county funds and outside agencies. Adjustments totaling \$6.4 million necessary to fund other recommendations contained elsewhere in this report include funding \$5.2 million to the capital improvement fund, \$265,000 to the accumulated capital outlay fund for increased tax sharing obligations, in addition to \$715,177 for the initial funding of the newly established Cabazon community revitalization and infrastructure fund and \$227,586 for the Wine Country infrastructure fund.

Recommendation 6: *That the Board approve and direct the Auditor-Controller to make*

budget adjustments to appropriations and fund balance in contingency and contributions to other funds by \$6,407,763, as follows:

Decrease appropriations:		
10000-1109000000-581000	Appropriation for contingencies	\$6,407,763
Increase unassigned fund balance:		
10000-1109000000-370100	Unassigned fund balance	6,407,763
Increase appropriations:		
10000-1101000000-551100	Contributions to other funds	6,407,763
Anticipated use of unassigned fund balance		
10000-1101000000-370100	Unassigned fund balance	6,407,763

GENERAL GOVERNMENT

Executive Office

The Executive Office expects to remain within its budget target at the end of FY 14/15.

On June 7, 2011, the Board committed \$10 million to support the proposed University of California, Riverside, (UCR) School of Medicine. Subsequently, Amendment No. 1 approved April 10, 2012, authorized another \$1.5 million annually, for a total of \$20 million in support through July 1 2020. At this time, the county has paid UCR \$11 million to support the medical school.

In June 2013, a budget compromise between legislators and the Governor authorized \$15 million per year in ongoing funds for the UCR School of Medicine. Now that UCR has secured state funding, and because county financial challenges continue, the Executive Office recommends terminating the agreement with UCR, and that the remaining \$9 million be used to fund services required and expected by county residents.

Recommendation 7: *That the Board of Supervisors 1) approve termination of the memorandum of understanding between the University of California, Riverside , and the County; approved by the County Board of Supervisors on June 7, 2011, and subsequently amended on April 10, 2012, committing \$20 million in funding to support the UCR School of Medicine; 2) direct County Counsel to provide 30 day notice of termination to UCR, effective June 30, 2015; and, 3) direct the County Executive Officer to re-purpose discretionary tax increment pass-through revenue reserved for this purpose toward funding essential county services.*

Legislative and Administrative Support

During the second quarter, the county received \$2.5 million in Prop. 172 funds and \$2.3 million in realignment funds misallocated by the state over a period of years in calculating the gas tax swap. Hinderliter de Llamas & Associates (HdL), Riverside County's sales tax consultant, played a pivotal role in discovering the error and recovering this funding, and HdL is compensated on a tiered rate based on the amount of the recovery.

ered misallocations. Based on the amount recovered, HdL was paid \$300,000. The Executive Office requests a \$300,000 budget adjustment to cover this one-time cost.

Recommendation 8: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations for Legislative and Administrative Support and decrease unassigned fund balance by \$300,000, as follows:*

Increase appropriations:		
10000-1102900000-525440	Professional services	\$300,000
Anticipated use of unassigned fund balance:		
10000-1102900000-370100	Unassigned fund balance	300,000
Decrease appropriations:		
10000-1109000000-581000	Appropriation for contingency	300,000
Increase unassigned fund balance		
10000-1109000000-370100	Unassigned fund balance	300,000

RDA Capital Improvement Fund

The RDA capital improvement fund receives allocations of redevelopment pass-through revenue owed the county per various legacy agreements related to city redevelopment project areas. Those agreements stipulate the deposit of the pass-through into a dedicated capital improvement fund and other conditions. This fund is unrelated to the county's own redevelopment or successor agency funds.

When the Board of Supervisors decided to contribute \$20 million to the UCR School of Medicine over a period of years, the Executive Office began reserving pass-through revenue from the Moreno Valley project area for that payment. Consistent with recommendations elsewhere above in this report, the Executive Office now recommends liquidating that reserve and applying \$1.5 million per year toward matching a grant for replacing mission-critical equipment at the Riverside County Regional Medical Center (RCRMC), beginning this fiscal year. The Executive Office recommends transferring the remaining balance into general fund contingency, contingent on the actual amount of pass-through revenue from the Moreno Valley project area allocated by the Auditor-Controller's office in June.

Recommendation 9: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and use of restricted fund balance in the RDA capital improvement fund and increasing appropriations and estimated revenue in general fund contingency by \$6,241,442, as follows:*

Increase estimated revenue:		
31540-1100100000-781000	Contractual revenue - RDV	\$ 148,749
Increase appropriations:		
31540-1100100000-551100	Contributions to other funds	6,241,442

Anticipated use of restricted fund balance:

31542-1100100000-321101	Restricted program money	6,092,693
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Increase estimated revenue:

40050-4300100000-790600	Contribution from other county funds	1,500,000
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Increase appropriations:

40050-4300100000-546160	Equipment - other	1,500,000
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Increase estimated revenue:

10000-1109000000-790600	Contribution from other county funds	4,741,442
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Increase appropriations:

10000-1109000000-581000	Appropriation for contingencies	4,741,442
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Casa Blanca Pass-through Fund

On September 1, 1992, (Item 3.35), the Board approved a pass-through agreement between the County of Riverside and the City of Riverside. The specified pass-through revenue from the city's Casa Blanca redevelopment project area is obligated toward operating the county's health clinic built in the Casa Blanca neighborhood with the city redevelopment agency's assistance. At this time, the clinic requests approval to apply \$276,215 in one-time, prior year fund balance to replace and acquire exam and procedure tables and other non-fixed asset equipment.

Recommendation 10: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments to appropriations and use of restricted fund balance for the Casa Blanca pass-through fund by \$276,215, as follows:

Increase appropriations:

22850-1100100000-551100	Contribution to other funds	\$276,215
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Anticipated use of restricted fund balance:

22850-1100100000-321101	Restricted program money	276,215
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Increase estimated revenue:

10000-4200700000-790600	Contribution from other county funds	295,415
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Increase appropriations:

10000-4200700000-526900	Instrument – Minor Medical Equipment	44,500
10000-4200700000-546160	Equipment – Other	<u>24,700</u>
	Total	69,200

Increase in unassigned fund balance:

10000-4200700000-370100	Unassigned fund balance	226,215
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Health and Juvenile Services Fund

The health and juvenile services fund receives revenue pursuant to a tax sharing clause in a cooperative agreement with the City of Palm Desert and its Successor Agency, which per the terms of that agreement must be used for health, mental health, and

juvenile services in eastern Riverside County. The amount of revenue anticipated by year end is slightly greater than budgeted, so consequently a budget adjustment is necessary to distribute the full proceeds.

Recommendation 11: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated revenue for the Health and Juvenile Services Fund by \$11,000, as follows:*

Increase estimated revenue:

22430-1100100000-781000	Contractual revenue - RDV	\$11,000
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Increase appropriations:

22430-1100100000-536240	Other contract agencies	11,000
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Accumulative Capital Outlay Fund

The accumulative capital outlay fund is used to track certain county tax sharing obligations, such as the agreements with the City of Banning and the March Joint Powers Authority, and certain settlement agreements. Due to the increase in receipts attributable to the factory outlets, the county will likely owe the City of Banning an estimated additional amount of \$120,000. In addition, due to true-up adjustments for back due amounts owed, the county will likely owe the March Joint Powers Authority \$145,000 more than originally estimated for this fiscal year. Consequently, the Executive Office recommends increasing the contribution to and appropriations for this fund by \$265,000.

Recommendation 12: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments to appropriations and estimated revenue for the Accumulated Capital Outlay Fund by \$265,000, as follows:*

Increase appropriations:

30000-1100300000-536200	Contributions to non-county agency	\$265,000
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Increase estimated revenue:

30000-1100300000-790600	Contributions from other county funds	265,000
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Cabazon Community Revitalization Act Infrastructure Fund

The Cabazon community revitalization act infrastructure fund was established pursuant to Board direction given on December 10, 2013, (Item 3-7b) to receive 25 percent of the incremental growth in general fund sales and use tax revenue from the expansion area of the Desert Hills factory outlets in Cabazon. Pursuant to that direction, the Executive Office now recommends budget adjustments to enable transfer of the projected current year share of that sales tax revenue out of the general fund and into the Cabazon Community revitalization act infrastructure fund. Appropriation from this fund will be made separately on a project by project basis.

Recommendation 13: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing estimated revenue and restricted fund balance for the Cabazon community revitalization act infrastructure fund by*

\$715,177, as follows:

Increase estimated revenue:

30360-1100100000-790600	Contribution from other county funds	\$715,177
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Increase restricted fund balance:

30360-1100100000-330109	Committed fund balance – capital projects	715,177
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Wine Country Infrastructure Fund

The Wine Country infrastructure fund was established pursuant to Board direction given on September 9, 2014, (Item 3-6) to receive 25 percent of the general fund sales and use tax revenue from the area within the Wine Country Plan. Pursuant to that direction, the Executive Office now recommends budget adjustments to enable transfer of the projected current year share of that sales tax revenue out of the general fund and into the Wine Country infrastructure fund. Appropriation from this fund will be made separately on a project by project basis.

Recommendation 14: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing estimated revenue and restricted fund balance for the Wine Country infrastructure fund by \$227,586, as follows:*

Increase estimated revenue:

30370-1100100000-790600	Contribution from other county funds	\$227,586
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Increase restricted fund balance:

30370-1100100000-330109	Committed fund balance – capital projects	227,586
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Solar Program

At the beginning of FY 14/15, there was a beginning equity balance of \$465,041 attributable to the general purpose share of the solar payment revenue carried over from prior years. In addition, the fund received \$938,982 in annual payments from two solar projects this fiscal year, of which \$704,237 is the general purpose portion. At this time, the Executive Office recommends increasing appropriations for the solar program budget by \$101,790 to enable transfer of the full general purpose portion of the fund's equity into county general fund contingency. In addition, the Economic Development Agency requests \$226,647 to reimburse County Service Area 51 for the costs of asbestos abatement, new lighting and fixtures, upgrades to the HVAC electrical system, and resurfacing the parking lot at the Lake Tamarisk Clubhouse. These actions will leave a balance of \$430,066 remaining committed for community benefit.

Recommendation 15: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments to appropriations and use of committed fund balance for the solar payments fund by \$328,137 and to contingency by \$1,169,228, as follows:*

Increase appropriations:

22840-1104100000-551100	Contributions to other funds	\$328,137
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Use of committed fund balance:

22840-1104100000-330156	Committed fund balance – solar community benefit	226,347
22840-1104100000-330157	Committed fund balance – solar general purpose	<u>101,790</u>
	Total	328,137

Increase estimated revenue:

10000-1109000000-790600	Contribution from other county funds	1,169,228
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Increase appropriations:

10000-1109000000-581000	Appropriation for contingencies	1,169,228
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Board of Supervisors / Clerk of the Board

During the second quarter, the Clerk of the Board's expenditures were well within budgeted appropriations. Revenues are low compared to budgeted estimates, but are typically not realized until third quarter.

Assessment Appeals Board

The Assessment Appeals Board faces an ongoing challenge processing assessment appeals, which continue above historic averages. There is a two-year mandate for appeals to be heard, and the filing fee is refunded if the property owner prevails. At the current time, both expenditures and revenues are well within budgeted amounts, and no budget adjustments are anticipated at this time. The department will continue to monitor on-going expenditures and revenues.

County Counsel

Currently the office of County Counsel projects that it will end the fiscal year within its budget target.

Auditor-Controller

The Auditor-Controller reports that revenue related to the e-payables program is generating less than originally forecasted, and reimbursements related to the redevelopment dissolution are lower than anticipated. While these are possible shortfalls, the department expects to meet its budget target for the year with various cost saving measures and a request to utilize committed funds previously set aside for an operational review of the Internal Audits Division and a countywide risk assessment. With these projects now complete, the department requests use of the remaining funds for critical projects involving 1099 reporting, Laserfiche forms, and maintenance.

Recommendation 16: *That the Board of Supervisors approve and direct the Auditor-Controller make budget adjustments increasing appropriations and releasing committed fund balance for the Auditor-Controller by \$72,000, as follows:*

Release committed fund balance:

10000-1000100000-330152	Committed fund balance – ACO Internal Audit	\$72,000
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Increase unassigned fund balance:

10000-1000100000-370100	Unassigned fund balance	72,000
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Increase appropriations:

10000-1300100000-525440	Professional services	50,000
10000-1300100000-522310	Maintenance – building and improvement	<u>22,000</u>
	Total	72,000

Anticipated use of unassigned fund balance:

10000-1300100000-370100	Unassigned fund balance	72,000
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Human Resources (HR)

Human Resources' revenues are trending higher than budgeted due to an additional services agreement, increased contributions, and other reimbursements. In addition, Human Resources is experiencing additional expenditures related to payroll costs, refreshing computers, and additional professional services. Budget adjustments are recommended to increase appropriations and the offsetting revenues. Human Resources will continue to monitor this fund closely.

Recommendation 17: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments to appropriations and estimated revenues for Human Resources by \$342,800, as follows:*

Increase estimated revenues:

10000-1130100000-777520	Reimbursement for services	\$ 55,500
10000-1130100000-781220	Contributions and donations	223,300
10000-1130100000-781360	Other miscellaneous revenue	<u>64,000</u>
	Total	342,800

Increase appropriations:

10000-1130100000-510040	Regular salaries	172,500
10000-1130100000-518100	Budgeted benefits	57,500
10000-1130100000-523640	Computer equipment – non-fixed assets	155,300
10000-1130100000-525440	Professional services	204,500
10000-1130100000-572800	Intra-Miscellaneous	(98,000)
10000-1130100000-572900	Intra-personnel	<u>(149,000)</u>
	Total	342,800

Registrar of Voters

The Registrar of Voters (ROV) expects to exceed anticipated revenue at the end of FY 14/15 due to the unanticipated 30 local ballot measures that were added to the November 2014 ballot and salary savings from retirements and vacancies in the department. The department is also contemplating relocating to a new facility, purchase of new voting equipment in the future, and starting a marketing campaign to increase vote-by-mail voters. For third quarter, the ROV will need additional appropriations to cover additional costs of elections related to the additional local ballot measures not previously included in the department's budget. The department requests budget adjustments increasing estimated revenue and appropriations by \$700,000.

Recommendation 18: *That the Board of Supervisors approve and direct the Auditor-*

Controller to make budget adjustments increasing appropriations and estimated revenue by \$700,000, as follows:

Increase estimated revenue:

10000-1700100000-771210	School election service	\$ 50,000
10000-1700100000-771230	City election service	<u>650,000</u>
	Total	700,000

Increase appropriations:

10000-1700100000-523760	Postage-mailing	165,000
10000-1700100000-523800	Printing/binding	300,000
10000-1700100000-532600	Capital lease – purchase principal	160,000
10000-1700100000-546160	Equipment – other	<u>75,000</u>
	Total	700,000

Economic Development Agency/Facilities Management (EDA/FM)

Economic Development Program

The department requests a budget adjustment of \$397,894 due to an increase in reimbursements from EDA Administration sub-funds and the Economic Development fund.

Recommendation 19: *That the Board approve and direct the Auditor-Controller to make budget adjustments decreasing estimated revenues and increasing appropriations by \$181,000, as follows:*

Decrease estimated revenues:

21100-1900100000-778330	Interfund – salary reimbursement	\$181,000
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Increase appropriations:

21100-1900100000-573400	Intra-fund expense – salary and benefit reimb.	(181,000)
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Neighborhood Stabilization Program (NSP)

The Neighborhood Stabilization Program requests a budget adjustment of \$449,142 due to a projected shortage of revenue, and anticipates using restricted fund balance to make up the shortfall.

Recommendation 20: *That the Board approve and direct the Auditor-Controller to make budget adjustments decreasing estimated revenues and increasing use of restricted fund balance for the Neighborhood Stabilization Program by \$449,142, as follows:*

Decrease estimated revenues:

21370-1900200000-766000	Fed – community redevelopment hm	\$449,142
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Anticipated use of restricted fund balance:

21371-1900200000-321101	Restricted program money	218,733
21374-1900200000-321101	Restricted program money	<u>230,409</u>
	Total	449,142

County Fair & National Date Festival

The County Fair took place from February 13 through 22, 2015. The department requests a budget adjustment of \$69,817 to cover the following costs: \$34,736 for increased costs for special events; \$12,675 for an increase in RCIT costs; and, \$22,406 for increased HR temporary assistance program expenses for physicals and background checks for seasonal employees. Increases in carnival and concessions revenue from the annual fair will offset these additional costs.

Recommendation 21: That the Board approve and direct the Auditor-Controller to make budget adjustments to appropriations and estimated revenues for the Fair and National Date Festival by \$102,190, as follows:

Increase estimated revenues:		
22200-1920100000-741060	Carnival	\$129,049
22200-1920100000-741360	Concessions	22,027
22200-1920100000-790600	Contributions from other county funds	<u>32,373</u>
	Total	183,449
Decrease estimated revenues:		
22200-1920100000-741020	Admissions	81,259
Increase appropriations:		
22200-1920100000-523270	Special events	51,736
22200-1920100000-521640	Maintenance – software	15,675
22200-1920100000-525080	Temporary assistance pool services	<u>34,779</u>
	Total	102,190

Energy

The Energy division requests a budget adjustment of \$1.5 million for increases in electricity, fuel, and water charges primarily attributed to newly purchased and leased county buildings including the Riverside County Innovation Center, the Mental Health building located on Rustin, and the RCIT data center. Increased costs are also due to unseasonably high temperatures during the winter and spring.

Recommendation 22: That the Board approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated revenues for the Energy division by \$1,500,000, as follows:

Increase estimated revenues:		
10000-7200600000-777610	Utilities	\$1,500,000
Increase appropriations:		
10000-7200600000-529500	Electricity	900,000
10000-7200600000-529510	Heating fuel	300,000
10000-7200600000-529550	Water	<u>300,000</u>
	Total	1,500,000

Parking

The Parking division estimates ending the year with a deficit of \$169,293 – improved from the midyear projection. Monthly county parking charges have remained at \$35 per month for over ten years. The Indio surface lot and the Indio parking structure will open in May 2015, with later than anticipated revenues. The department is evaluating various alternatives for the FY 15/16 budget to increase revenues.

Facility Renewal (Formerly Deferred Maintenance)

During the FY 14/15 budget process, EDA requested and received approval for an additional \$700,000 to address high priority, at-risk life-cycle and regulatory requirements. The status of the seven funded projects is as follows: the boiler replacement at the Academy of Justice is complete; the equipment is ordered for the boiler replacement at Juvenile Probation and the U.S. District Court (anticipated completion in May 2015); and the boiler replacement for the Robert Presley Detention Center and the county administrative center in Riverside are in the design and procurement process (with a completion date of June 2015). Funding is being reallocated between projects to address actual budget needs of the most critical projects. The midyear budget report addressed an increase in metal theft due to the demand for copper, brass, and aluminum. The department installed wireless security cameras and other security devices at at-risk sites, which reduced the recurrence of theft issues.

Project Management Office (PMO)

The Project Management Office requests a budget adjustment to accommodate increased demand for project management services by customers and fund an unexpected retirement.

Recommendation 23: *That the Board approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated revenues for the Project Management Office by \$418,080, as follows:*

Increase estimated revenues:

10000-7200500000-778330	Interfund revenue – salary reimbursement	\$418,080
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Increase appropriations:

10000-7200500000-510040	Regular salaries	171,360
10000-7200500000-518100	Budgeted benefits	66,640
10000-7200500000-525500	Salary benefit reimbursement	45,707
10000-7200500000-528500	Project cost expense	350,000
10000-7200500000-575300	Intra-fund expense – facilities projects	<u>(215,627)</u>
	Total	418,080

PUBLIC PROTECTION**Fire**

The Fire Department continues to have a budget deficit in the amount of \$3.9 million. This is a reduction of \$300,000 from the second quarter reported deficit due to antici-

pated salary savings for county positions. Approximately \$2.6 million of the deficit is due to increases in salary and benefits for state fire fighters. The \$2.6 million is the county's portion, and was adjusted to reflect six months of costs per the state's recently ratified bargaining agreement. The remaining \$1.3 million deficit is for station repairs, vehicle maintenance and repairs, administrative rate adjustment, training and a lease not funded in the final budget. As with previous years, the department will look at cost saving measures to reduce the deficit amount further.

Although the Fire Department has reduced its deficit from \$4.2 million to \$3.9 million, a budget adjustment is necessary for Fire to pay its obligations. Specifically, the department needs a \$2 million budget adjustment to cover the fourth quarter estimated invoice owed per the cooperative agreement with the California Department of Forestry.

In addition, the Fire Department reports an additional possible revenue shortfall of \$1.3 million due to the City of Canyon Lake's back due payments owed the county under our cooperative agreement for provision of fire services to that city. Of this amount, \$549,621 is the unpaid receivable from FY 13/14 accrued into FY 14/15. The remainder is the unpaid balances due for services rendered by the county during the first two quarter in FY 14/15. It is unclear at this time when the county will receive these payments, and this revenue shortfall may increase as the year progresses. The estimated shortfall will total \$1.9 million by the end of FY 14/15 if no payments are received.

Recommendation 24: *That the Board approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated revenues for the Fire Department by \$2,000,000, as follows:*

Decrease appropriations:		
10000-1109000000-581000	Appropriations for contingency	\$2,000,000
Increase unassigned fund balance:		
10000-1109000000-370100	Unassigned fund balance	2,000,000
Increase appropriations:		
10000-2700200000-525440	Professional services	2,000,000
Anticipated use of unassigned fund balance:		
10000-2700200000-370100	Unassigned fund balance	2,000,000

Sheriff

The Sheriff projects a \$29.7 million budget deficit at year-end. This is a \$10.2 million improvement from the estimated \$40 million deficit projected at midyear and \$16 million less than anticipated at the beginning of the fiscal year. This year began with a \$46 million structural deficit from three years of unfunded negotiated raises and phased-in hiring for patrol and corrections totaling \$34 million, as well as \$9 million from increased internal service fund charges and \$3 million of unfunded prior year encumbrances. This deficit has been exacerbated by unexpected retirements with payouts trending higher than anticipated. The improvement at third quarter is the result of revised estimates for revenues, computer lines, aircraft maintenance and utilities. Although the Sheriff's fiscal

situation is better than initially anticipated, the issues raised during budget hearings remain.

During budget hearings, the Sheriff cautioned that overtime costs related to AB109 realignment of public safety and unincorporated staffing continues. The Board's decision to grant standby pay to the SWAT unit is an unfunded liability that will need to be funded as long as the policy is in place. Additional funding will also be required in FY 15/16 to meet the expectations created by Board policies.

The 2011 realignment of public safety transferred funding for court security from the Superior Courts to counties; however, the amount was based on service levels and expenses from FY 94/95, shortly before courts were transferred to the state. The state allocation is insufficient to provide the required level of service. The negotiated salaries and benefits since the mid 1990's are not covered at all. The Executive Office committed to paying \$1.1 million this year, as it has for the past two years, to partially mitigate the cost of the mandated service.

Recommendation 25: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments decreasing appropriations for Contingency and estimated revenue for the Sheriff's Department by \$1,112,301, as follows:*

Decrease estimated revenue		
10000-2500100000-773690	Trial court funding – unallowable	\$162,301
Anticipated use of unassigned fund balance		
10000-2500100000--370100	Unassigned fund balance	162,301
Decrease estimated revenue		
10000-2500500000-773690	Trial court funding – unallowable	900,000
Anticipated use of unassigned fund balance		
10000-2500500000-370100	Unassigned fund balance	900,000
Decrease estimated revenue		
10000-2500700000-773690	Trial court funding – unallowable	50,000
Anticipated use of unassigned fund balance		
10000-2500700000--370100	Unassigned fund balance	50,000
Decrease appropriations:		
10000-1109000000-581000	Appropriations for contingency	1,112,301
Increase unassigned fund balance:		
10000-1109000000-370100	Unassigned fund balance	1,112,301

In December 2014, the Board approved the purchase of two new helicopters. Insurance proceeds totaling nearly \$2 million from the crashed helicopter were used to make the down payment. The Board authorized the Executive Office to add appropriations each fiscal year to make the necessary loan payments. At the third quarter, a \$479,000

payment was due.

Recommendation 26: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and revenue for Sheriff's Patrol and decreasing appropriations for contingency by \$479,000, as follows:*

Decrease appropriations:		
10000-1109000000-581000	Appropriations for contingency	\$479,000
Increase unassigned fund balance:		
10000-1109000000-370100	Unassigned fund balance	479,000
Increase appropriations:		
10000-2500300000-532600	Capital lease-purchase principal	479,000
Anticipated use of unassigned fund balance:		
10000-2500300000--370100	Unassigned fund balance	479,000

The Sheriff continues to make progress in hiring for the East County Detention Center and to increase patrol staffing in the unincorporated area. The department is committed to budget savings wherever possible. The budget situation has improved since the beginning of the fiscal year but a significant gap remains. The Executive Office's "just in time" funding strategy has left the Sheriff's deficit unresolved at a time when the department is expected to meet the Board's mandate to achieve unincorporated patrol staffing of 1.2 deputies per 1,000 population by FY 17/18, as well hiring 406 positions for the new jail in Indio. The Sheriff agrees with this strategy, as long as necessary funding is provided by year-end.

The Executive Office greatly appreciates the cooperation of the Sheriff and his staff during this difficult time, and recognizes this structural deficit needs to be addressed in part now, taking into consideration that continued efforts by the Sheriff may yield further savings by year's end. Consequently, the Executive Office recommends funding half of the Sheriff's currently projected deficit to cover labor increases, with the understanding additional funding may be required if the Sheriff cannot achieve further savings.

Recommendation 27: *That the Board approve and direct the Auditor-Controller to make budget adjustments to appropriations and unassigned fund balance for the Sheriff and contingency totaling \$14,863,870, as follows:*

Decrease appropriations:		
10000-1109000000-581000	Appropriations for contingency	\$14,863,870
Increase unassigned fund balance:		
10000-1109000000-370100	Unassigned fund balance	14,863,870
Increase appropriations:		
10000-2500100000-510040	Regular salaries	363,407
10000-2500100000-518100	Budgeted benefits	<u>121,930</u>
	Total	485,337

Anticipated use of unassigned fund balance:		
10000-2500100000-370100	Unassigned fund balance	485,337
Increase appropriations:		
10000-2500200000-510040	Regular salaries	461,337
10000-2500200000-518100	Budgeted benefits	<u>86,480</u>
	Total	547,817
Anticipated use of unassigned fund balance:		
10000-2500200000-370100	Unassigned fund balance	547,817
Increase appropriations:		
10000-2500300000-510040	Regular salaries	6,936,726
10000-2500300000-518100	Budgeted benefits	<u>2,416,823</u>
	Total	9,353,549
Anticipated use of unassigned fund balance:		
10000-2500300000-370100	Unassigned fund balance	9,353,549
Increase appropriations:		
10000-2500400000-510040	Regular salaries	2,174,595
10000-2500400000-518100	Budgeted benefits	<u>802,188</u>
	Total	2,976,783
Anticipated use of unassigned fund balance:		
10000-2500400000-370100	Unassigned fund balance	2,976,783
Increase appropriations:		
10000-2500500000-510040	Regular salaries	508,323
10000-2500500000-518100	Budgeted benefits	<u>74,003</u>
	Total	582,326
Anticipated use of unassigned fund balance:		
10000-2500500000-370100	Unassigned fund balance	582,326
Increase appropriations:		
10000-2500600000-510040	Regular salaries	1,262
Anticipated use of unassigned fund balance:		
10000-2500600000-370100	Unassigned fund balance	1,262
Increase appropriations:		
10000-2500700000-510040	Regular salaries	454,149
10000-2500700000-518100	Budgeted benefits	<u>143,010</u>
	Total	597,159
Anticipated use of unassigned fund balance:		
10000-2500700000-370100	Unassigned fund balance	597,159

Increase appropriations:		
10000-2501000000-510040	Regular salaries	188,453
10000-2501000000-518100	Budgeted benefits	<u>85,455</u>
	Total	273,908

Anticipated use of unassigned fund balance:		
10000-2501000000-370100	Unassigned fund balance	273,908

Increase appropriations:		
10000-2501100000-510040	Regular salaries	36,015
10000-2501100000-518100	Budgeted benefits	<u>9,714</u>
	Total	45,729

Anticipated use of unassigned fund balance:		
10000-2501100000-370100	Unassigned fund balance	45,729

District Attorney

Michael Hestrin was sworn in as the county's 15th District Attorney on January 5, 2015. At midyear, the office projected a \$7.5 million deficit. During the past three months, the executive team and staff have reduced the deficit by \$1.6 million. The year-end projection is a \$5.9 million deficit, a 40 percent reduction from the September 2014 estimate. This deficit results from significant increases to existing costs, primarily negotiated salaries and benefits. Although he committed to rebuilding the office, Mr. Hestrin has also worked to reduce costs and increase revenue. The office is committed to providing public safety through outstanding prosecutorial, investigative and victim services.

They continue to work with the Executive Office to seek solutions, reduce the deficit, and return the budget to structural balance. At this time, in consideration of escalating labor costs, the Executive Office is prepared to recommend funding half the District Attorney's projected deficit and will continue to monitor the department's progress.

Recommendation 28: *That the Board approve and direct the Auditor-Controller to make budget adjustments to appropriations and use of unassigned fund balance for the District Attorney and contingency by \$2,950,000, as follows:*

Decrease appropriations:		
10000-1109000000-581000	Appropriation for contingencies	\$2,950,000

Increase unassigned fund balance		
10000-1109000000-370100	Unassigned fund balance	2,950,000

Increase appropriations:		
10000-2200100000-510040	Regular salaries	2,950,000

Anticipated use of unassigned fund balance		
10000-2200100000-370100	Unassigned fund balance	2,950,000

Department of Child Support Services

The Department of Child Support Services' (DCSS) state allocation was reduced by \$207,961, and the department immediately reduced services and supplies to ensure a balanced budget. Year-end state and federal revenue posts in September, so DCSS will need a temporary cash advance of approximately \$500,000 from the general fund. This cash loan, which comprises approximately 1.4 percent of the department's \$35.4 million dollar budget, occurs annually and is always repaid upon receipt of state and federal reimbursement.

Court Facilities

All funds were expended prior to the end of the third quarter: invoices for mandated services are unpaid. The County allocation is the same as it was in FY 09/10, although costs have increased. Pursuant to Government Code §70353(a), *"Each county shall remit the county facilities payment determined by this article to the Controller, for deposit into the Court Facilities Trust Fund. One-quarter of each county's facilities payment shall be remitted to the Controller quarterly on October 1, January 1, April 1, and July 1. Any payment that is not made when required by this subdivision shall be considered delinquent, and subject to the penalties specified in subdivision."* With demolition of the Indio County Administrative Center it was necessary to amend the court transfer agreement, and the state is now charging a higher fee to the county. The state also required an initial payment that was retroactive to the beginning of the fiscal year. The April 1, 2015, payment was made from another court-related fund that must be reimbursed.

Other expenditures have been significantly higher than anticipated. Costs to repair the historic courthouse following demolition of the old jail are three times higher than estimated. The state changed the process for charging utilities and maintenance services at shared facilities. The county now pays a quarterly amount and a true-up follows after eighteen months to a quarterly pre-payment followed a year later by a true-up. County internal service fund charges are higher. The Southwest Detention Center transportation program and the county-wide jail and juvenile hall master plan are also paid through this fund.

Recommendation 29: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations for Court Facilities and decreasing appropriations for contingency by \$1,500,000, as follows:*

Decrease appropriations:

10000-1109000000-581000	Appropriations for contingency	\$1,500,000
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Increase appropriations:

10000-1103900000-528500	Project cost expenses	750,000
10000-1103900000-536200	Contribution to non-county agency	500,000
10000-1103900000-537320	Interfund expense – building improvements	<u>250,000</u>
	Total	<u>1,500,000</u>

Community Recidivism Reduction Grant Program

The California Budget Act of 2014 allocates funds to the Board of State and Community Corrections (BSCC) for the Community Recidivism Reduction Grant Program. The competitive grant program invites non-profit agencies to apply for one-time funding for efforts that reduce the likelihood either adults or juvenile offenders will reoffend. The Executive Office and the Community Corrections Partnership (CCP) determined a list of needs, and during the fourth quarter Purchasing will release a request for proposals to award \$475,000. Funds must be spent prior to the end of June 2018. Eligible providers must demonstrate a five-year history of crime prevention and recidivism reduction services to juveniles or adults. Eligible services include but are not limited to: warrant reduction, treatment, life skills, transportation to services, mentoring, literacy, job training and employment. No award will be over \$50,000 according provisions of the law. The Executive Office will report annually to the Board, the CCP, and the BSCC.

Probation Department

The financial statements submitted show a \$194,241 projected year-end net savings. This is based upon actions taken by the department to continue cost saving measures implemented at the beginning of the financial crisis. During the third quarter, the department also continued recruitment and hiring efforts to fill vacancies, as well as positions supporting SB678 Evidence Based Probation Supervision Practices and AB109 Realignment of Public Safety. The Board of Supervisors authorized the following \$3.3 million in additional funding for the department to implement critical components of the five-year public safety master plan.

- **Youth Treatment and Education Center (YTEC) \$2.2 million:** In order to meet the requirements of the 2007 Local Youthful Offender Rehabilitative Facility Construction Financing Program the county is required to commit to occupying any new facility within 90 days of construction completion, July 19, 2016. The department and Human Resources are working aggressively to fill positions so that staff will have adequate training prior to the facility opening. The department anticipates having a significant portion of the positions filled by year-end.
- **Institutional Staffing (fixed post) Positions \$473,000:** Additional funding supports increasing juvenile facility staffing to a ratio of one staff member for every seven juveniles based on California's Peace Officer Standards and Training recommendation.
- **Pretrial Services \$657,000:** Fleet Services ordered three vehicles that will be delivered at the beginning of the fourth quarter. The department is working with Purchasing to develop a Request for Proposal for an automated court reminder system. The Probation Officer requested and is also monitoring the impact of Prop. 47 on the population of jail inmates who could benefit from pre-trial release.

The Governor's proposed FY15/16 budget includes the following public safety impacts:

- **Realignment:** AB109 programmatic funding is projected to grow to \$1.06 billion.

Riverside County's project base increase would be \$6.5 million. The new base allocation is estimated at \$54.27 million. This amount does not include any FY 14/15 growth that will be distributed in October 2015.

- **Post Release Community Supervision Offenders with Enhanced Credit Earnings:** The state's proposed budget includes an additional \$16 million for county probation departments to supervise the temporary increase in offenders on Post Release Community Supervision resulting from the three-judge panel's orders. The department received \$1.18 million of the \$11.3 million budgeted this fiscal year.
- **SB678 Funding:** County probation departments' implementation of evidence-based practices has significantly impacted the state's efforts to reduce the prison population. The Governor's budget includes \$125 million statewide; if the same formula is utilized, Probation anticipates receiving \$3.13 million in FY 15/16.

Title IV-E has been problematic since September 2013, when the federal Administration for Children and Families (ACF) reviewed practices in two California county probation departments administering foster care candidacy cases for minors at imminent risk of removal from their homes. There is nothing new to report. Probation filed claims that have not been paid, which could amount to \$1.02 million annually. The department will continue to monitor the budget and legislative process and communicate any issues or concerns to the Executive Office and the Board of Supervisors.

Law Office of the Public Defender

The Law Office of the Public Defender (LOPD) now projects a budget deficit of \$362,000. This includes unanticipated position needs, moving expenses, low turnover rate, and a countywide courtroom wireless system. Shortages in state funding and possible lawsuit arbitration costs have affected the budget as well.

In the midyear report, the LOPD received authorization and funding for three Deputy Public Defender III and two Paralegal II positions to handle the 4,000 Prop. 47 cases currently filed by the office and potential 10,000 or more over a three year period. It has been determined that savings resulting from a delay in the Banning court expansion and attrition will offset a portion of this cost for the current fiscal year. Funding needs for FY 15/16 are being determined during the budget process. In July 2013, the \$19 million renovation of the former District Attorney building on Main Street in Riverside for the LOPD and Probation's use was debt financed. Construction is delayed, with an expected project completion date in FY 15/16.

Included in the department's budget is a revenue estimate for collection of public defender registration fees. The revenue was estimated at \$1 million in the final budget. However, as in past years, actual collections have not been realized. Consequently, at this time the Executive Office recommends this revenue estimate be decreased and replaced with direct ongoing general fund support.

Recommendation 30: That the Board of Supervisors approve and direct the Auditor-

Controller to make budget adjustments decreasing estimated revenue for the Law Offices of the Public Defender by \$994,000, increasing appropriations for the Law Offices of the Public Defender by \$213,000, and decreasing appropriations for general fund contingency by \$1,207,000, as follows:

Decrease appropriations:		
10000-1109000000-581000	Appropriation for contingency	1,207,000
Increase unassigned fund balance:		
10000-1109000000-370100	Unassigned fund balance	1,207,000
Increase appropriations:		
10000-2400100000-510040	Regular salaries	213,000
Decrease estimated revenue:		
10000-2400100000-781360	Other miscellaneous revenue	994,000
Anticipated use of unassigned fund balance:		
10000-2400100000-370100	Unassigned fund balance	1,207,000

Indigent Defense

The indigent defense budget is still on target to meet its NCC goal for FY 14/15; however, this ultimately depends on the volume of cases the courts send to indigent defense counsel.

Grand Jury

The Executive Office anticipates the grand jury to remain within its budget target at the end of FY 14/15.

Department of Animal Services

In the midyear budget report, Animal Services reported anticipating a shortfall related to the opening of the previously moth-balled San Jacinto Animal Shelter, approved by the Board of Supervisors on September 24, 2013 (agenda item 3-58). The intent was to fund the shelter through shelter fees and municipal partnerships; however, those plans have been slow to materialize. The Board of Supervisors recently approved an agreement for shelter services with the City of Menifee. In addition, Animal Services is currently in discussions with a number of cities in the region with the hope of securing additional partnerships. The department currently projects a \$2.4 million year-end deficit.

Looking forward to FY 15/16, Animal Services will incur additional costs of approximately \$4.4 million related to negotiated salary increases and internal service fund increases, in addition to the costs associated with operating the San Jacinto Animal Shelter. During budget hearings, the department head will review the situation with the Board of Supervisors in greater detail.

Agricultural Commissioner

The Agricultural Commissioner's third quarter revenue and expenditures are within FY

14/15 budget targets.

PUBLIC WAYS AND FACILITIES

Aviation

The department requests a budget adjustment of \$189,154 for additional costs related to water damage at French Valley Airport and other emergency services at Hemet-Ryan and Jacqueline Cochran Airports; sewer and plumbing repair at Jacqueline Cochran and French Valley Airports; mandatory appraisal services; and, county counsel services for leasing consultation. Additional lease revenue due to the settlement of a past account due will offset these costs.

Recommendation 31: *That the Board approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated revenues for County Airports by \$189,154, as follows:*

Increase estimated revenues:		
22100-1910700000-741500	Temporary use lease	\$189,154
Increase appropriations:		
22100-1910700000-522310	Maintenance – building and improvement	59,377
22100-1910700000-522390	Maintenance – improve sewer	51,980
22100-1910700000-525440	Professional services	51,835
22100-1910700000-537020	Interfund expense – legal services	<u>25,962</u>
	Total	189,154

HEALTH AND SANITATION

Department of Public Health

The Department of Public Health expects to meet its net county cost target for FY 14/15. The department anticipates additional funding for several programs before year-end, including Black Infant Health, Maternal, Child and Adolescent Health, and HIV/AIDS, any necessary budget adjustments will be submitted for Board approval.

The department requests the use of one-time gas tax swap funds in the amount of \$434,969, to cover costs associated with the relocation of staff from the health administration building to a new facility in the La Sierra area. The following programs have been relocated: Public Health Emergency Preparedness and Response, Emergency Medical Services, Nutrition/Women, Infants and Children (WIC) and the WIC call center, Family Planning, Immunization, and Staff Development.

The department has sufficient funds and requests approval to purchase one high capacity copier that will be shared by the Disease Control Branch and the Public Health Laboratory. Public Health also requests a budget adjustment to reflect the appropriate allocation of administrative support costs between Public Health and California Children's Services.

Recommendation 32: That the Board of Supervisors 1) authorize the Purchasing Agent to purchase one (1) high capacity copier; and, 2) approve and direct the Auditor-Controller to make budget adjustments to appropriations and estimated revenue for the Department of Public Health, as follows:

Increase estimated revenues:		
10000-4200100000-751500	CA – realignment	434,969
Increase appropriations:		
10000-4200100000-524500	Administrative support direct	\$4,500,000
10000-4200100000-525440	Professional services	434,969
10000-4200100000-546140	Equipment – office	8,000
10000-4200100000-572800	Intra-fund expense – miscellaneous	<u>(4,500,000)</u>
	Total	442,969
Decrease appropriations:		
10000-4200100000-523800	Printing/binding	8,000
Increase appropriations:		
10000-4200200000-524500	Administrative support direct	900,000
10000-4200200000-572800	Intra-fund expense – miscellaneous	(900,000)
Increase estimated revenues:		
21770-4200100000-767220	Federal – other operating grants	\$59,493
Increase appropriations:		
21770-4200100000-523660	Computer supplies	1,075
21770-4200100000-523680	Office equipment non-fixed assets	216
21770-4200100000-546160	Equipment – other	<u>58,202</u>
	Total	59,493

The department requests a budget adjustment to purchase Smart Boards, to be used at their the new location, which will allow for connection to computers and the internet to provide real-time situational awareness and a common operating picture for Public Health Department Operations Center decision makers. Funds are available through the FY 14/15 Center for Disease Control grant.

Recommendation 33: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated revenue for the Department of Public Health by \$4,000, as follows:

Increase appropriations:		
21750-4200100000-546160	Equipment – other	\$4,000
Increase estimated revenues:		
21750-4200100000-767220	Fed – other operating grants	4,000

California Children's Services

The California Children's Services program expects to meet its net county cost target for FY 14/15. Higher caseloads for the CCS therapy unit will result in an increase in reve-

nue. The department requests a budget adjustment, included above, to allocate the administrative cost for services provided by the Department of Public Health to CCS.

Department of Environmental Health

The Department of Environmental Health's third quarter revenue and expenditures are within FY 14/15 budget targets.

Riverside County Regional Medical Center General Fund Programs

Ambulatory Care

The Department of Ambulatory Care, consisting of the ten family care clinics, expects to meet its net county cost target for FY 14/15. The department projects revenue and expenditures will be less than anticipated, due primarily to difficulty in recruiting and retaining medical providers. The department has seen a decrease in patient visits, which is affecting revenue. However, an increase in anticipated MediCal capitated payments and a projected increase in Realignment revenue will offset the expected decrease.

As the first year of reporting under the Affordable Care Act is completed, the department continues analyzing the effects on both Realignment funding and MediCal capitated payments. The increase in the number of county residents covered under MediCal expansion may negatively impact funding received in other areas, such as Realignment. The department will continue to monitor and report such impacts as they become known.

The department requests addition of one (1) patient accounts officer to ensure compliance with regulations imposed by the federal government. The department does not anticipate that there will be a budget impact this fiscal year, and included the position along with funding in the FY15/16 budget request.

Recommendation 34: That the Board of Supervisors approve amending Ordinance No. 440 as indicated in Attachment B to add one (1) Patient Accounts Officer for the Department of Ambulatory Care.

Medically Indigent Services Program (MISP)

The Medically Indigent Services Program (MISP) expects to meet its net county cost target of \$2.2 million for FY 14/15.

Correctional Health

The department continues to recruit and fill positions for both juvenile detention and adult correctional facilities. In addition, electronic health care medical record (EMR) system implementation continues. Although the estimated cost for the EMR was approved on November 24, 2014, (Item 3-106), unanticipated infrastructure and equipment costs will require additional funding, which will be submitted to the Board for approval. Depending on the timing of costs associated with the EMR, general fund support may be needed to cover expenditures this year that occur earlier than budgeted.

Department of Mental Health

Mental Health Treatment

The North Side Integration Health Clinic on Blaine Street in the City of Riverside was moved to a larger facility on Rustin Avenue during the third quarter. The new facility will be an integrated outpatient clinic where the department partners with County operated community health centers to provide primary care. The facility will also allow the Department of Mental Health to house multidisciplinary teams to provide treatment, case management and linkage to community services. Treatment services will range from crisis intervention to short-term therapy and vocational services. Mental Health Services Act funds were used to make the purchase. The department now requests that the Board adjust the budget to reflect moving revenue and expenditures from the administration budget to the treatment budget.

Recommendation 35: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments to appropriations and estimated revenue for Mental Health by \$33,156,939 for the Rustin Avenue a capital facility purchase, as follows:*

Decrease appropriations:

10000-4100400000-542040	Building – capital projects	\$33,156,939
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Decrease estimated revenue:

10000-4100400000-751040	CA – Mental Health Services Act	33,156,939
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Increase appropriations:

10000-4100200000-542040	Building – capital projects	33,156,939
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Increase estimated revenue:

10000-4100200000-751040	CA – Mental Health Services Act	33,156,939
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Detention Mental Health

The department reports that it faces significant, unavoidable budget impacts and requests general fund support to avoid deficits at year-end. Voters approved Prop. 47 on November 4, 2014, allowing for reconsideration of certain felony convictions, as requested by the offender, reducing them to a misdemeanor. At this time, no funding is available to mitigate the effects of the proposition. The state is responsible for the cost of care when an individual is held, usually at Patton State Hospital, due to felony charges. However, if this same individual's charges are reduced under Proposition 47, then the county bears the burden of care. Currently, eleven individuals are at Patton where the daily bed rate is \$626. Existing revenue or reimbursement sources are not available to pay for the care. Every effort is being made to move these individuals to less expensive inpatient treatment. Treatment costs since November 5, 2014, are estimated at \$1.6 million. The FY 15/16 estimate is \$2.9 million. The department of Mental Health requests funding to pay for the inpatient treatment services provided since November 5, 2014.

Recommendation 36: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments to appropriations for Mental Health and contingency by \$1,638,868 for inpatient mental health treatment now provided by the county to misdemeanor felons pursuant to Prop. 47, as follows:*

Decrease appropriations:		
10000-1109000000-581000	Appropriation for contingencies	\$1,638,868
Increase unassigned fund balance:		
10000-1109000000-370100	Unassigned fund balance	1,638,868
Increase appropriations:		
10000-4100200000-530280	Private care provider	1,638,868
Anticipated use of unassigned fund balance:		
10000-4100200000-370100	Unassigned fund balance	1,638,868

PUBLIC ASSISTANCE

Department of Public Social Services (DPSS)

In the third quarter budget report, the Department of Public Social Services (DPSS) reported Medi-Cal caseload growth of 53 percent through February 2015. Most of the other self-sufficiency and social services programs also showed increases, but in the following lesser percentages: in-home supportive services increased 10 percent, adult protective services increased 9 percent, foster care increased 8 percent, child welfare services increased 6 percent, CalFresh increased 5 percent and welfare to work and adoptions increased 4 percent. CalWORKS, however, experienced negative growth of 1 percent.

For the third quarter, Medi-Cal monthly enrollment averaged 19,670, which represented a 15 percent increase over FY 13/14. In addition, DPSS recently collaborated with the state and system vendors to clean-up a large backlog of cases and make benefits more readily available to applicants. As of March 2015, 91 percent of the pending backlog cases were resolved.

Aggressive recruiting and hiring continues in all major program areas in an effort to accommodate program growth and keep pace with the 12 percent annual attrition rate. In addition, the department is still using some carefully monitored temporary assistance and overtime to bridge the staffing gap.

Looking forward, DPSS will be making a proposal for Board consideration to opt-in to the Approved Relative Caregiver (ARC) funding option program. This program, enacted through SB855 in June 2014, established the foster care program rate for approved relative caregivers, ineligible to receive Aid to Families with Dependent Children–Foster Care (AFDC-FC), at the same level as children who are eligible to AFDC-FC payments. If approved, DPSS will agree to pay all approved relative caregivers the same rate paid to foster care providers, potentially retroactive to January 2015. The department is currently assessing the number of cases that would be impacted through decisions to opt-

in and provide retroactive payments.

For FY 15/16, DPSS requested a significant increase in general fund support to expand operations in child protective services, adult protective services, and foster care, consistent with the caseload growth experienced in FY 14/15 and projected into FY 15/16.

Riverside County Children and Families Commission (RCCFC)

First 5 Riverside recently moved into their new facility, located at 585 Technology Court, in Riverside. An open house is scheduled for May 13, 2015, immediately following the Commission meeting. Riverside County Children and Families Commission updated their anticipated use of fund balance to \$6.7 million, which includes unbudgeted capital reserve expenses. Funds unused this fiscal year remain available for service contracts through FY 15/16. The year-end projected fund balance is \$39.5 million. The Commission has obligated nearly all of this balance for services in subsequent years.

During the third quarter of FY 14/15, the Children and Families Commission filed the First 5 California annual report for FY 13/14. The strategic plan for 2011-2016 was reviewed, pursuant to Health and Safety Code Section 130140(E). The commission also continues to work on their 2017-2022 strategic plan. In addition to determining the focus of funding investment, decisions on the use of fund balance to further established goals are being considered.

Community Action Partnership (CAP)

Community Action Partnership (CAP) expenditures are in alignment with the budget; there are no significant budget changes for this quarter.

Veterans' Services

Veterans' Services is on target to meet its FY 14/15 net county cost target.

Office on Aging

The Office on Aging expects to end the fiscal year within budget. The department requests a budget adjustment totaling \$78,169, of which \$63,169 is for the carryover of an extension of grant agreements with Desert Healthcare District, JFK Memorial Hospital, and Eisenhower Medical Center for care transitions intervention services. In addition, \$15,000 is for the memorandum of understanding between Riverside County In-Home Supportive Services (IHSS) Public Authority and Office on Aging to provide IHSS provider training through qualified and professional staff.

Recommendation 37: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated revenues for Office on Aging by \$78,169, as follows:*

Increase estimated revenues:

21450-5300100000-774500	Health services	\$78,169
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Increase appropriations:

21450-5300100000-510040	Regular salaries	42,538
21450-5300100000-518100	Budgeted benefits	24,375
21450-5300100000-523700	Office supplies	250
21450-5300100000-523800	Printing/binding	750
21450-5300100000-526530	Rent-lease buildings	900
21450-5300100000-527780	Special program expense	5,238
21450-5300100000-527880	Training other	1,443
21450-5300100000-529000	Miscellaneous travel expense	749
21450-5300100000-529040	Private mileage reimbursement	<u>1,926</u>
	Total	78,169

EDUCATION, RECREATION, AND CULTURE**Cooperative Extension**

The Cooperative Extension's third quarter expenditures are within FY 14/15 budget targets. However, increases in negotiated labor costs and internal service fund rates, including general liability and property insurance charges, are projected to negatively affect the Cooperative Extension's ability to provide services to its constituents. The memorandum of understanding between the county and the University of California regents obligates the county to provide annual funding for staff support, business operations, and mileage reimbursement for the program.

ENTERPRISE FUNDS**Riverside County Regional Medical Center (RCRMC)**

Because of efforts on the part of hospital leadership and staff, along with the on-going implementation of Huron initiatives, RCRMC anticipates revenue will exceed expenditures by \$21.1 million by year-end due to collection of non-recurring prior year revenues along with enhanced revenue reimbursement from the Affordable Care Act (ACA). In spite of anticipated capital expenditures, the medical center projects ending the year with positive net income.

RCRMC will continue to face challenges as the receivables backlog is further reduced and the non-recurring revenue will not be available to offset on-going expenses in FY 15/16. In addition, the hospital relies on a significant amount of governmental Medicaid waiver revenue, which is ultimately impacted by other public hospital costs and subject to change based on the ACA. Furthermore, the hospital director continues to indicate that a significant investment will be needed to acquire new equipment, integrated information technology, and meet other infrastructure needs.

Waste Management

To date, Waste Management's revenue and expenditures are within expectations for this fiscal year.

INTERNAL SERVICE FUNDS**Facilities Management****Custodial Services**

The Custodial Services division requests a budget adjustment of \$250,000 to align appropriations to meet operational needs for cleaning services, and allow the provision of uninterrupted services to customers. Custodial Services is structurally imbalanced, and estimates ending the year exceeding estimated appropriations for salaries and benefits and operating costs and with an operating deficit. Operating costs have increased due to new buildings and increased services. Sufficient cash reserves are available to provide for expenses not covered through the normal rate recovery process. The division will operate conservatively and closely monitor the estimated deficit.

Recommendation 38: *That the Board approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated revenues for the Custodial Services division by \$250,000, as follows:*

Increase estimated revenues:

47200-7200200000-777480	Reimbursement of cost-administrative overhead	\$250,000
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Increase appropriations:

47200-7200200000-520815	Cleaning and custodial supplies	250,000
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Maintenance

On November 24, 2014, (Item 3-27), the Board adopted a rate increase for the Maintenance Services division, with the revised rate effective December 11, 2014. Payment collection occurs in arrears; therefore, little impact has been made on the financial condition of the fund.

Purchasing & Fleet Services**Central Purchasing**

Purchasing is on track to remain within FY 14/15 budget targets. There are significant salary savings due to difficulty filling Procurement Contract Specialist positions approved by the Board.

Printing Services

Sale of 'packet work' is lower than projected, as DPSS has reduced orders. Management sees a reduction in form printing as a permanent shift in the market and, as a result, Printing Services will reduce payroll by transferring one employee to Central Mail. Furthermore, management is evaluating the market for sign and banner printing within the county. If sales grow for sign shop products, Printing Services will consider staffing changes and equipment additions to meet this need.

Supply Services

Supply Services appears on track to meet budget targets for FY 14/15.

Central Mail

Central Mail Services appears on track to meet budget targets for FY 14/15.

Fleet Services

Overall, Fleet Services appears on track to meet budget targets for FY 14/15. A significant drop in fuel cost is good news for the county.

The Treasurer-Tax Collector requests the addition of one vehicle. Fleet Services requests authorization to purchase this vehicle, an appropriation increase of \$31,000 for the purchase of this vehicle, and an appropriation increase of \$600 for vehicle depreciation. These appropriations increases will be offset by additional revenue and use of unrestricted net assets.

Human Resources requests the addition of one vehicle. Fleet Services requests authorization to purchase this vehicle, an appropriation increase of \$28,000 for purchase of this vehicle, and an appropriation increase of \$500 for vehicle depreciation. These appropriations increases will be offset by additional revenue and use of unrestricted net assets.

Recommendation 39: *That the Board of Supervisors 1) authorize and direct the Purchasing Agent to acquire one (1) replacement vehicle for the Treasurer-Tax Collector and one (1) replacement vehicle for Human Resources; and 2) direct the Auditor-Controller to make budget adjustments increasing appropriations, estimated revenue, and use of available net assets for Fleet Services by \$60,100, as follows:*

Increase appropriations:		
45300-7300500000-535562	Depreciation – vehicle	\$ 1,100
45300-7300500000-546320	Vehicles – cars/light trucks	<u>59,000</u>
	Total	60,100
Increase estimated revenue:		
45300-7300500000-777620	Vehicle cost recovery	59,000
Anticipated use of net assets:		
45300-7300500000-380100	Unrestricted net assets	1,100

Riverside County Information Technology (RCIT)

The Riverside County Information Technology Department (RCIT) requests a budget adjustment to align expenditures with estimated revenues. The FY 14/15 budget for RCIT was developed by the prior department administration and anticipated generating \$4.97 million in department savings. However, despite vacancies in the majority of key managerial positions, slowing initiatives, curtailing overtime and standby expenses, and continuing to carefully monitor expenses and maximize revenues through year-end, the department currently anticipates ending the year with a \$1.6 million operating deficit.

Recommendation 40: That the Board of Supervisors approve and direct the Auditor-Controller to make adjustments to appropriations and net assets for RCIT by \$4,976,171, as follows:

Increase appropriations:		
45500-7400100000-520320	Telephone service	\$1,000,000
45500-7400100000-521340	Maintenance – communications equipment	500,000
45500-7400100000-523640	Computer equipment – non-fixed asset	476,171
45500-7400100000-533720	Cap lease-purchase interest	1,100,000
45500-7400100000-524660	Consultants	1,000,000
45500-7400100000-525440	Professional services	<u>900,000</u>
	Total	4,976,171

Anticipated use of unrestricted net assets:		
45500-7400100000-380100	Unrestricted net assets	4,976,171

General Liability Insurance

Reimbursements of legal costs are higher than anticipated. Claims losses are continuing to trend higher, exceeding the funded confidence level. Increased appropriations to pay claims are needed to ensure pending claims can be paid before year-end. Human Resources will continue to monitor the spending on general liability claims.

Recommendation 41: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated revenues for General Liability by \$530,000, as follows:

Increase estimated revenues:		
45960-1131000000-781360	Other miscellaneous revenue	\$530,000

Increase appropriations:		
45960-1131000000-534280	Liability adj. expense	530,000

Exclusive Care

Exclusive Care revenues are trending higher than budgeted due to fee increases on participants and greater participation than expected. Human Resources recommends budget adjustments to ensure appropriations are sufficient to cover fourth quarter expenses.

Recommendation 42: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated revenues for Exclusive Care by \$3,254,000, as follows:

Increase estimated revenues:		
45800-1132000000-781220	Contributions and donations	\$3,254,000

Increase appropriations:		
45800-1132000000-525440	Professional services	400,000
45800-1132000000-527780	Special program expense	365,000

45800-1132000000-534500	Hospital care service claims	<u>2,489,000</u>
	Total	3,254,000

Occupational Health and Wellness

The Workers Compensation fund contributes to Occupational Health and Wellness staff salaries. The department recommends a budget adjustment to address the contributions and offsetting appropriations for increased medical examination costs.

Recommendation 43: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated revenues for Occupational Health and Wellness by \$250,000, as follows:*

Increase estimated revenues:

46120-1132900000-790600	Contributions from other county funds	\$250,000
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Increase appropriations:

46120-1132900000-525060	Medical examinations – physicals	250,000
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SPECIAL DISTRICTS AND OTHER AGENCIES

Flood Control and Water Conservation District

Due to unanticipated extensive outside engineering review of encroachment permits, the Flood Control District requests a budget adjustment increasing appropriations for services and supplies within the district's encroachment permit fund. Most of the cost for this engineering review is deposit-based, and replenishment will occur through revenue earned in the current fiscal year.

Recommendation 44: *That the Board approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and use of unrestricted net assets for the Flood Control Encroachment Permit fund by \$60,000, as follows:*

Increase appropriations:

40670-947160-524820	Engineering services	\$60,000
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Anticipated use of unrestricted net assets:

40670-947160-380100	Unrestricted net assets	60,000
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National Pollutant Discharge Elimination System (NPDES)

To date, expenditures within the NPDES fund are within third quarter FY 14/15 budget targets.

Regional Parks and Open Space District

The District Advisory Commission (DAC) is responsible for the oversight of the county fish and game fund. At their March 5, 2005, meeting, the DAC voted to recommend appropriating \$10,000 of committed fund balance in that fund towards the construction of the new outdoor classroom at Hidden Valley Nature Center.

Recommendation 45: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and use of committed fund balance for the Regional Park and Open Space District by \$10,000, as follows:*

Increase appropriations:		
25500-931103-527780	Special program expense	\$10,000

Anticipated use of fund balance:		
25500-931103-330100	Committed fund balance	10,000

In FY 04/05, the Parks District transferred ownership and administration of the county community parks fund, to the Economic Development Agency (EDA). It is mutually agreed and currently recommended the fund and all related assets and administration should transfer back to the District. A narrative and budget adjustments necessary to effect that transfer from EDA are included elsewhere as part of this report.

County Service Areas (CSAs)

For the third quarter, four County Service Area (CSA) funds require budget adjustments. Three CSAs require budget adjustments for water costs and maintenance activities, and one CSA requires a budget adjustment for transfer of funds to the Parks Department.

CSA 126 is in the Highgrove area, and requests a budget adjustment of \$30,000 for a high increase in water rate.

Recommendation 46: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and use of restricted fund balance for CSA 126 by \$30,000, as follows:*

Increase appropriations:		
24325-912601-529550	Water	\$30,000

Anticipated use of restricted fund balance:		
24325-912601-321101	Restricted program money	30,000

CSA 143 (Rancho California Park) requests a budget adjustment of \$400,000 for high water usage and replacement of plants with drought tolerant vegetation.

Recommendation 47: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and use of restricted fund balance for CSA 143 by \$400,000, as follows:*

Increase appropriations:		
24550-914301-522320	Maintenance grounds	\$300,000
24550-914301-529550	Water	<u>100,000</u>
	Total	400,000

Anticipated use of restricted fund balance:		
24550-914301-321101	Restricted program money	400,000

The NPDES County Service Area is CSA 152. CSA 152 requests a budget adjustment of \$50,000 to implement drain basin upkeep activities.

Recommendation 48: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and use of restricted fund balance for CSA 152 by \$50,000, as follows*

Increase appropriations:

24625-915201-522320	Maintenance – grounds	\$50,000
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Anticipated use of restricted fund balance:

24625-915201-321101	Restricted program money	50,000
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Attachment A Summary of Recommendations

For convenience, this section repeats the recommendations contained in the main report. There is no new information in Attachment A.

Recommendation 1: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments to appropriations for contingency and estimated property tax and RDA residual asset revenues totalling \$10.6 million, as follows:*

Increase estimated revenue:

10000-1300100000-700020	Property tax – current secured	7,655,000
10000-1300100000-715070	RDV property tax residual assets	5,521,000
10000-1300100000-781000	Contractual revenue - RDV	<u>498,000</u>
	Total	13,674,000

Decrease estimated revenue:

10000-1300100000-701020	Property tax – current unsecured	574,000
10000-1300100000-704000	Property tax – current supplemental	2,042,000
10000-1300100000-705000	Property tax – prior supplemental	<u>484,000</u>
	Total	3,100,000

Increase appropriations:

10000-1109000000-581000	Appropriations for contingencies	10,574,000
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Anticipated use of unassigned fund balance:

10000-1109000000-370100	Unassigned fund balance	10,574,000
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Recommendation 2: *That the Board of Supervisors approves and directs the Auditor-Controller to make adjustments releasing a remaining committed fund balance for Human Resources of \$6,344, as follows:*

Release committed fund balance:

10000-1130100000-330100	Committed fund balance	\$6,344
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Increase unassigned fund balance:

10000-1130100000-370100	Unassigned fund balance	6,344
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Increase appropriations:

10000-1109000000-581000	Appropriations for contingencies	6,344
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Anticipated use of unassigned fund balance:

10000-1109000000-370100	Unassigned fund balance	6,344
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Recommendation 3: *That the Board approve and direct the Auditor-Controller to make budget adjustments to appropriations and unassigned fund balance for the capital improvement program and contingency by \$5,200,000, as follows:*

Increase estimated revenue:

30700-1104200000-790600	Contributions from other county funds	5,200,000
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Increase appropriations:

30700-1104200000-523360	Maintenance – tenant relocation	2,500,000
30700-1104200000-537320	Interfund expense – improvements building	1,950,000
30700-1104200000-546160	Equipment – other	<u>750,000</u>
	Total	5,200,000

Recommendation 4: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated revenues for the Executive Office by \$2,800,000, as follows:

Increase estimated revenues:

30700-1104200000-781120	Rebates and refunds	\$2,800,000
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Increase appropriations:

30700-1104200000-520240	Communications equipment	2,800,000
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Recommendation 5: That the Board approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and use of restricted fund balance in the developer agreement fund by \$275,000, as follows:

Increase appropriations:

30500-1103700000-551100	Contributions to other funds	\$275,000
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Anticipated use of restricted fund balance:

30558-1103700000-322103	Restricted for capital project sub-fund	275,000
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Recommendation 6: That the Board approve and direct the Auditor-Controller to make budget adjustments to appropriations and fund balance in contingency and contributions to other funds by \$6,407,763, as follows:

Decrease appropriations:

10000-1109000000-581000	Appropriation for contingencies	\$6,407,763
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Increase unassigned fund balance:

10000-1109000000-370100	Unassigned fund balance	6,407,763
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Increase appropriations:

10000-1101000000-551100	Contributions to other funds	6,407,763
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Anticipated use of unassigned fund balance

10000-1101000000-370100	Unassigned fund balance	6,407,763
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Recommendation 7: That the Board of Supervisors 1) approve termination of the memorandum of understanding between the University of California, Riverside, and the County; approved by the County Board of Supervisors on June 7, 2011, and subsequently amended on April 10, 2012, committing \$20 million in funding to support the UCR School of Medicine; 2) direct County Counsel to provide 30 day notice of termination to UCR, effective June 30, 2015; and, 3) direct the County Executive Officer

to repurpose discretionary tax increment pass-through revenue reserved for this purpose toward funding essential county services.

Recommendation 8: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations for Legislative and Administrative Support and decrease unassigned fund balance by \$300,000, as follows:

Increase appropriations:		
10000-1102900000-525440	Professional services	\$300,000

Anticipated use of unassigned fund balance:		
10000-1102900000-370100	Unassigned fund balance	300,000

Decrease appropriations:		
10000-1109000000-581000	Appropriation for contingency	300,000

Recommendation 9: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and use of restricted fund balance in the RDA capital improvement fund and increasing appropriations and estimated revenue in general fund contingency by \$6,241,442, as follows:

Increase estimated revenue:		
31540-1100100000-781000	Contractual revenue - RDV	\$ 148,749

Increase appropriations:		
31540-1100100000-551100	Contributions to other funds	6,241,442

Anticipated use of restricted fund balance:		
31542-1100100000-321101	Restricted program money	6,092,693

Increase estimated revenue:		
40050-4300100000-790600	Contribution from other county funds	1,500,000

Increase appropriations:		
40050-4300100000-546160	Equipment - other	1,500,000

Increase estimated revenue:		
10000-1109000000-790600	Contribution from other county funds	4,741,442

Increase appropriations:		
10000-1109000000-581000	Appropriation for contingencies	4,741,442

Recommendation 10: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments to appropriations and use of restricted fund balance for the Casa Blanca pass-through fund by \$276,215, as follows:

Increase appropriations:		
22850-1100100000-551100	Contribution to other funds	\$276,215

Anticipated use of restricted fund balance:		
22850-1100100000-321101	Restricted program money	276,215
Increase estimated revenue:		
10000-4200700000-790600	Contribution from other county funds	295,415
Increase appropriations:		
10000-4200700000-526900	Instrument – Minor Medical Equipment	44,500
10000-4200700000-546160	Equipment – Other	<u>24,700</u>
	Total	69,200
Increase in unassigned fund balance:		
10000-4200700000-370100	Unassigned fund balance	226,215

Recommendation 11: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated revenue for the Health and Juvenile Services Fund by \$11,000, as follows:

Increase estimated revenue:		
22430-1100100000-781000	Contractual revenue - RDV	\$11,000
Increase appropriations:		
22430-1100100000-536240	Other contract agencies	11,000

Recommendation 12: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments to appropriations and estimated revenue for the Accumulated Capital Outlay Fund by \$265,000, as follows:

Increase appropriations:		
30000-1100300000-536200	Contributions to non-county agency	\$265,000
Increase estimated revenue:		
30000-1100300000-790600	Contributions from other county funds	265,000

Recommendation 13: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing estimated revenue and restricted fund balance for the Cabazon community revitalization act infrastructure fund by \$715,177, as follows:

Increase estimated revenue:		
30360-1100100000-790600	Contribution from other county funds	\$715,177
Increase restricted fund balance:		
30360-1100100000-330109	Committed fund balance – capital projects	715,177

Recommendation 14: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing estimated revenue and restricted fund balance for the Wine Country infrastructure fund by \$227,586, as follows:

Increase estimated revenue:

30370-1100100000-790600	Contribution from other county funds	\$227,586
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Increase restricted fund balance:

30370-1100100000-330109	Committed fund balance – capital projects	227,586
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Recommendation 15: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments to appropriations and use of committed fund balance for the solar payments fund by \$328,137 and to contingency by \$1,169,228, as follows:

Increase appropriations:

22840-1104100000-551100	Contributions to other funds	\$328,137
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Use of committed fund balance:

22840-1104100000-330156	Committed fund balance – solar community benefit	226,347
22840-1104100000-330157	Committed fund balance – solar general purpose	<u>101,790</u>
	Total	328,137

Increase estimated revenue:

10000-1109000000-790600	Contribution from other county funds	1,169,228
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Increase appropriations:

10000-1109000000-581000	Appropriation for contingencies	1,169,228
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Recommendation 16: That the Board of Supervisors approve and direct the Auditor-Controller make budget adjustments increasing appropriations and releasing committed fund balance for the Auditor-Controller by \$72,000, as follows:

Release committed fund balance:

10000-1000100000-330152	Committed fund balance – ACO Internal Audit	\$72,000
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Increase unassigned fund balance:

10000-1000100000-370100	Unassigned fund balance	72,000
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Increase appropriations:

10000-1300100000-525440	Professional services	50,000
10000-1300100000-522310	Maintenance – building and improvement	<u>22,000</u>
	Total	72,000

Anticipated use of unassigned fund balance:

10000-1300100000-370100	Unassigned fund balance	72,000
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Recommendation 17: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments to appropriations and estimated revenues for Human Resources by \$342,800, as follows:

Increase estimated revenues:

10000-1130100000-777520	Reimbursement for services	\$ 55,500
10000-1130100000-781220	Contributions and donations	223,300

10000-1130100000-781360	Other miscellaneous revenue	<u>64,000</u>
	Total	342,800

Increase appropriations:

10000-1130100000-510040	Regular salaries	172,500
10000-1130100000-518100	Budgeted benefits	57,500
10000-1130100000-523640	Computer equipment – non-fixed assets	155,300
10000-1130100000-525440	Professional services	204,500
10000-1130100000-572800	Intra-Miscellaneous	(98,000)
10000-1130100000-572900	Intra-personnel	<u>(149,000)</u>
	Total	342,800

Recommendation 18: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated revenue by \$700,000, as follows:

Increase estimated revenue:

10000-1700100000-771210	School election service	\$ 50,000
10000-1700100000-771230	City election service	<u>650,000</u>
	Total	700,000

Increase appropriations:

10000-1700100000-523760	Postage-mailing	165,000
10000-1700100000-523800	Printing/binding	300,000
10000-1700100000-532600	Capital lease – purchase principal	160,000
10000-1700100000-546160	Equipment – other	<u>75,000</u>
	Total	700,000

Recommendation 19: That the Board approve and direct the Auditor-Controller to make budget adjustments decreasing estimated revenues and increasing appropriations by \$181,000, as follows:

Decrease estimated revenues:

21100-1900100000-778330	Interfund – salary reimbursement	\$181,000
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Increase appropriations:

21100-1900100000-573400	Intra-fund expense – salary and benefit reimb.	(181,000)
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Recommendation 20: That the Board approve and direct the Auditor-Controller to make budget adjustments decreasing estimated revenues and increasing use of restricted fund balance for the Neighborhood Stabilization Program by \$449,142, as follows:

Decrease estimated revenues:

21370-1900200000-766000	Fed – community redevelopment hm	\$449,142
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Anticipated use of restricted fund balance:

21371-1900200000-321101	Restricted program money	218,733
21374-1900200000-321101	Restricted program money	<u>230,409</u>
	Total	449,142

Recommendation 21: That the Board approve and direct the Auditor-Controller to make budget adjustments to appropriations and estimated revenues for the Fair and National Date Festival by \$102,190, as follows:

Increase estimated revenues:		
22200-1920100000-741060	Carnival	\$129,049
22200-1920100000-741360	Concessions	22,027
22200-1920100000-790600	Contributions from other county funds	<u>32,373</u>
	Total	183,449
Decrease estimated revenues:		
22200-1920100000-741020	Admissions	81,259
Increase appropriations:		
22200-1920100000-523270	Special events	51,736
22200-1920100000-521640	Maintenance – software	15,675
22200-1920100000-525080	Temporary assistance pool services	<u>34,779</u>
	Total	102,190

Recommendation 22: That the Board approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated revenues for the Energy division by \$1,500,000, as follows:

Increase estimated revenues:		
10000-7200600000-777610	Utilities	\$1,500,000
Increase appropriations:		
10000-7200600000-529500	Electricity	900,000
10000-7200600000-529510	Heating fuel	300,000
10000-7200600000-529550	Water	<u>300,000</u>
	Total	1,500,000

Recommendation 23: That the Board approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated revenues for the Project Management Office by \$418,080, as follows:

Increase estimated revenues:		
10000-7200500000-778330	Interfund revenue – salary reimbursement	\$418,080
Increase appropriations:		
10000-7200500000-510040	Regular salaries	171,360
10000-7200500000-518100	Budgeted benefits	66,640
10000-7200500000-525500	Salary benefit reimbursement	45,707
10000-7200500000-528500	Project cost expense	350,000
10000-7200500000-575300	Intra-fund expense – facilities projects	<u>(215,627)</u>
	Total	418,080

Recommendation 24: That the Board approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated revenues for the Fire Department by \$2,000,000, as follows:

Decrease appropriations:		
10000-1109000000-581000	Appropriations for contingency	\$2,000,000
Increase unassigned fund balance:		
10000-1109000000-370100	Unassigned fund balance	2,000,000
Increase appropriations:		
10000-2700200000-525440	Professional services	2,000,000
Anticipated use of unassigned fund balance:		
10000-2700200000-370100	Unassigned fund balance	2,000,000

Recommendation 25: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments decreasing appropriations for Contingency and estimated revenue for the Sheriff's Department by \$1,112,301, as follows:

Decrease estimated revenue		
10000-2500100000-773690	Trial court funding – unallowable	\$162,301
Anticipated use of unassigned fund balance		
10000-2500100000--370100	Unassigned fund balance	162,301
Decrease estimated revenue		
10000-2500500000-773690	Trial court funding – unallowable	900,000
Anticipated use of unassigned fund balance		
10000-2500500000-370100	Unassigned fund balance	900,000
Decrease estimated revenue		
10000-2500700000-773690	Trial court funding – unallowable	50,000
Anticipated use of unassigned fund balance		
10000-2500700000--370100	Unassigned fund balance	50,000
Decrease appropriations:		
10000-1109000000-581000	Appropriations for contingency	1,112,301
Increase unassigned fund balance:		
10000-1109000000-370100	Unassigned fund balance	1,112,301

Recommendation 26: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and revenue for Sheriff's Patrol and decreasing appropriations for contingency by \$479,000, as follows:

Decrease appropriations:		
10000-1109000000-581000	Appropriations for contingency	\$479,000
Increase unassigned fund balance:		
10000-1109000000-370100	Unassigned fund balance	479,000

Increase appropriations		
10000-2500300000-532600	Capital lease-purchase principal	479,000

Anticipated use of unassigned fund balance:		
10000-2500300000--370100	Unassigned fund balance	479,000

Recommendation 27: That the Board approve and direct the Auditor-Controller to make budget adjustments to appropriations and unassigned fund balance for the Sheriff and contingency totaling \$14,863,870, as follows:

Decrease appropriations:		
10000-1109000000-581000	Appropriations for contingency	\$14,863,870

Increase unassigned fund balance:		
10000-1109000000-370100	Unassigned fund balance	14,863,870

Increase appropriations:		
10000-2500100000-510040	Regular salaries	363,407
10000-2500100000-518100	Budgeted benefits	<u>121,930</u>
	Total	485,337

Anticipated use of unassigned fund balance:		
10000-2500100000-370100	Unassigned fund balance	485,337

Increase appropriations:		
10000-2500200000-510040	Regular salaries	461,337
10000-2500200000-518100	Budgeted benefits	<u>86,480</u>
	Total	547,817

Anticipated use of unassigned fund balance:		
10000-2500200000-370100	Unassigned fund balance	547,817

Increase appropriations:		
10000-2500300000-510040	Regular salaries	6,936,726
10000-2500300000-518100	Budgeted benefits	<u>2,416,823</u>
	Total	9,353,549

Anticipated use of unassigned fund balance:		
10000-2500300000-370100	Unassigned fund balance	9,353,549

Increase appropriations:		
10000-2500400000-510040	Regular salaries	2,174,595
10000-2500400000-518100	Budgeted benefits	<u>802,188</u>
	Total	2,976,783

Anticipated use of unassigned fund balance:		
10000-2500400000-370100	Unassigned fund balance	2,976,783

Increase appropriations:		
10000-2500500000-510040	Regular salaries	508,323
10000-2500500000-518100	Budgeted benefits	<u>74,003</u>

	Total	582,326
Anticipated use of unassigned fund balance:		
10000-2500500000-370100	Unassigned fund balance	582,326
Increase appropriations:		
10000-2500600000-510040	Regular salaries	1,262
Anticipated use of unassigned fund balance:		
10000-2500600000-370100	Unassigned fund balance	1,262
Increase appropriations:		
10000-2500700000-510040	Regular salaries	454,149
10000-2500700000-518100	Budgeted benefits	<u>143,010</u>
	Total	597,159
Anticipated use of unassigned fund balance:		
10000-2500700000-370100	Unassigned fund balance	597,159
Increase appropriations:		
10000-2501000000-510040	Regular salaries	188,453
10000-2501000000-518100	Budgeted benefits	<u>85,455</u>
	Total	273,908
Anticipated use of unassigned fund balance:		
10000-2501000000-370100	Unassigned fund balance	273,908
Increase appropriations:		
10000-2501100000-510040	Regular salaries	36,015
10000-2501100000-518100	Budgeted benefits	<u>9,714</u>
	Total	45,729
Anticipated use of unassigned fund balance:		
10000-2501100000-370100	Unassigned fund balance	45,729

Recommendation 28: That the Board approve and direct the Auditor-Controller to make budget adjustments to appropriations and use of unassigned fund balance for the District Attorney and contingency by \$2,950,000, as follows:

Decrease appropriations:		
10000-1109000000-581000	Appropriation for contingencies	\$2,950,000
Increase unassigned fund balance		
10000-1109000000-370100	Unassigned fund balance	2,950,000
Increase appropriations:		
10000-2200100000-510040	Regular salaries	2,950,000
Anticipated use of unassigned fund balance		
10000-2200100000-370100	Unassigned fund balance	2,950,000

Recommendation 29: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations for Court Facilities and decreasing appropriations for contingency by \$1,500,000, as follows:

Decrease appropriations:		
10000-1109000000-581000	Appropriations for contingency	\$1,500,000
Increase appropriations:		
10000-1103900000-528500	Project cost expenses	750,000
10000-1103900000-536200	Contribution to non-county agency	500,000
10000-1103900000-537320	Interfund expense – building improvements	<u>250,000</u>
	Total	1,500,000

Recommendation 30: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments decreasing estimated revenue for the Law Offices of the Public Defender by \$994,000, increasing appropriations for the Law Offices of the Public Defender by \$213,000, and decreasing appropriations for general fund contingency by \$1,207,000, as follows:

Decrease appropriations:		
10000-1109000000-581000	Appropriation for contingency	1,207,000
Increase unassigned fund balance:		
10000-1109000000-370100	Unassigned fund balance	1,207,000
Increase appropriations:		
10000-2400100000-510040	Regular salaries	213,000
Decrease estimated revenue:		
10000-2400100000-781360	Other miscellaneous revenue	994,000
Anticipated use of unassigned fund balance:		
10000-2400100000-370100	Unassigned fund balance	1,207,000

Recommendation 31: That the Board approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated revenues for County Airports by \$189,154, as follows:

Increase estimated revenues:		
22100-1910700000-741500	Temporary use lease	\$189,154
Increase appropriations:		
22100-1910700000-522310	Maintenance – building and improvement	59,377
22100-1910700000-522390	Maintenance – improve sewer	51,980
22100-1910700000-525440	Professional services	51,835
22100-1910700000-537020	Interfund expense – legal services	<u>25,962</u>
	Total	189,154

Recommendation 32: That the Board of Supervisors 1) authorize the Purchasing Agent to purchase one (1) high capacity copier; and, 2) approve and direct the Auditor-

Controller to make budget adjustments to appropriations and estimated revenue for the Department of Public Health, as follows:

Increase estimated revenues:		
10000-4200100000-751500	CA – realignment	434,969
Increase appropriations:		
10000-4200100000-524500	Administrative support direct	\$4,500,000
10000-4200100000-525440	Professional services	434,969
10000-4200100000-546140	Equipment – office	8,000
10000-4200100000-572800	Intra-fund expense – miscellaneous	<u>(4,500,000)</u>
	Total	442,969
Decrease appropriations:		
10000-4200100000-523800	Printing/binding	8,000
Increase appropriations:		
10000-4200200000-524500	Administrative support direct	900,000
10000-4200200000-572800	Intra-fund expense – miscellaneous	(900,000)
Increase estimated revenues:		
21770-4200100000-767220	Federal – other operating grants	\$59,493
Increase appropriations:		
21770-4200100000-523660	Computer supplies	1,075
21770-4200100000-523680	Office equipment non-fixed assets	216
21770-4200100000-546160	Equipment – other	<u>58,202</u>
	Total	59,493

Recommendation 33: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated revenue for the Department of Public Health by \$4,000, as follows:*

Increase appropriations:		
21750-4200100000-546160	Equipment – other	\$4,000
Increase estimated revenues:		
21750-4200100000-767220	Fed – other operating grants	4,000

Recommendation 34: *That the Board of Supervisors approve amending Ordinance No. 440 to add one (1) Patient Accounts Officer for the Department of Ambulatory Care.*

Recommendation 35: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments to appropriations and estimated revenue for Mental Health by \$33,156,939 for the Rustin Avenue a capital facility purchase, as follows:*

Decrease appropriations:		
10000-4100400000-542040	Building – capital projects	\$33,156,939

Decrease estimated revenue:		
10000-4100400000-751040	CA – Mental Health Services Act	33,156,939
Increase appropriations:		
10000-4100200000-542040	Building – capital projects	33,156,939
Increase estimated revenue:		
10000-4100200000-751040	CA – Mental Health Services Act	33,156,939

Recommendation 36: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments to appropriations for Mental Health and contingency by \$1,638,868 for inpatient mental health treatment now provided by the county to misdemeanor felons pursuant to Prop. 47, as follows:

Decrease appropriations:		
10000-1109000000-581000	Appropriation for contingencies	\$1,638,868
Increase unassigned fund balance:		
10000-1109000000-370100	Unassigned fund balance	1,638,868
Increase appropriations:		
10000-4100200000-530280	Private care provider	1,638,868
Anticipated use of unassigned fund balance:		
10000-4100200000-370100	Unassigned fund balance	1,638,868

Recommendation 37: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated revenues for Office on Aging by \$78,169, as follows:

Increase estimated revenues:		
21450-5300100000-774500	Health services	\$78,169
Increase appropriations:		
21450-5300100000-510040	Regular salaries	42,538
21450-5300100000-518100	Budgeted benefits	24,375
21450-5300100000-523700	Office supplies	250
21450-5300100000-523800	Printing/binding	750
21450-5300100000-526530	Rent-lease buildings	900
21450-5300100000-527780	Special program expense	5,238
21450-5300100000-527880	Training other	1,443
21450-5300100000-529000	Miscellaneous travel expense	749
21450-5300100000-529040	Private mileage reimbursement	<u>1,926</u>
	Total	78,169

Recommendation 38: That the Board approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated revenues for the Custodial Services Division by \$250,000, as follows:

Increase estimated revenues:

47200-7200200000-777480	Reimbursement of cost-administrative overhead	\$250,000
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Increase appropriations:

47200-7200200000-520815	Cleaning and custodial supplies	250,000
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Recommendation 39: That the Board of Supervisors 1) authorize and direct the Purchasing Agent to acquire one (1) replacement vehicle for the Treasurer-Tax Collector and one (1) replacement vehicle for Human Resources; and 2) direct the Auditor-Controller to make budget adjustments increasing appropriations, estimated revenue, and use of available net assets for Fleet Services by \$60,100, as follows:

Increase appropriations:

45300-7300500000-535562	Depreciation – vehicle	\$ 1,100
45300-7300500000-546320	Vehicles – cars/light trucks	<u>59,000</u>
	Total	60,100

Increase estimated revenue:

45300-7300500000-777620	Vehicle cost recovery	59,000
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Anticipated use of net assets:

45300-7300500000-380100	Unrestricted net assets	1,100
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Recommendation 40: That the Board of Supervisors approve and direct the Auditor-Controller to make adjustments to appropriations and net assets for RCIT by \$4,976,171, as follows:

Increase appropriations:

45500-7400100000-520320	Telephone service	\$1,000,000
45500-7400100000-521340	Maintenance – communications equipment	500,000
45500-7400100000-523640	Computer equipment – non-fixed asset	476,171
45500-7400100000-533720	Cap lease-purchase interest	1,100,000
45500-7400100000-524660	Consultants	1,000,000
45500-7400100000-525440	Professional services	<u>900,000</u>
	Total	4,976,171

Anticipated use of unrestricted net assets:

45500-7400100000-380100	Unrestricted net assets	4,976,171
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Recommendation 41: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated revenues for General Liability by \$530,000, as follows:

Increase estimated revenues:

45960-1131000000-781360	Other miscellaneous revenue	\$530,000
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Increase appropriations:

45960-1131000000-534280	Liability adj. expense	530,000
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Recommendation 42: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated

revenues for Exclusive Care by \$3,254,000, as follows:

Increase estimated revenues:

45800-1132000000-781220	Contributions and donations	\$3,254,000
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Increase appropriations:

45800-1132000000-525440	Professional services	400,000
45800-1132000000-527780	Special program expense	365,000
45800-1132000000-534500	Hospital care service claims	<u>2,489,000</u>
	Total	3,254,000

Recommendation 43: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and estimated revenues for Occupational Health and Wellness by \$250,000, as follows:

Increase estimated revenues:

46120-1132900000-790600	Contributions from other county funds	\$250,000
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Increase appropriations:

46120-1132900000-525060	Medical examinations – physicals	250,000
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Recommendation 44: That the Board approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and use of unrestricted net assets for the Flood Control Encroachment Permit fund by \$60,000, as follows:

Increase appropriations:

40670-947160-524820	Engineering services	\$60,000
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Anticipated use of unrestricted net assets:

40670-947160-380100	Unrestricted net assets	60,000
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Recommendation 45: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and use of committed fund balance for the Regional Park and Open Space District by \$10,000, as follows:

Increase appropriations:

25500-931103-527780	Special program expense	\$10,000
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Use of committed fund balance:

25500-931103-330100	Committed fund balance	10,000
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Recommendation 46: That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and use of restricted fund balance for CSA 126 by \$30,000, as follows:

Increase appropriations:

24325-912601-529550	Water	\$30,000
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Anticipated use of restricted fund balance:

24325-912601-321101	Restricted program money	30,000
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Recommendation 47: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and use of restricted fund balance for CSA 143 by \$400,000, as follows:*

Increase appropriations:		
24550-914301-522320	Maintenance grounds	\$300,000
24550-914301-529550	Water	<u>100,000</u>
	Total	400,000

Anticipated use of restricted fund balance:		
24550-914301-321101	Restricted program money	400,000

Recommendation 48: *That the Board of Supervisors approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and use of restricted fund balance for CSA 152 by \$50,000, as follows*

Increase appropriations:		
24625-915201-522320	Maintenance – grounds	\$50,000

Anticipated use of restricted fund balance:		
24625-915201-321101	Restricted program money	50,000

Attachment B Resolution No. 440-8999 Amending Ordinance No. 440**Resolution No. 440-8999**

BE IT RESOLVED by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on May 11, 2015, that pursuant to Section 4(a)(ii) of Ordinance No. 440, the Executive Office is authorized to make the following listed change(s), operative on the date of approval, as follows:

<u>Job code</u>	<u>+/-</u>	<u>Department ID</u>	<u>Class Title</u>	<u>Type</u>
77467	+1	4200700000	Patient Accounts Officer	Regular

Attachment C Sales and Use Tax Update

Q4 2014



Riverside County Sales Tax *Update*

First Quarter Receipts for Fourth Quarter Sales (October - December 2014)

Riverside County In Brief

Receipts for the unincorporated area's October through December sales were 42.8% higher than the same quarter one year ago. Excluding reporting aberrations actual sales activity was up 12.2%.

The disparity between cash receipts and local economic activity was largely due to recovery of a use tax payment incorrectly allocated to the countywide use tax pool. The retroactive correction boosted business and industry receipts but also cut pool amounts available for distribution this quarter.

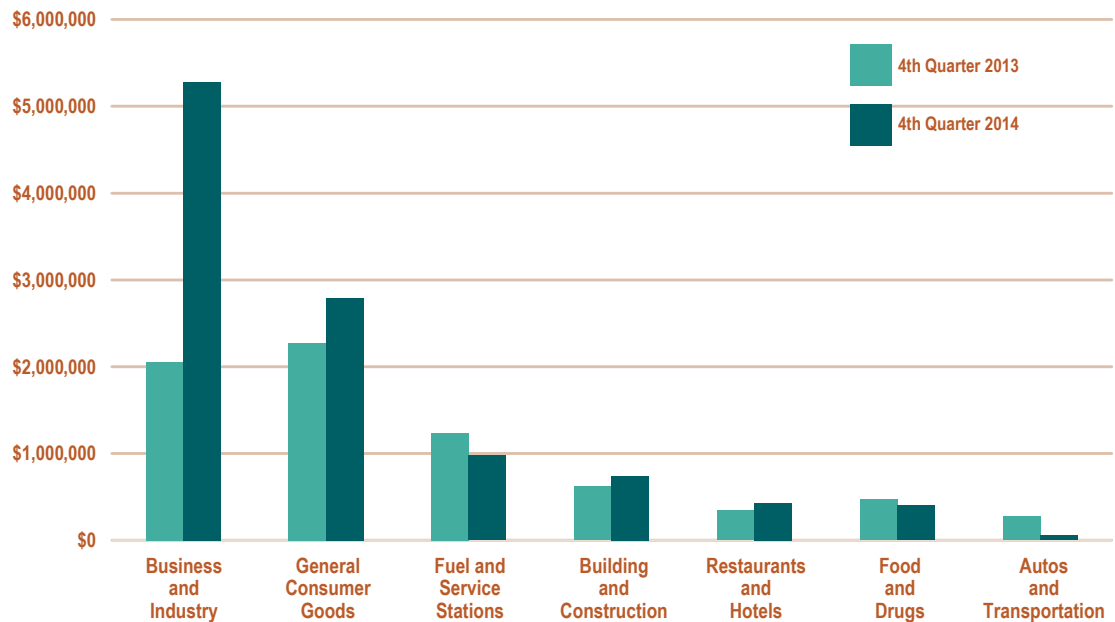
General consumer results were robust and were mainly due to strong sales at Desert Hills Premium Outlets. New restaurant openings at Desert Hills also added to restaurant and hotel gains.

Several business classifications in the building and construction segment were up but the contractor category contributed most.

Lower gas prices cut fuel and service station receipts; business closeouts and a onetime takeaway for a prior tax overpayment reduced proceeds from the autos and transportation group. Business closeouts also pared the food and drug comparison.

Adjusted for aberrations, taxable sales for all of Riverside County grew 5.3% compared to the year-ago quarter, as Southern California as a whole was up 4.3%.

SALES TAX BY MAJOR BUSINESS GROUP



TOP 25 PRODUCERS

IN ALPHABETICAL ORDER

Arco AM PM	Neiman Marcus Last Call
Burberry	Nike
California Trusframe	Pilot Travel Center
Calvin Klein	Prada
Circle K	Ralph Lauren
Coach	RDO Equipment
Desert Sunlight	Russell Sigler
Directbuy	Spates Fabricators
GE Packaged Power	Stater Bros
Gucci	Sysco
Heavy Equipment Rentals	Tory Burch
Liz Claiborne	Vons Fuel
Michael Kors	

REVENUE COMPARISON

Three Quarters – Fiscal Year To Date

	2013-14	2014-15
Point-of-Sale	\$22,337,235	\$25,453,108
County Pool	2,407,085	2,519,605
State Pool	13,074	21,826
Gross Receipts	\$24,757,394	\$27,994,540
Less Triple Flip*	\$(6,189,348)	\$(6,998,635)

*Reimbursed from county compensation fund

Holiday Quarter Up

Adjusted for accounting aberrations, California's local sales and use tax revenues for the fourth quarter (October – December) of 2014 were 3.6% higher than last year's holiday quarter.

The gain was primarily due to continued strong demand for new cars and trucks, increased restaurant patronage and a rise in the countywide "use tax" allocation pools resulting from a shift to online shopping where much of the merchandise is shipped from out of state. General consumer goods sales allocated via the pools rose 22% during this holiday quarter versus an increase in tax receipts from brick and mortar stores of only 2.8%.

Robust sales for building and construction materials added to the overall increase which was largely offset by significant declines in revenues from petroleum related industries and service stations.

Gasoline Supply and Demand

Statewide, fourth quarter's tax receipts from fuel and service stations dropped 10.4% from the previous year. Prices rebounded in the first quarter of 2015 due to refinery shutdowns and labor strife but remained well below the prior year due to a worldwide supply glut and weak demand.

Spending cuts by oil producers and a sharp decline in the number of rigs drilling for crude in the U.S. could reduce output and place upward pressure on prices in the second half of 2015. However, improved fuel efficiency and demographic changes continue to reduce demand for gasoline, with consumption at the lowest it has been in 30 years.

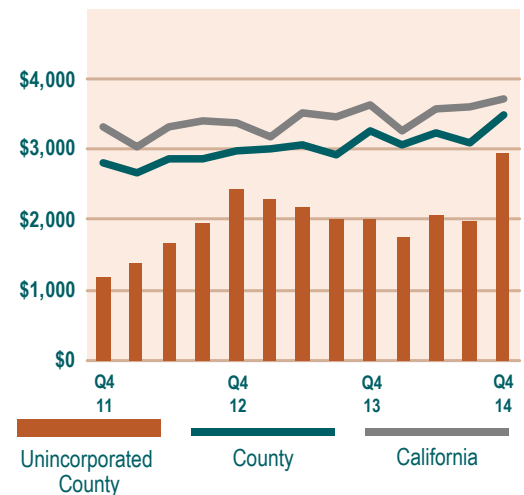
From 2008 through 2014 Californians purchased just over 10 million new vehicles, with mileage ratings almost 22% higher than those they replaced. Also, usage has further declined as baby boomers age into retirement and millennials increasingly favor public transportation and car services that make owning a vehicle less necessary.

Triple Flip Unwind

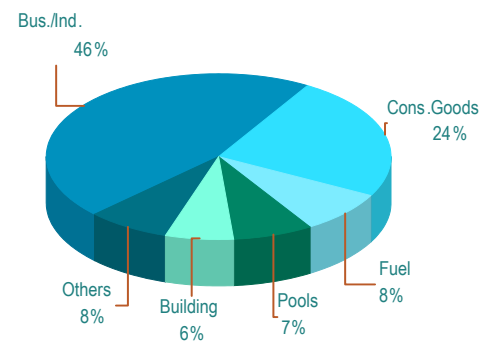
In March 2004, California voters approved Proposition 57, the California Economic Recovery Bond Act that authorized the issuance of \$15 billion in "Economic Recovery Bonds" to close the state's operating budget deficit.

The Bradley-Burns local sales tax rate was decreased from 1 percent to 0.75 percent and the diverted 0.25 percent rate was pledged to repay the bonds. The state then directed that counties reimburse local governments for the 0.25 percent loss with property tax from the Educational Revenue Augmentation Fund (ERAF) set up for schools and then reimburse schools for the ERAF loss from the State General Fund. The funding scheme became known as the "Triple Flip."

The governor's FY 2014-15 state budget currently provides for retiring the bonds as early as July 2015. If carried out as planned, local agencies would receive their final "true-ups" of triple flip reimbursements in the first half of 2016 and the full one cent Bradley-Burns tax reinstated in their second quarter 2016 receipts.

SALES PER CAPITA**REVENUE BY BUSINESS GROUP**

Riverside County This Quarter

**RIVERSIDE COUNTY TOP 15 BUSINESS TYPES**

Business Type	*In thousands		Unincorporated County		County	HdL State
	Q4 '14*	Change	Change	Change	Change	Change
Contractors	525.6	21.3%		6.7%		9.1%
Electrical Equipment	—	CONFIDENTIAL	—	540.2%		25.2%
Energy/Utilities	—	CONFIDENTIAL	—	-7.6%		22.9%
Family Apparel	1,249.3	36.0%		16.1%		5.0%
Food Service Equip./Supplies	131.5	15.8%		-16.0%		8.7%
Garden/Agricultural Supplies	143.8	13.1%		3.4%		5.4%
Grocery Stores Liquor	197.9	0.9%		1.2%		3.6%
Home Furnishings	124.4	130.7%		6.4%		6.9%
Quick-Service Restaurants	242.1	20.3%		11.2%		7.5%
Service Stations	958.5	-21.0%		-13.3%		-10.5%
Shoe Stores	291.3	20.6%		10.3%		7.6%
Specialty Stores	260.6	9.8%		9.0%		6.0%
Warehouse/Farm/Const. Equip.	129.3	3.7%		23.0%		3.6%
Wineries	234.7	13.4%		9.5%		5.6%
Women's Apparel	564.1	8.2%		6.6%		-1.7%
Total All Accounts	\$10,692.3	47.1%		7.9%		3.8%
County & State Pool Allocation	\$855.8	4.9%		-23.0%		4.7%
Gross Receipts	\$11,548.0	42.8%		4.8%		3.9%

Attachment D Beacon Economic Forecast



A Revenue Forecast

COUNTY OF RIVERSIDE, MARCH 2015



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Introduction

Beacon Economics, LLC has undertaken a forecast of several key revenue streams in the County of Riverside over the next five fiscal years. The forecast presented here uses standard time-series econometric techniques based on historical correlations and future trends. Beacon Economics' method of forecasting follows a layered approach: National policy changes and external shocks are built into a U.S. model with a variety of economic indicators including GDP, production, demographics, interest rates, government spending, taxes, savings, income growth and real estate. **Beacon Economics** then crafts a California model that incorporates macro trends at the national level with trends in the statewide economy including employment/labor markets, demographics, real estate, and business activity indicators.

Taking into account these state and national factors, **Beacon Economics** sets up a regional model for Riverside County using the macro trends along with a variety of specific regional data—including figures on revenues that were provided by the County of Riverside—to create a local forecast that delivers a broad outlook for the region on:

- Employment by industry
- Unemployment rate
- Consumer spending and income trends
- Population and components of change
- Residential and nonresidential real estate and construction.

The regional assessment highlights the major drivers on the national level, continues with developments in the State of California, and zooms in on the economy of Riverside County to provide a forecast of the County's major revenue streams out to fiscal year 2019-20.

Riverside County Revenue Forecast

Revenue Stream	Actual	Forecast					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Proposition 172	147,098,008	156,948,042	171,124,177	185,625,129	200,743,928	215,284,169	228,549,242
Growth(%)	10.6	6.7	9.0	8.5	8.1	7.2	6.2
Assessed Value (\$ 000s)	212,975,541	229,460,826	243,871,900	259,557,800	276,409,600	293,064,700	310,594,700
Growth(%)	3.9	7.7	6.3	6.4	6.5	6.0	6.0
Property Tax	469,100,916	517,905,000	550,431,541	585,835,432	623,870,820	661,462,245	701,028,366
Growth(%)	4.8	10.4	6.3	6.4	6.5	6.0	6.0
Sales Tax	35,442,715	29,400,000	29,763,320	31,350,880	33,558,670	36,004,960	38,438,160
Growth(%)	19.1	-17.0	1.2	5.3	7.0	7.3	6.8
Property Transfer Tax	12,287,786	12,800,719	14,897,990	16,841,890	18,657,410	20,341,570	21,962,560
Growth(%)	10.5	4.2	16.4	13.0	10.8	9.0	8.0

Source: Forecast by Beacon Economics

National and State Economies

In the most recent edition of Beaconomics (free of charge at www.BeaconEcon.com), **Beacon Economics** provides an in-depth analysis of current national and state economic trends. Below is a brief summary of what it sees happening for the U. S. and California economies.

United States Economy

- During the fourth quarter of 2014, the U. S. economy grew at a 2.2% annual rate, down from the previous quarter's 5.0% growth but still on par with the post-recession average growth of 2.3%.
- The global economy has exhibited weak growth lately. Europe has yet to pull out of its recession. China's growth has slowed and its real estate markets have showed signs of distress. But unlike the previous global downturn, the U. S. is no longer at the core of the problem and is a source of strength in the international economy.
- Nearly every part of the U. S. economy is showing real signs of slow but steady improvement, from housing to public spending and credit. The only portion of the economy that is acting as a drain on the nation is the export sector due to weakness in the global economy.
- Beacon Economics is currently forecasting the U. S. economy will grow at a pace modestly over 3% in 2015, with the following year improving even more.
- As for major risks, they remain largely external, although there is nothing on the international front that could seriously derail the nation's economy. The global economy remains the swing item. Regardless, the U. S. economy will continue to expand for the foreseeable future.

California Economy

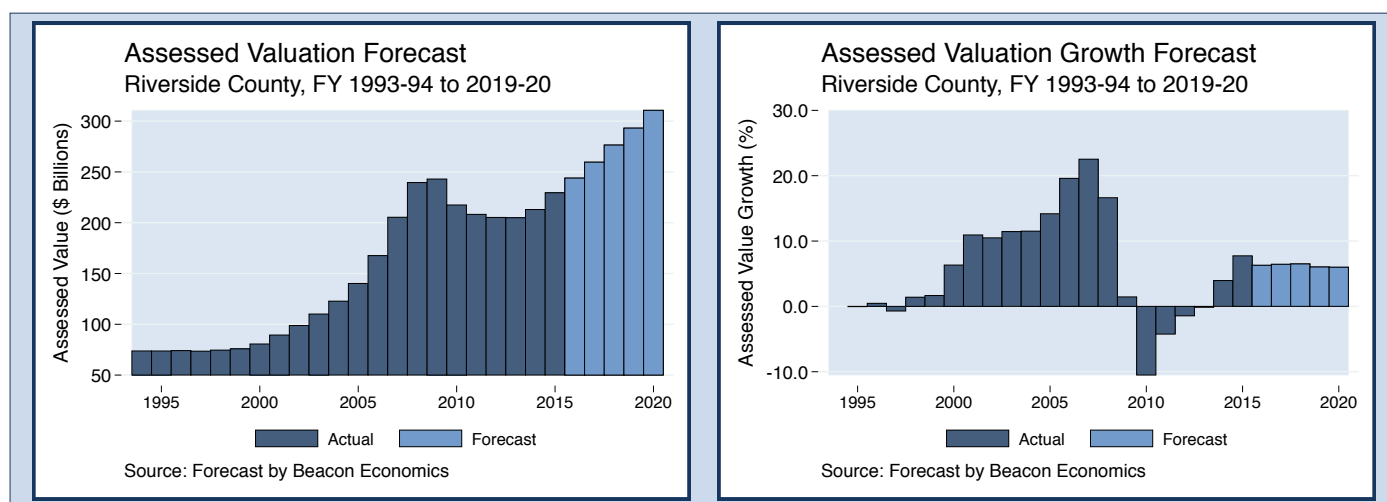
- As the Great Recession fades from California's rear-view mirror, it is becoming increasingly imperative to focus on the structural challenges that the state faces over the long run.
- Among the obstacles the state faces are improving educational attainment, funding the state's pension obligations, infrastructure investments, reducing the cost of housing, and reforming the tax system to mitigate the effects of future economic downturns.
- Nonfarm employment in the Golden State has maintained steady job growth over this last year, and the labor market is in even better shape than originally estimated. Prior to the California Employment Development Department's annual benchmark revision it was estimated that California created 327,000 in 2014, but that number has been revised up to 463,000.
- Jobs are being created across the spectrum of wage categories. California has enjoyed solid job growth in low-wage categories like Leisure and Hospitality, Administrative Support and Retail Trade. However, the state's labor market has also created a sizeable number of new Healthcare, Professional, and Information jobs, which tend toward the higher end of the wage spectrum.
- Many leading indicators for future job growth remain in positive territory as well. Business and consumer spending, as measured by taxable sales, are up by more than 4.6% through the first three quarters of 2014. Business invest-

ment continues to move forward in California as well with more than \$19.9 billion in new venture capital deployed for the first three quarters of 2014.

- Beacon Economics is forecasting the California economy will continue to lead the national recovery, with growth picking up in 2015 and 2016 before settling into more “normal” growth rates thereafter.

Assessed Valuation and Property Tax

Since our last report, the economy in Riverside County has continued to move in the right direction, and most of the drivers of growth in the County’s AV base have similarly trended favorably. The exception to this has been weaker than expected existing home sales as well as new construction in some segments of the residential and nonresidential markets. As such we have made a downward revision to our AV forecast from 7.3% growth in our previous report for the 2015–16 fiscal year to 6.3% in our current projection. Nevertheless, we remain confident about the underlying fundamentals in the County’s real estate markets and expect continued positive growth over the next five fiscal years. For the 2014–15 fiscal year we have made an upward revision to property tax revenues based on year-to-date receipts data from the County of Riverside. From July 2014 to January 2014 property tax revenues in the county are up 11.0% over the same year-to-date period in the prior fiscal year. For the entire fiscal year we are currently projecting a total 10.4% increase in property tax revenues from fiscal 2013–14 to 2014–15.

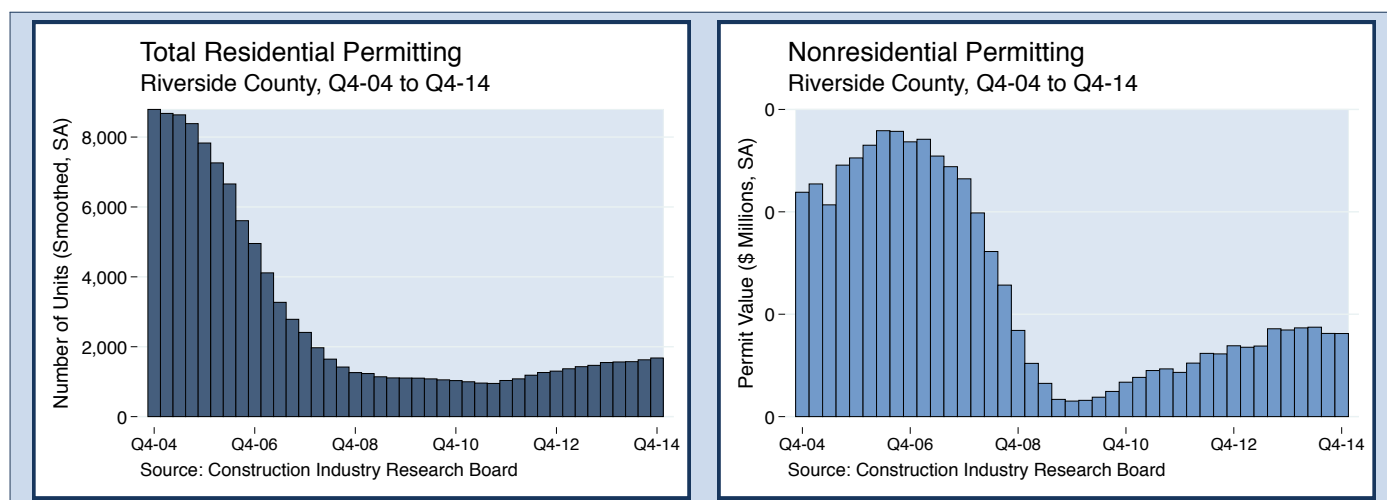


Recent increases in the California Consumer Price Index (CPI) will help support continued growth in the County’s AV base. For properties without significant improvements and those properties that do not change ownership during the year, increases in assessed value are governed by California’s Proposition 13, which limits the growth in assessed values to either the growth in the California CPI from October to October of the prior fiscal year or 2%—whichever is lower. Growth in the California CPI for the October 2013 to October 2014 period came in at 2.0%, which allows AV for existing properties not subject to reassessment during the 2015–16 fiscal year to increase by the same percentage. The 2.0% growth in the California CPI comes on top of a much lower 0.5% growth factor for the prior fiscal

year. Given that inflation has ticked up slightly in the past year and Federal Reserve monetary policy remains relatively accommodating, we expect the California CPI to grow in the 2.0% range over the next five fiscal years.

The residential real estate market in Riverside County has held steady since our last forecast as the local market begins to transition to a new equilibrium driven by solid fundamentals, as opposed to the more cyclical effects of the Great Recession we have seen in years prior. Home price appreciation for existing homes continues to cool down and overall sales maintain a downward trend; but once we look past the top level numbers, we find that the local residential real estate market is in pretty good shape.

The median price for an existing home in the County was \$294,250 on a seasonally adjusted basis as of the fourth quarter of 2014, a 6.4% increase over the same time last year. Even though this is down from the 15.5% average year-over-year growth during the first three quarters of 2014, it is still a solid rate of appreciation from a historical perspective. Meanwhile, sales of existing homes has trended lower over this past year, which limits growth in the County's AV due to reassessments. We will discuss these sales trends in the following section.



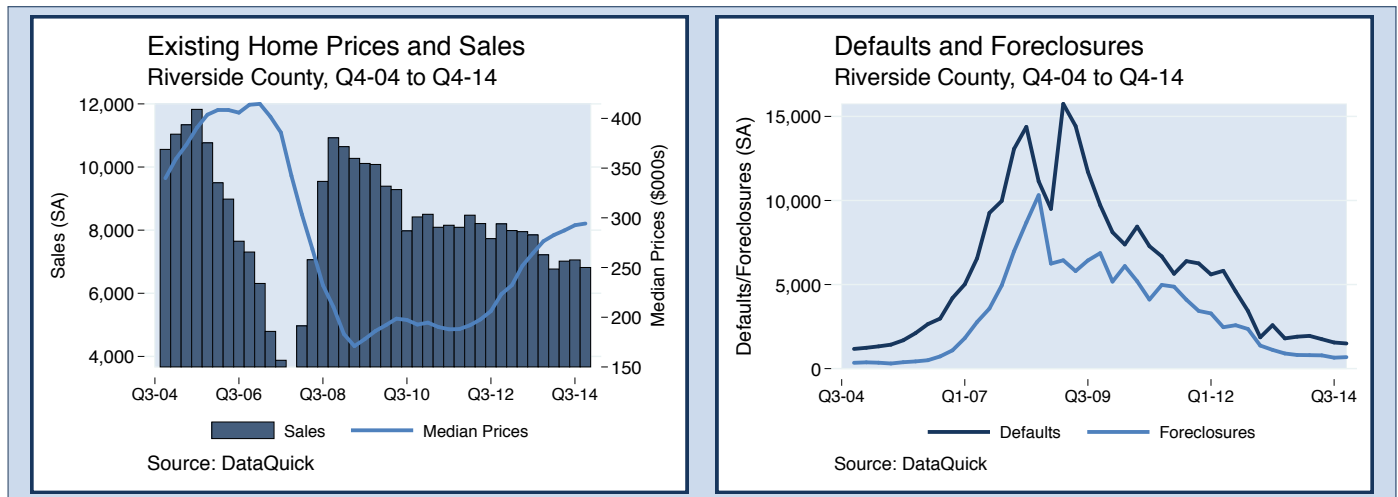
Construction activity for new single family home has been relatively flat during the first half of 2014–15, but we expect the activity to increase in the coming years. During the third and fourth quarters of 2014 the number of new single-family homes permitted for construction increased by only 0.9% over the same time period a year prior according to the Construction Industry Research Board.

Demand for new multifamily units has shown steady increases over this last year, and this segment of the market should provide steady contributions to AV growth in the coming years. In the first half of 2014—there were 1,287 multi-family units permitted, up sharply from the 613 in the first half of 2013–14. Apartment vacancy rates in the region are currently trending at historically low levels, which will incentivize builders to continue adding to the current stock through new construction.

The commercial side of the market has held relatively steady over this last year as vacancy and rents generally trended in the right direction. Office vacancy in the region ticked up slightly from the fourth quarter of 2013 to the fourth quarter of 2014, but rents were still 1.5% higher over the same time period, indicating demand for office properties in the

Inland Empire is holding steady. For retail properties rents increased by 1.6% year-over-year as the vacancy rate decreased slightly.

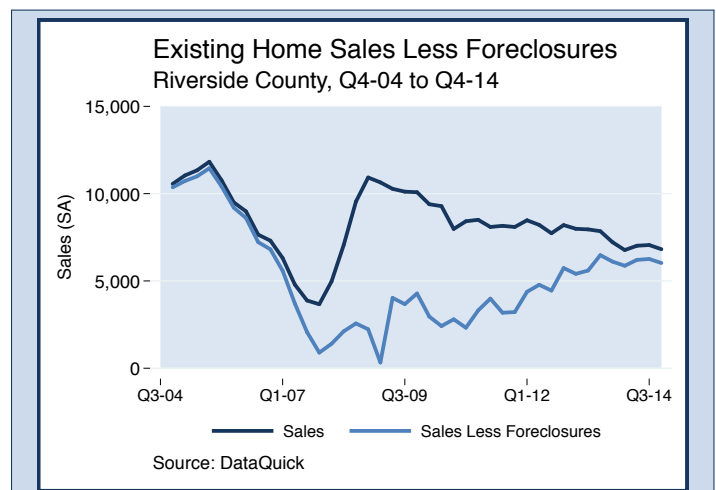
Permitting for new nonresidential structures has been somewhat lackluster as of late, which has had the effect of offsetting the positive impact on AV growth from some of the other drivers. During the first half of fiscal 2014–15 the total value of permits for new commercial structures was 4.1% lower than the same time period in the prior fiscal year.



Transfer Tax Revenues

For the 2014–15 fiscal year we have revised our transfer tax revenue estimate down to 4.2% from 14.1% in our prior report. While home prices have continued to move higher, albeit slower but not unexpectedly, the number of homes that transacted has been weaker than in our prior forecast. Our outlook for transfer tax revenues remains positive over the next five fiscal years, but in the short term the lower home sales will impact the County’s revenues from this source for the current fiscal year.

During the first half of the 2014–15 fiscal year there were just under 13,900 existing homes that transacted in the County, down 7.9% from the same time a year prior. At face value, this is a disappointing trend, but if we dig a bit deeper things look a bit differently. Distressed properties have made up a sizeable portion of the market in the wake of the Great Recession, and if we net

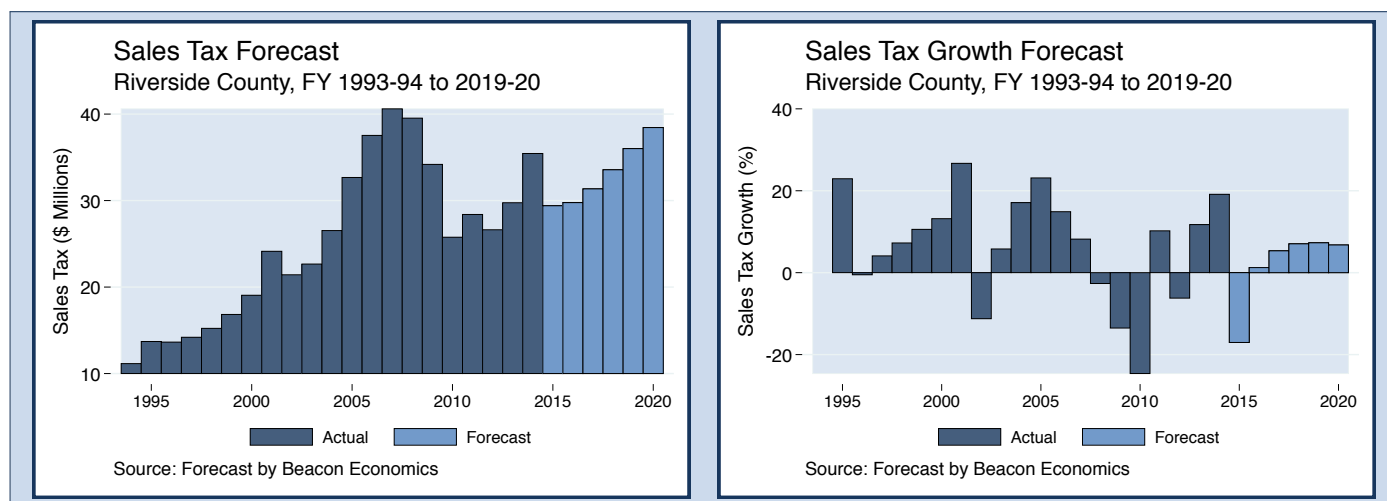


foreclosures out of home sales we find that underlying sales were down by only 2.4%. In fact, after taking foreclosures into account home sales have actually been trending higher since the end of 2008, contrary to the overall trend without adjustment, which means demand from prospective homeowners, not just investors, has steadily risen in recent years.

As prices move up, more owners will be enticed to put their homes up for sale and take advantage of the strong price appreciation of the last few years, and we are seeing some evidence of this already. According to the California Association of Realtors, the average inventory of homes on the market during January and February of 2015 would be exhausted in just over 7 months at the current pace of sales, which is up from the average 4.8 months of supply over all of 2014. Over the next five years we expect home sales to pick up, and this time homes will transact at higher prices, allowing the County to see stronger growth rates in transfer tax revenues in the years to come.

Sales Tax

Over the last seven years the County of Riverside has experienced several shocks to the sales tax base that has greatly impacted the growth path of revenues over time. Starting with the incorporation of Menifee in 2008, there have been a string of incorporations that have led to declines in the County's sales tax revenues. On the flip side, there has been construction of solar projects in the County, such as the Desert Sun and Genesis projects, which have been a boon to revenue growth over the last two years. In the years to come the County's sales and use tax revenues should return to more historical growth trends in line with economic growth in the region now that these shocks have past.

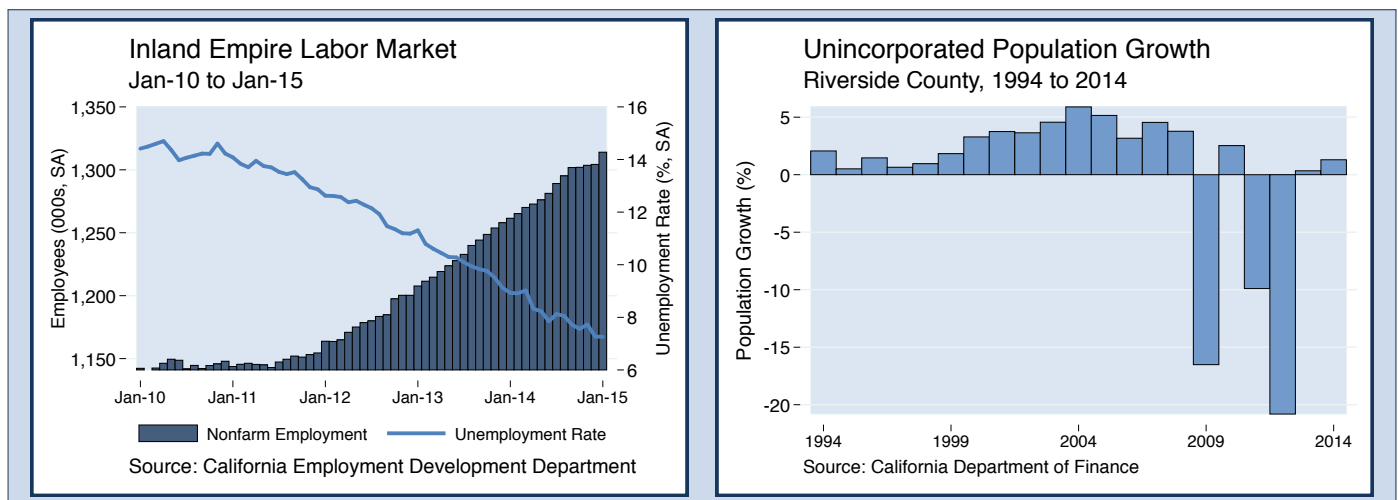


For the 2014–15 fiscal year we are projecting a sharp decline in sales and use tax revenues as the positive impact from the solar project construction winds down. The County's sales tax auditor, the HdL companies, is estimating sales tax revenues on the order of \$29.4 million for the 2014–15 fiscal year, a 17% decline from the \$35.4 million in revenues in 2013–14 fiscal year. From our experience with other regions of California that have dealt with construction of solar projects in their borders, such as San Luis Obispo County, a 17% decline seems a bit extreme. However, year-to-date

revenues received through January are nearly 50% lower than the same time period during the prior fiscal year. As such, we have used HdL's 2014–15 estimate as a lower bound for the County's revenues this current fiscal year and have forecasted the future from there.

Over the life of our forecast we do expect sales and use tax revenues to pick up and return to more historical growth trends in line with economic growth in the region. The labor market in the Inland Empire continues to grow, and recently revised estimates have shown the region has been doing even better than originally reported. This is due to the California Employment Development Department's annual benchmark revision process.

Prior to the EDD's revision it was estimated that nonfarm employment in the Inland Empire stood at 1,268,400 jobs in December 2014, however, after the revision the December employment total was an estimated 1,304,300, an increase of over 35,000 jobs. The region was not alone in this trend. Indeed, the December estimate for the state overall was revised upward by 216,800 jobs. When the EDD makes upward revisions in their benchmark estimates, as they have for the past several years, it generally indicates that the labor market is in a healthy expansion mode. These latest revisions have confirmed what we have been saying for quite some time now, that the Inland Empire region is poised for continued growth as the region's labor market marches forward.

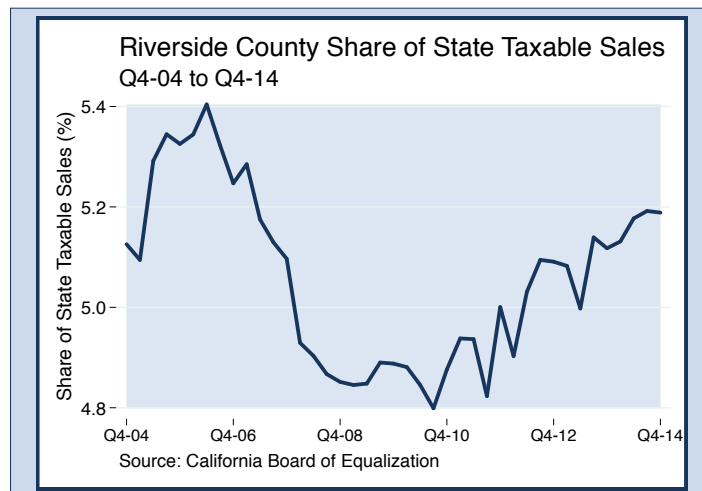


As more people in the region find gainful employment, both inside and outside of the unincorporated portion of Riverside County, this raises incomes that can be spent on basic services in the area as well as in locations such as the Cabazon outlets from which the County receives a good portion of its sales and use tax revenues. Population growth will also help support positive growth in the County's tax base. The California Department of Finance's estimate for population in the unincorporated portion of Riverside County came in at 363,590 as of January 2014, up 1.3% over the prior year. This marked the second year in a row of positive population growth and was also faster than the 1.1% growth in the countywide population.

Prop. 172

For our current public safety tax revenue forecast we have made a slight downward revision for the 2014–15 fiscal year, due to flat growth in the County’s share of state taxable sales during the first half of 2014–15 fiscal year. We are currently projecting a 6.7% increase over the 2013–14 fiscal year, down from our 7.3% estimate in our prior forecast. We have, however, made an upward revision in some of the later years as we are forecasting the County’s share of taxable sales to increase over time.

During the first half of 2014–15 Riverside County’s share of statewide taxable sales averaged 5.08%, down marginally from the 5.14% share during the 2013–14 fiscal year. With the County’s share of taxable sales remaining virtually the same, growth in the County’s public safety revenues is tied more directly to growth in the statewide sales tax. We expect the County’s share to increase over the next five fiscal years and eventually return to the peak of 5.6% from the first quarter of 2006, allowing growth in the County’s public safety revenues above what can be expected from growth in statewide taxable sales alone.



Summary

Our current forecast for the County of Riverside strikes an optimistic tone over the next five years, and while there are some weak patches in the short term the local economy is on the right track. With the exception of a decline in sales and use tax revenues, we expect all of the County’s major revenue streams to exhibit positive growth for the current fiscal year. Home sales have been a disappointment in this forecast and the last, but the fundamentals in the County’s real estate market are real and we expect activity to pick up over the life of this forecast, which will support growth in both AV and transfer tax revenues.

As the local economy moves forward sales and use tax revenue will return to positive growth. The boost to revenues from the construction of solar projects in the County is winding down, but local population growth and an improving regional labor market will help drive future increases to the County’s sales and use tax revenues over the next five fiscal years. The County, and indeed the broader region and the rest of the state, is poised for continued growth in the years to come as each sector of the local economy is on a healthy trajectory.

About Beacon Economics

Beacon Economics is one of California's leading economic research and consulting firms, specializing in economic and revenue forecasting, economic impact analysis, economic policy analysis, regional economic analysis, real estate market and industry analysis, and EB-5 Visa analysis. Known for delivering independent and rigorous analysis, we strive to give our clients an understanding of economic trends, data, and policies that helps strengthen strategic decision making. Clients range from the State of California to Fortune 500 companies to major cities and universities. Learn more at www.BeaconEcon.com.

Services

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Attachment E California State University, Fullerton, Economic Forecast

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**COUNTY OF RIVERSIDE:
ECONOMIC FORECASTS AND ANALYSIS**

for

COUNTY OF RIVERSIDE

April 2015

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EXECUTIVE SUMMARY

US Economy

- The US economy should transition from a sub-par modest recovery to a stronger, more broad-based expansion over the next two years, but the pace of growth should remain below trend (around 3%), coming at roughly around 2.5-2.8%.
- Though our outlook for growth are slightly below consensus, we expect the expansion to become more broad-based, with all domestic sectors (particularly consumption spending) expanding solidly over the next two years.
- The first quarter slowdown was primarily due to one-off temporary factors which are likely to dissipate in the second half of the year: lower investments in the energy sector due to the slump in crude prices, a worsening trade balance due to the dollar strength, West Coast port disruptions and slowdown, and weather-related impacts.
- The biggest risk to the economy comes from a potential disorderly start of the rate hiking cycle by the Fed. We expect the Fed to remain on hold through the summer and begin raising rates in the fourth quarter of this year.
- The recent rapid appreciation of the dollar and weak global are additional risk factors that will restrain growth to slightly below-trend through deterioration of US trade balance, weaker outlook for the manufacturing sector and fewer capital investments.
- Lower energy prices are a third source of risk and will restrain capital investments in the energy sector particularly during the first half of this year.

Riverside County Economy

- The outlook for Riverside County is the brightest since the end of the recession.
- Job growth in the County has outpaced the state and the Southern California region and is one of the main reasons for improved outlook in the County.
- Though hiring has tended to be in low-paying sectors in the early part of the recovery, there has been a meaningful pick-up in higher-paying sectors with Construction, Manufacturing and Professional & Business Services all gaining jobs.
- Home price appreciation has continued, though as we expected, at a more moderate rate than in 2013.
- Both non-commercial and commercial sectors are projected to grow robustly over the forecast horizon.
- The long-term prospects for Riverside County remain positive with its central location, proximity to the ports of Long Beach and Los Angeles, and relatively affordable land and large storage facilities.

Riverside County Secured Assessed Valuation

- Secured valuations rose by 8% in FY 2014-2015 following the surge in housing prices in 2012 and 2013.
- We project strong growth in secured assessed valuation over the next few years: AV is projected to rise 8.2% in FY 2015-2016 and 7.2% in FY 2016-2017 as the recovery in the real estate market gains more pace and breadth.
- Assessed valuations are projected to grow at a healthy pace between 2017-2019 as housing demand improves, population grows and the County's economic expansion gains more traction.

Riverside County Budgetary Variables

- MVLF revenue is projected to increase by 6.6% to \$207,267,421 in FY 2014-2015, and by 5.2% to \$218,045,327 in FY 2015-2016.
- In the long term, MVLF revenue is projected to increase at a slightly higher clip, averaging 7% annual growth.
- Documentary Transfer Tax revenue is projected to increase by 6.3% (to \$13,061,917) in FY 2014-2015 and by an additional 15.3% (to \$15,060,390) in FY 2015-2016.
- In the long term, document transfer tax revenue is expected to pick up more robustly reflecting more robust construction growth at higher valuations.

A. NATIONAL ECONOMY

A1. Overview and Economic Outlook

Overview

"Reports of my death have been greatly exaggerated" -- the famed author Mark Twain once wrote in response to news accounts that he was ill or dead. The fate of the US economy, much like Twain's, has been amply lamented over the past few years, with pronouncements ranging from concerns about secular stagnation to the end of American preeminence and the ascendancy of the "Chinese century."

As we have cautioned in the past, those worries were indeed "greatly exaggerated." In fact, the US economy has significantly outperformed advanced economies throughout the recovery and is currently the brightest spot in a troubled global environment (Figure A1). The labor market is in great health and employment is expanding at clips last seen in the late 90s; consumer confidence has set pre-recession highs buoyed by stronger balance sheets, employment gains and lower gasoline prices; corporate balance sheets are rock-solid; banks are well-capitalized and the public sector is poised for its first (albeit meager) contribution to growth in four years. Rarely has there been such a degree of consensus among economists, analysts, and market-watchers that the outlook is the brightest in years and that the US economy will expand at the fastest rate since the end of the recession.

(around 3%), coming at roughly around 2.5-2.8% pace. This is certainly an improvement over the 2.2% growth the economy averaged over the nearly six-year old recovery. More importantly in our view, the composition of growth matters perhaps as much as its pace as it speaks to the breadth and resiliency of the recovery. Here we remain unquestionably optimistic, expecting all domestic sectors to expand solidly over the forecast horizon.

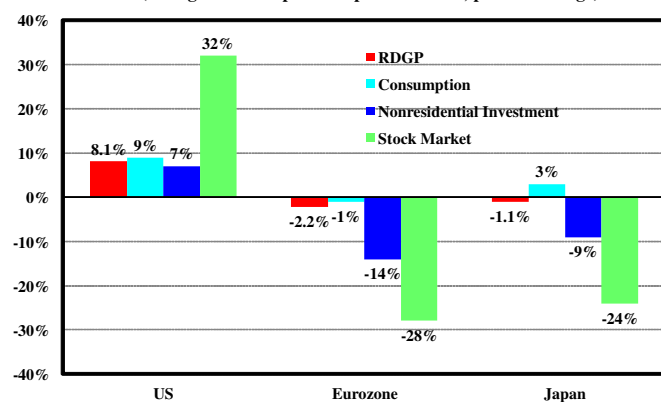
Our optimistic but guarded outlook stems from three main considerations. First, the Federal Reserve Bank (Fed) is widely expected to raise interest rates for the first time in nine years -- a momentous event with wide-ranging implications for the US and the global economy. Both the timing and the pace of policy firming matter and while we expect the Fed to proceed cautiously we cannot rule out the probability of heightened uncertainty and excessive volatility in financial markets which may dislocate markets and disrupt financial stability. Second, the deep plunge in oil prices has had a profound impact globally, creating winners (mostly oil-importers) and losers (oil-exporting countries). Though lower gasoline prices are a windfall for US consumers, they will also deter capital investment in the energy sector, which fuelled US growth in the first half of the recovery. We expect significant pullbacks in investment and production for the energy sector during the first half of the year which should place downward pressure on growth. Third, the rapid appreciation of the dollar and weak global growth will further contribute to the deterioration of the US trade balance, weaker manufacturing profits and fewer capital investments.

There are a number of other risk factors that may impact the economy in the near-term, but nearly all of these are related to global developments and appear to be less threatening at the moment. A "hard-landing" in China -- though not our baseline scenario -- will send shockwaves around the globe. A flare-up in Eurozone due to a potential Grexit will reignite the Eurozone crisis and dislocate financial markets. Geopolitical risks cannot be discounted: the Middle East is engulfed in sectarian conflicts that may require involvement of Western allies, and further escalations between Russia and the West may derail the fragile recovery currently underway in Europe. None of these "worst-case" scenarios are expected to materialize in our baseline forecasts.

Economic Activity: Not Flashy, but Durable

On the face of it, 2014 would prove a disappointment to those that expected it to be a "break-out year" for the U.S. economy. Real GDP grew by 2.4%, just a hair above the 2.2% average the economy has posted since the start of the recovery. However, aggregates can be deceiving and the year had quite a lot to celebrate, not in the least because the

Figure A1
US has Outperformed the Rest of Advanced Economies
(total growth compared to precrisis levels, percent change)



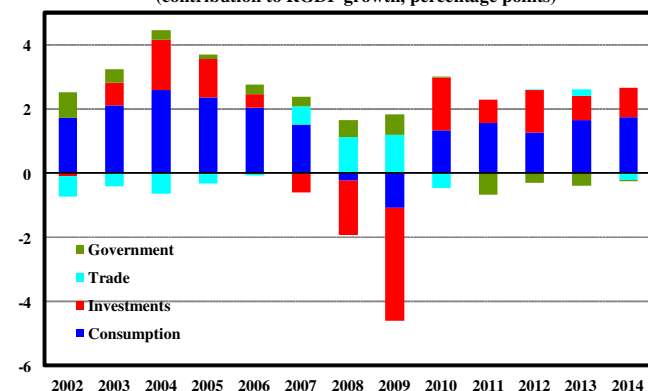
IMF, World Bank, FRED and WCEAF

Our view agrees with the overall consensus trend of an improving momentum, but we are a bit more cautious and a bit less sanguine. While we expect the US economy to transition from a sub-par modest recovery to a stronger, more broad-based expansion over the next two years, we anticipate the pace of growth to remain below trend

economy grew by 4.6% in Q2 and a more impressive 5% in Q3 --a pace that seemed to have been long-forgotten and last seen more than ten years ago. The overall moderate growth rate was largely due to a dismal first quarter where a confluence of adverse but temporary events (weather, inventory cycle, trade), caused growth to slump by an annualized pace of -2.1%.

This year also began with a whimper: first quarter growth was a disappointing 0.2% (annualized), which means the economy barely grew. The semi-good news is that most of the first-quarter gloom appears to be temporary: weaker-than-expected sales, lower investments in the energy sector due to the slump in crude prices, a worsening trade balance due to the dollar strength, West Coast port disruptions and slowdown, and the ever-present harsh winter. However, growth should pick up more dramatically for the balance of the year supported primarily by a more robust and better-balanced consumer spending (Figure A2). In fact, fourth quarter data were quite encouraging with consumer spending growing at a healthy annualized pace of 4.2%. The breadth of spending was perhaps as important as the pace: spending on services -- a long-suffering component since the start of recession -- grew by 4.1%, spending on durables by 6% and non-durables by a healthy 3.8%.

Figure A2
More Balanced: US Real GDP Growth Composition
(contribution to RGDP growth, percentage points)



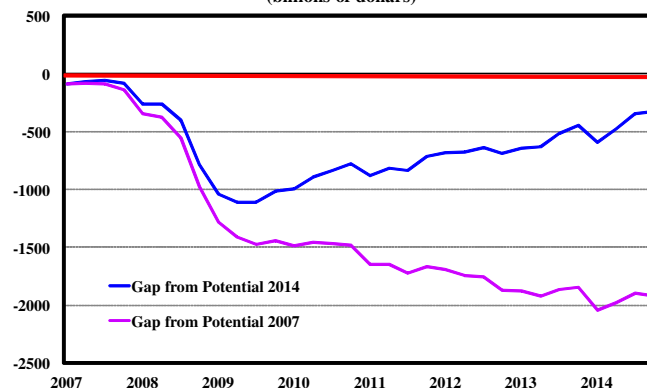
US Bureau of Economic Analysis and WCEAF

We expect the trajectory of growth for this year to resemble last year's: slower first quarter, followed by a more robust pace for the remainder of the year, spilling into 2016. Our projections are slightly below consensus estimates, with growth in 2015 expected to come in at 2.5% and 2.8% in 2016. The main reason for this less optimistic view is largely due to the headwinds (both domestic and global), which we believe have been unduly discounted. Lower gas prices will likely add 0.4 percentage points to RGDP growth from consumer spending, but subtract roughly 0.3-0.4 ppt from lower investments in the energy sector. On

balance, lower gas prices will likely be a small net positive for the economy. However, a stronger dollar combined with slower global growth will swallow a sizable chunk from U.S. GDP growth this year and the next, likely to the tune of 0.5-0.6 percentage points.

Our outlook for long-term growth has remained unchanged since our last report: U.S. potential GDP growth (the output the economy can produce at full capacity) will settle at a permanently lower gear (relative to the 3.3% growth rates from 1960-2007), averaging roughly 2.3-2.4% per year. As we have argued previously, this is partially due to longer-term secular trends (lower population growth, ageing demographics), lower productivity growth (which has led to a persistent shortfall in capital accumulation), and partly to factors that began as cyclical but have become entrenched and are likely to remain permanent scars given the depth of the recession and the sluggishness of the recovery. The damage from the recession is still quite clearly visible especially in the continuous downward revisions in potential GDP. In fact, real GDP is currently only \$300 billion below this year's potential GDP (estimated by the Congressional Budget Office), but it is a jaw-dropping \$1.9 trillion below the estimated potential back in 2007. This means that somehow during the past eight years of a devastating recession and a snail-paced recovery, \$1.6 trillion in potential output vanished permanently (Figure A3).

Figure A3
There is Still Economic Slack: Real GDP minus Potential GDP
(billions of dollars)



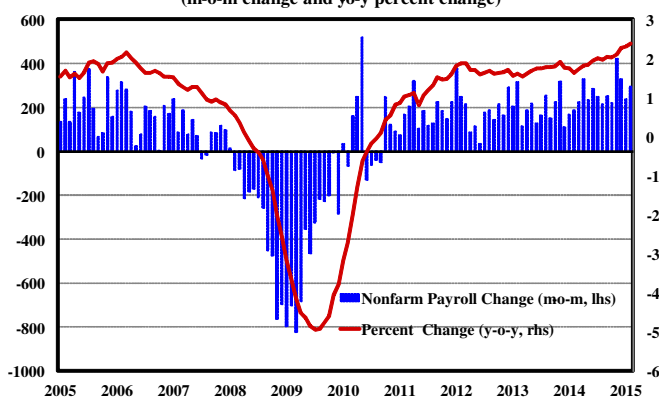
Congressional Budget Office and WCEAF

Labor Markets: Up and Away

Much of the optimism about the performance of the economy over the past few months can be rightfully attributed to the stellar performance of the labor market. Indeed, here it is easy to spot significant improvement in every turn: the economy added a total of 3.1 million jobs in 2014, the pace of job formation averaged 260,000 jobs per month, and the unemployment rate fell from 6.7% at the

start of 2014 to a current 5.5%. The momentum ebbed a bit in March when the economy added only 126,000 jobs and additional downward revisions were made for the previous months. Nonetheless, the pace of job formation continues to be strong, averaging 197,000 in the first quarter of the year. More encouragingly, job gains are widespread and all sectors (high- and low-paying) increased employment during the year with construction positing the largest gains, up 5% from a year earlier. The U.S. economy has added a total of 11 million jobs since the trough of the recession (Q1 2010), and employment rolls have swelled by 2.8 million relative to their pre-crisis peak levels (Figure 4A).

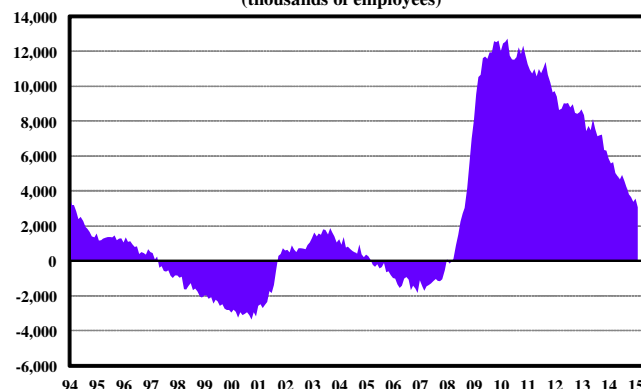
Figure 4A
Total Nonfarm Payroll Employment
(m-o-m change and yo-y percent change)



US Bureau of Labor Statistics and WCEAF

The good news has also engulfed the supply-side of the labor market -- a long languishing aspect of the sluggish labor market recovery over the past few years. The employment-to-population ratio rose from 58.2% to 59.3% over this past year. Moreover, while full-time employment is still roughly 600,000 jobs below its pre-recession peak, this is a sizable improvement compared to last year when there were 3.6 million fewer full-time jobs. This means that the vast majority of positions filled over the last year were in the full-time employment category, a much awaited reversal from the earlier trend when a sizable chunk of jobs were in the part-time category. More encouragingly, labor force participation rates have increased for people with only a high school education, which may be due to the end of unemployment benefits in early 2014. In addition, labor market slack (which includes the unemployed, people part-time for economic reasons, and the marginally attached to the labor market) is estimated to be around 1.9% (3 million), a significant decline from the 3.6% gap estimated at this time last year (Figure A5).

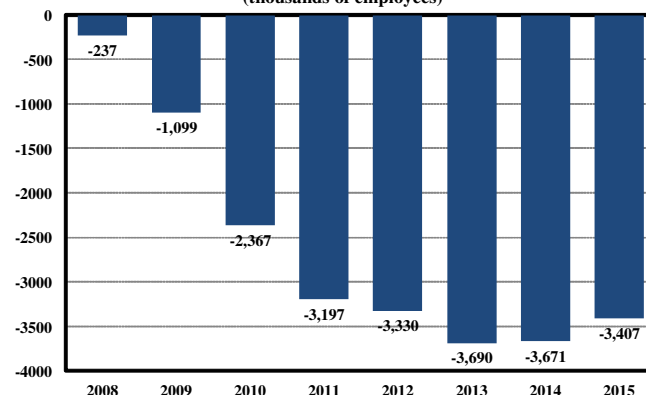
Figure A5
Labor Market Slack: Moving in the Right Direction
(thousands of employees)



US Bureau of Labor Statistics and WCEAF

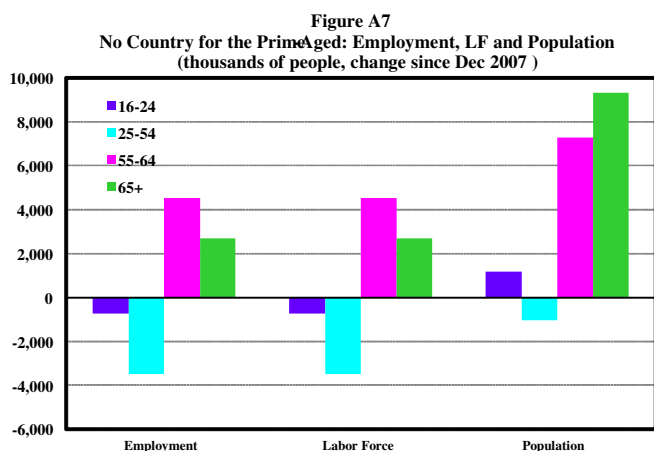
Though the labor market has come a long way from the depth of the recession, a few concerns remain. To begin with, the labor force participation rate continues to edge down (albeit at an arrested pace) and the labor force has grown by roughly 0.25% per year since the end of the recession, below the 1% pace from 2000-2007, and far short of the historical pace of 1.7%. Some of this is due to adverse demographic trends: population growth has slowed down during this period and the retirement of baby boomers has certainly weighted heavily in these developments. But this can only explain part of the story: retirement accounts for only 1.8% of the 3.2% slump in labor force participation rate since the end of 2007, which means that even after accounting for demographic changes, the labor force is currently 3.2 million workers short of where it should be (Figure A6).

Figure A6
The Missing Millions: Labor Force Adjusted for Retirement
(thousands of employees)



US Bureau of Labor Statistics and WCEAF

The shortfall in participation is disproportionately skewed towards the young (16-24 years old) and the prime-working age (25-54 years old). Again, some of this is related to adverse demographic trends: the population of prime workers fell by a bit over 1 million since the end of 2007, whereas the population for older workers (those aged 55+) grew by 16.6 million. Not surprisingly, the lion's share of the newly minted jobs during the recovery have gone to the older demographic: of the 10.3 million jobs created since the end of the recession, roughly 5.5 million jobs went to people older than 55 years, even though this demographic accounts for roughly 20% of the labor force. Employment among the ranks of the prime workers grew only by 2.5 million jobs despite the fact that this demographic accounts for two thirds of the labor force. In fact, since 2007, employment levels for prime workers have declined by roughly 4 million jobs, whereas it grew by a staggering 6.5 million for the 55+ age-cohort (Figure A7).



US Bureau of Labor Statistics and WCEAF

But demographics alone does not explain everything. The drop in participation also reflects the difficulty that prime-age workers -- especially men with low-education and low skill level -- have in finding good-paying jobs particularly in the two sectors which have historically employed them: Manufacturing and Construction. A full one-third of respondents in this demographic list disability as the reason for not being in the labor force -- a sizable increase compared to just ten years ago.

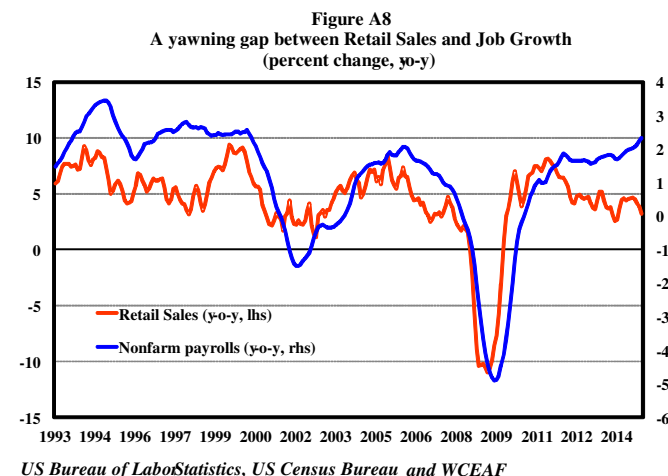
Going forward, we expect the labor market to continue to extend its recent gains, albeit at a more moderate pace than the white-hot rate recorded over the last few months. Labor slack should slowly wind-down and wage pressure should pick up. The pace of job formation is expected to average 220,000 jobs per month in 2015 and around 190,000 in 2016. Overall, the performance of the labor market from 2014-2016 will likely be the best of this decade.

Consumers: Will Spending "Gas Up"?

A brighter outlook for the economy over the next two years hinges largely on one thing: consumer spending. There are certainly reasons to be optimistic: real consumer spending grew by 2.5% in 2014, the fastest pace since 2006. More encouragingly, the pace of improvement picked up during the year, rising by an annualized rate of 2.5% in Q2, 3.2% in Q3 and an impressive 4.2% in Q4. The fourth quarter brought even better news showing that consumer spending not only grew faster but was significantly broad-based with expenditures on services growing by 4.2% -- the largest increase since end-1990.

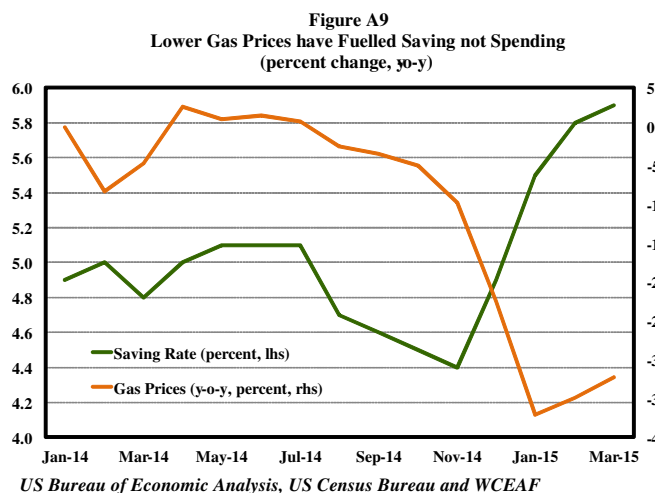
Some of this improvement should not come as a surprise: the labor market has expanded confidently over the past year, the unemployment rate has fallen to near-full-employment, gasoline prices have slumped by 40% since last June and consumer sentiment hit an 11-year high earlier this year. More importantly, consumer finances are in the best shape since the start of the recession. Household net worth is now \$15 trillion higher than in 2007 and a staggering \$27 trillion above levels recorded during the recession. Most of this is due to the spectacular gains in equity markets, but homeowner equity has also clawed back a sizable chunk of the losses during the recession: of the roughly \$7 trillion losses in homeowner equity, roughly \$5 trillion has been recovered.

In light of this abundant good news on the consumer front, the recent downdraft in retail sales seems a bit puzzling. In fact, there appears to be an unprecedented yawning gap between retail sales and payroll employment gains recently (Figure A8). This is even more perplexing in light of the precipitous decline in gas prices: most of the consumer savings at the pump was supposed to filter back into the economy in form of higher expenditures in other categories.



US Bureau of Labor Statistics, US Census Bureau and WCEAF

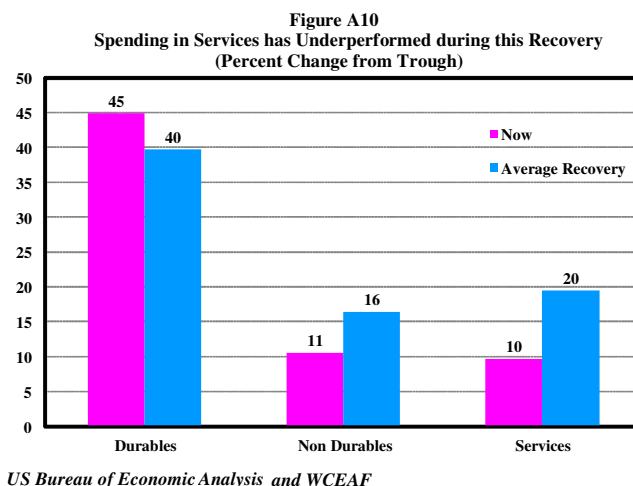
The boost from lower gasoline prices has been slow to materialize for a number of reasons. First, unlike a tax rebate which appears in a lump-sum form, low gas prices while boosting consumer spending power by an average of \$500-\$800 in 2015 (if prices remain where they are now) tend to trickle in on a week-by-week basis, averaging \$15-\$20 per week. This is not enough for a quick spending splurge: in fact, the greatest beneficiary of lower gas prices have been Eating and Drinking facilities, where the weekly savings from lower gas prices do indeed buy a meal or two. But the bulk of the windfall from gasoline has been saved: consumer savings rose by \$120 billion since July, roughly the same as the estimated \$112 billion that were saved because of lower gas prices (Figure A9). In fact, roughly 70% of the respondents of a Wells Fargo/Gallup survey indicated that they have used the savings from lower gas prices to mend their balance sheets: roughly 40% are using the extra money to pay down bills while 33% are adding to their savings.



While we expect the benefits of lower gas prices to gradually appear in the form of higher consumer spending, the most important driver for higher consumption is higher income. As we argue in the section **Wage Conundrum**, while the outlook for income has improved materially, it will be a few more months -- perhaps until the end of this year or early next year -- until wages pick-up meaningfully. In the meantime, we expect lower gas prices to add around 0.4 percentage points to real GDP growth, a number that is below consensus estimates in large part because we expect consumers to continue to save some of the newly found purchasing power.

More importantly, we expect the composition of consumption spending to gain more breadth and become more broad-based over the next couple of years. The weakness is consumer spending over this recovery cycle

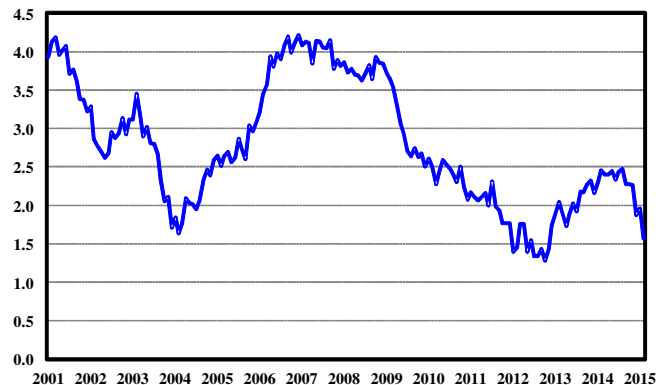
has predominantly come from the fact that growth has been lopsided: consumption of durable goods has grown by a hefty 44% since the end of the recession (compared to a historical post-recession average of 40%), while consumption in services -- which accounts for the lion's share of spending grew by a measly 9.7%, far below the post-recession average of nearly 20% (Figure A10). The largest culprit is weak spending in Housing and Utilities, which has barely budged during the recovery period, growing by a total of 5% since the end of the recession. This is also the largest spending category, accounting for one fifth of total spending and around 13% of total U.S. GDP. We expect this component to pick up more robustly over the forecast horizon as the outlook for housing improves and households feel more confident about their income prospects.



Frozen: The Wage Conundrum

Broad improvements in labor markets have led to scant increases in nominal wages so far during this recovery. Wage growth has averaged roughly 2% per year since 2010 -- far below the average post-recession pace of roughly 4% (Figure A11). In real terms, weekly earnings fare better, but that is only because hours worked have risen sharply and inflation growth has slowed down perceptibly thanks to the collapse in energy prices and global disinflationary pressures.

Figure A11
The Elusive Wage Growth
(Non-supervisory Workers Hourly Earnings, q-o-q, percent change)



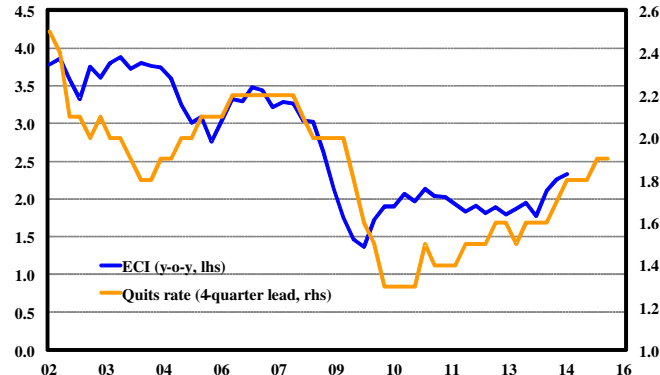
US Bureau of Labor Statistics and WCEAF

Income and wages matter greatly since they are the best barometer for consumer spending. But in this cycle, wage inflation has assumed another dimension of importance: it appears to be the indicator-of-choice for the Fed in determining the timing of interest rate hikes, after it discarded the rest of the labor market indicators (job growth, unemployment rate, labor market "slack"). To be sure, wage growth is the most lagging of all indicators: it picks up after labor markets have tightened significantly and job gains are firmly entrenched.

There are a number of reasons why wage growth has been hard to come by in this cycle. To begin with, despite continued employment gains, labor market slack -- underutilized labor resources -- continue to persist. There are still roughly 2.2 million discouraged workers (those who want a job but have left the labor force) -- a number that is still above its historical average of around 1.5 million. The number of people employed part-time for economic reasons, though down from a historical high, is still around 1.5 million above its historical average. All in all, the labor market slack translates to around 3 million people -- a dramatic improvement over the 12+ million recorded at the height of the crisis, but not insignificant. Until this excess supply of labor is worked through, wage pressure would be largely contained.

A number of other factors have conspired to constrain wage growth during this cycle. While employers may have wanted to cut wages during the recession, they held back largely because employees tend to resist nominal wage cuts even in the worst of times. Now that the economy is recovering, employers are resisting raising wages in order to make up for the wage rigidity during the crisis. In addition, labor productivity has been in a downtrend over the past few quarters, which may have placed additional pressures on wage growth.

Figure A12
Wage Growth Should Pick up as Labor Markets Improve
(Employment Cost Index and Quits Rate)



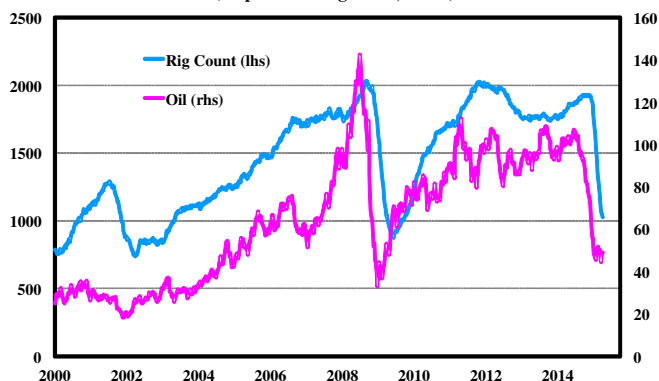
US Bureau of Labor Statistics and WCEAF

Our view is that wage growth will ultimately pick up gradually over this year and the next as the labor market tightens and the expansion gains more traction. Significant improvements are likely a few quarters away, but signs of improvement abound: an ever-growing list of large employers have announced increases in minimum wages for their employees in the next two years. Some of this is in response to political pressure to increase the minimum wage: fourteen states and the District of Columbia passed minimum-wage increases last year. But a good portion of this stems from genuine progress in labor markets: the quits rate -- a measure of labor market confidence and a good predictor of wages -- has improved dramatically over the past year (Figure A12). Moreover, higher wages are in the cards for both small and large firms: the NFIB survey of small businesses has signaled higher compensation over the past few months while the Duke CEO survey of large corporations recently reported that a full 70% of firms expect to increase wages by at least 3% over the next 12 months.

Business Investments: Arrested Development

A slow-paced recovery in business investments has become even more challenging in light of the deep plunge in oil prices. The Baker Hughes rig count has plummeted from a high of nearly 2,000 at the end of November to roughly half that number as of last week. A collapse of this size was last seen at the onset of the financial crisis, though the oil price drop then was a much steeper 75% compared to a 55% decline this time around (Figure A13).

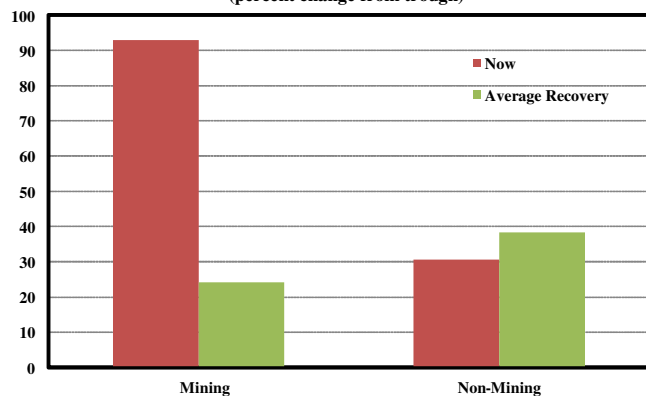
Figure A13
Rig Count Has Collapsed: Outlook for Mining Sector Challenged
(oil price and rig count, levels)



Baker Hughes, FRED Database and WCEAF

The precipitous fall in energy-related investment will adversely impact growth in business fixed investments, particularly in the first half of this year. The mining sector has contributed an average of 0.6 percentage points to business fixed investments since the start of the recovery, the bulk of which has appeared in the nonresidential structures category. Altogether, the mining industry has accounted for nearly one fifth of growth in business investments during the recovery cycle. In fact, business investments in Mining has grown by 92% since the end of the recession compared to the more modest 30% growth coming from non-mining sectors (Figure A14). The recent collapse in oil prices will undoubtedly place a dent in these developments and reverse some of the gains in this sector going forward.

Figure A14
Mining Investments: A Bright Spot in this Recovery
(percent change from trough)



US Bureau of Economic Analysis and WCEAF

Outside of mining, the other bright spot during this recovery has been business investment in Equipment and Software (E & S), which accounts for roughly half of total business investments. However, gains from this sector were front-loaded earlier in the recovery when firms took advantage of rock-bottom interest rates and replenished

their capital stock. After contributing roughly 0.7 percentage points to real GDP in 2010 and 2011, investments in E & S contributed roughly half that in the following three years. The distribution of growth among the subsectors is also lopsided: the bulk of growth has come from Transportation Equipments and -- to a lesser extend -- from Industrial Equipment, while Information Processing Equipments, a leading indicator of productivity, has improved at a less dramatic pace.

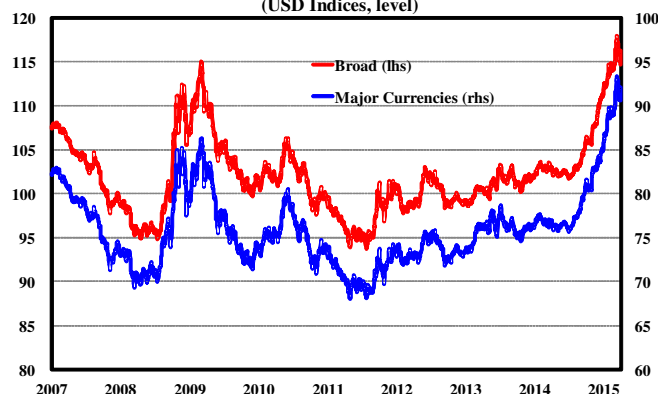
Overall, while real business fixed investments have grown more briskly than other components of real GDP since the start of the recovery, the improvement is less dramatic when compared to pre-recession levels. That's because investments collapsed during the recession and it has taken quite a while to get the aggregate levels out of that slump. For example, while the economy grew by a total of 8% since December 2007, real business investments grew only by 3% over that period. Despite the heavy-lifting carried out by the energy sector, investment in structures is still a full 13% below its pre-recession peak. The collapse and snail-paced recovery in housing has also left residential construction a full 14% below pre-crisis levels. The increase in the overall investment levels has come from the other two categories: investments in E & S (up 13% since December 2007) and Intellectual Property (up 22%).

We expect oil prices to hit a bottom in the middle of this year, before they stabilize and gradually edge higher. This means that investment in non-residential structures will weigh heavily, particularly in the first half of the year. Investment in E & S should grow more robustly in 2015 and 2016 as companies begin directing some of the excess cash towards more productive usages such as investing in capital and expanding operations. A pick-up in the housing sector should also give a boost to Residential investments, while Intellectual Property investment should expand a bit more moderately. Overall, we expect business fixed investments to grow by 5.3% in 2015, and 6.5% in 2016.

The Implications of a Surging Dollar

Outside of plummeting oil prices, the dollar surge is perhaps the most noteworthy and important event over the past few months. On a trade-weighted basis, the broad-currency dollar index has risen by 13% since July 2014, while the surge against major trading partners has been an even more impressive 19% (Figure A15). The dollar strength reflects both stronger domestic fundamentals and weaker growth abroad as well as divergent paths in the outlook for monetary policy: while the Fed is widely expected to embark on its first rate hike in over nine years, most central banks around the globe will likely remain put at low interest rates and even ease further (ECB and Bank of Japan).

Figure A15
The Dollar Surges Ahead
(USD Indices, level)



Federal Reserve Board of Governors and WCEAF

While a surging dollar may boost U.S. consumption via lower import prices, it has significant adverse effects on U.S. manufacturing and the overall trade balance. Roughly half of revenues of the S&P500 companies are earned abroad and a 1% increase in the dollar cuts earnings per share by an average of 0.3%. The hardest hit will be the manufacturing sector which has stumbled recently: core capital spending and durable goods orders have fallen for six straight months and the ISM purchasing managers index (a measure of future activity) fell for the fifth consecutive month in March, recording the lowest reading since May 2013. To be sure, some of the weakness was due to a number of other factors besides the strengthening dollar: the now-resolved West Coast strike created a large backlog of shipment, the collapse of oil prices substantially slowed investment in the energy sector, while winter snowstorms provided additional headwinds.

A strong dollar will have significant implications for U.S. exports, which have added an average of 0.7 percentage points to U.S. GDP growth since the start of the recovery. Export growth will be challenging over the next few quarters not only because of the dollar strength but also due to weaker projected global growth. Though the dollar rose by roughly 20% between 1995 and 2001, exports grew by 40% because global growth was quite robust back then. This is not the case now, which means that trade will likely lop off a sizable chunk from U.S. real GDP during the course of this year.

The reverberations of a stronger dollar will also be felt abroad: since the crisis, companies around the globe have issued a staggering amount of dollar-denominated debt -- roughly around \$9 trillion. Emerging markets account for roughly half of this amount, up from around one third before the crisis. As the dollar strengthens and interest rates rise in the U.S., companies will face a tougher time

servicing this debt both because it will be more expensive in local currencies and because of rising cost of borrowing and refinancing. This will certainly weigh on an already fragile global environment.

We expect the dollar to strengthen further over the forecast horizon, as the U.S. expansion gains more momentum while the global economy trails and as the Federal Reserve begins to raise interest rates. Overall, a stronger dollar and weaker global growth will weigh on U.S. growth, chopping off around 0.5-0.6 percentage points this year and 0.4 percentage points next year.

Financial Markets: Challenges Ahead

The six-year bull market run, which began at the trough of the financial crisis has already surpassed the post-world War II average by around one year. The S&P500 index has risen by more than 200% during this time. More impressively, the U.S. equity market is the only market that has surpassed its pre-crisis peak -- up by 32%. In contrast, Emerging Markets equities are a full 29% below pre-crisis levels, followed by Eurozone's equities (down by 28%) and Japan (down by 24%).

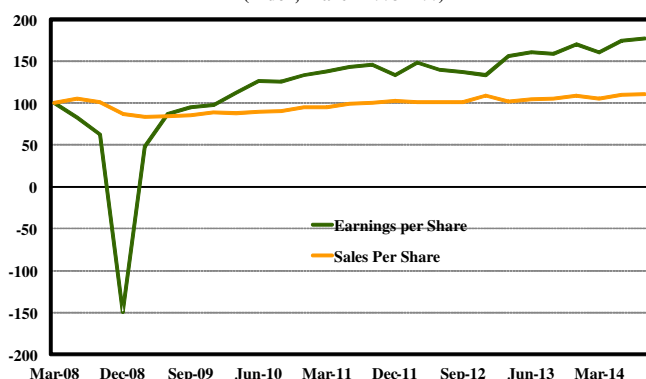
The start of this year has been less kind: the market has set historical highs only to reverse them days later. In fact, as of the writing of this report, the S&P500 is largely flat for the year -- barely up 1%. And there is ample evidence that this is now certainly a maturing bull, one that is battling a number of headwinds, which will likely restrain its performance and increase volatility over the next few quarters.

First, while higher equity returns are certainly possible, the recent past will be harder to duplicate in light of an imminent tightening from the Fed. Looking back to prior rate-hike cycles in developed economies, the median trailing price-to-earnings multiple declined by an average of 7% in the six months after the commencement of an interest rate increase. However, historically, the average lead time between the first rate hike to the peak in the market is roughly around 18 months (median is around 14 months), which means that, based on past history, the current bull market should have a bit more room to run.

Additionally, the outlook for equity returns appear to be restrained by a number of factors at the onset of this rate-hike cycle. To begin with, as we have argued in the past, valuations appear a bit bubbly: the cyclically adjusted PE ratio (based on inflation-adjusted earnings over the past 10 years) are within striking distance of their pre-crisis levels, marking this period as the third highest in history. Extended

valuations seem to be borne partly by ultra low interest rates which have spurred a frenzy in share buy-backs: corporations have spent nearly \$2 trillion dollars in buybacks since 2009 and the trend does not appear to be ebbing. In 2014, nearly 95% of firms' profits was spent in share buy-backs and dividends. This is not all that surprising: sales outlook during the recovery (especially early on) was quite uncertain and rock-bottom interest rates made it possible for firms to borrow cheaply and reinvest in their own shares. But this has led to a persistent under-investment in the capital stock: the ratio of business investments to corporate profits is currently half of its historical value. The buyback binge has increased earnings per share by 74% compared to pre-crisis levels, while sales per share have only risen by an uninspiring 10% over this period (Figure A16).

Figure A16
Divergent: Earnings per Share have Outpaced Sales per Share
(Index, March 2008=100)



S&P500 and WCEAF

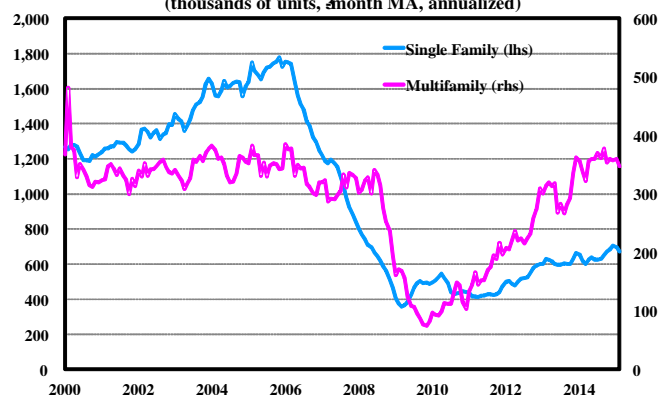
The outlook for profits also seems challenging: corporate profits ended 2014 on a soft note -- down \$17.1 compared to a year earlier which marks the first decline since 2008. The current quarter is not shaping up to be much better: the market has been bracing for earnings to decline by 2.8% from a year ago, on softer global outlook, a below-expectation US performance, and a strong dollar. Besides, profit margins are currently near all-time highs and it will be challenging for them to move higher particularly as wages, which make up the bulk of firm's costs, edge higher and productivity remains in the doldrums. The outlook for sales is similarly challenged since nearly 40% of S&P500 profits derived from international markets is exposed to sluggish global growth and a strengthening dollar -- two factors that have historically weighted on sales.

The Long Wait: Housing Turnaround

The long awaited housing rebound was supposed to continue apace last year, further gaining breadth and momentum. Alas, 2014, proved to be quite a disappointment: sales slumped, construction sputtered and home prices took a step back from the double-digit appreciation of the previous year. The much anticipated "hand-off" from investors to traditional home-buyers failed to materialize in a meaningful way as borrowing standards remained tight, income growth remained tepid and record numbers of credit-worthy homeowners chose to stay put in their homes and refinance at the lowest rates in a generation.

Home building also appears to have stumbled. Total housing starts averaged an annual pace of 1 million in 2014. Most of that came from multifamily homes, which are currently running at the same pace as in the housing boom of the past decade (Figure A17). Single family starts have also risen from the abyss of the recession, but at a 646,000 annual pace they are roughly half the levels that prevailed from 1995-2003 (pre-boom). Some of this is due to weak demand: household formation has been slow: millennials are carrying historic high student debts, trade-up buyers are scarce due to low homeowner equity, and demographics have not been helpful as the population of 35-44 year-olds (the prime first-time buyer demographic) declined by more than 5 million since reaching an all-time high in 2000. But supply constraints have also weighted heavily: the for-sale inventory of homes in attractive urban areas is constrained, development land is scarce and homebuilder costs have risen appreciably.

Figure A17
Housing Starts: Buoyed by Multifamilies
(thousands of units, 3-month MA, annualized)



US Census Bureau and WCEAF

Despite these concerns, our outlook for housing is upbeat chiefly because the main factors that have restrained a meaningful comeback of the housing market during the recovery are now receding. First, job and income growth should boost demand over the next two years supporting higher household formation rates and providing first-time homebuyers with a much needed dose of confidence. Household formation collapsed during the crisis years and though improved, the pace of growth has still been below trend. In fact, if the number of adults per household is kept equal to its historical rate, we find that there are now roughly two million households missing in the economy. Second, over the next five years, millennials will edge closer to the age of life-milestone events: getting married, purchasing a home. Though much is made out of millennials' desire to live and work in urban areas, our view is that this is overdone and when the dust settles it will likely be the case that attitudes towards homeownership have not altered all that much. Besides, even allowing for potential behavioral preferences towards renting, the sheer size of this age cohort (92 million) will suffice to push housing construction higher in the next few years.

Things are also looking up on the credit side: the FHA lowered mortgage insurance premiums by half a percentage point late last year and FHFA decided to allow Fannie Mae and Freddie Mac to purchase certain mortgage loans with only 3% down payment. These loans should help lower income borrowers -- the segment of population that has struggled the most with tighter borrowing standards. Moreover, the FHFA has taken important steps towards clarifying the GSE's representation and warranty process for loans originated by lenders and guaranteed by the GSEs. The guidelines were fuzzy at best prior to the housing crisis as they fail to clearly delineate the time when risk for a loan origination was transferred from the lender to the GSEs. Under the new guidelines these uncertainties are removed; this should lessen concerns on the part of the lender and encourage an easing of underwriting standards, and ultimately more lending.

Patient No More: The Fed and Interest Rates

Rarely has a central bank been at the receiving end of such attention and interest as the Fed over the past few months. The stakes are indeed high: by its own admission (and broadly accepted consensus) the Fed is perched to begin its first interest rate hike sometime this year. The first sign of an imminent tightening came in March, when in a widely expected move, the Fed dropped its "patient" guidance indicating that interest rate increases could be a couple of meetings away.

The beginning of the last tightening cycle was over a decade ago (July 2004) and interest rates have been near-

zero since December 2008. After being in an ultra-low interest rate environment for the better part of the last decade, it is only natural to worry about a potential disorderly start to the process of rate normalization and its impact on both the domestic and global economy.

It doesn't help that historically most tightening cycles (eight out of fourteen) have generally followed a familiar pattern: a peak in the stock market followed by a recession. Of the tightening cycles that preceded a recession, the average lead time between the onset of the hiking cycle and the stock market peak was 18 months with another intervening 10 months before the start of the recession. This is not to say that every tightening cycle precedes a recession (six did not), but there is enough upside risk associated with the "normalization" process to warrant concerns about potential disruption to the economy and dislocation in financial markets.

The case for raising rates is not as obvious in this cycle as in the past. The recovery has been quite sluggish and there appears to be ample slack sloshing around in the system particularly in the labor market. Inflation is uncomfortably low and headed in the wrong direction thanks to the plunge in oil prices and imported deflationary pressures from abroad. More importantly, the recent surge in the dollar has the same effects as a potential rate hike: it lowers inflation and cools off economic growth via slower exports.

Our view is that the Fed has stayed excessively accommodative for far too long and it is now time to slowly but steadily apply the brakes. As we have argued for a while, much progress has been made: labor markets and overall economic activity are now in the strongest footing since the end of the recession. Moreover, economic slack is smaller than what the current level of interest rates imply. This means that the economy is closer to capacity constraints and inflation may tick-up sooner than anticipated. But the biggest worry about prolonged low interest rates has to do with excessive risk-taking and asset price misalignments: there are already signs that the stock market may be overvalued, M&A activity funded through riskier high-yield debt has reached new peaks, the amount of student loans has sky-rocketed and auto loans have waddled well into the subprime segment of the market.

We have maintained for a while that the first Fed hike will happen later than what the market consensus anticipate: in the fourth quarter of 2015. The path of normalization will be persistent but gradual. We also see interest rates topping-off at around 3%-3.25% range -- consistent with a downshift in potential growth -- below the 4% rate that Fed officials and the consensus see as consistent with long-term growth.

A2. Projections of Key National Economic Variables

Table A1 National Economy: Macroeconomic Variables (percent)								
Year	RGDP	Consumption	Non-Residential Investment	Residential Construction	Unemployment	Payroll Employment	Headline Inflation	PCE Inflation
Historical								
2012	2.3	1.8	7.2	13.5	8.1	1.7	2.5	1.8
2013	2.2	2.4	3.0	11.9	7.4	1.7	1.5	1.2
2014	2.4	2.5	6.3	1.6	6.2	1.9	1.6	1.3
Forecast								
2015	2.5	2.9	5.5	5.2	5.4	1.9	0.4	0.6
2016	2.8	2.8	5.9	9.3	5.0	2.0	1.4	2.0
2017	3.0	2.9	5.3	8.4	4.8	1.9	1.9	2.1
2018	2.7	2.6	5.2	6.7	5.2	1.8	2.0	2.1
2019	2.3	2.5	5.1	6.5	5.2	1.7	2.1	2.0

Table A2 Financial Variables (percent)					
Year	Federal Funds Rate	3-month Tbill Rate	10-year Yield	30-year Mortgage Rate	US Dollar Index (percent change)
Historical					
2012	0.14	0.09	1.80	3.66	3.7
2013	0.11	0.06	2.35	3.98	3.3
2014	0.09	0.03	2.54	4.17	3.3
Forecast					
2015	0.25	0.18	2.25	4.15	18.2
2016	1.50	0.87	2.88	4.87	5.8
2017	3.00	1.82	4.12	5.15	1.2
2018	3.25	2.90	4.45	5.20	-2.1
2019	3.25	3.11	4.25	5.25	-2.3

B. RIVERSIDE COUNTY ECONOMY

B1. Overview

The outlook for Riverside County is the brightest it has been in more than seven years, since the recession and housing market collapse plunged the county in the deepest and longest crisis in decades. The ensuing recovery was feeble at first and the county languished in an early recovery phase that resembled more closely to a shallow recession rather than to a genuine recovery.

All that has changed over the past two years. While the crisis years and the sluggish recovery have certainly left imprints in the county, the memories of tough times are fading fast and the county is growing more robustly. Improvements are everywhere: the labor market has outperformed the neighboring counties and the state of California, the housing market has rebounded strongly and the industrial sector continues to lead the recovery. Though the slowdown and backlog resulting from the Ports' labor disputes will likely weigh in the region's economic activity during the first half of this year, we expect its impact to be temporary and for activity to resume in earnest now that negotiations are over.

Developments in the labor market are perhaps the brightest spot over the past year. The unemployment rate has continued to decline at a rapid clip, new jobs are being formed and the labor force continues to expand. Compared to neighboring counties, the unemployment rate is higher than in San Bernardino and Orange County (which is in line with historical patterns) but lower than the unemployment rate of the Los Angeles county. Compared to counties across the nation, the unemployment rate in Riverside County remains in the top third because -- despite sizable gains in the past two years -- the county has had quite a lot of ground to make up since the collapse of the housing market.

The county has added jobs at a fast clip in all of its main sectors: Trade, Transportation & Utilities; Health & Social Assistance; and Leisure & Hospitality sectors. However, these sectors tend to also be low-paying which restrains the purchasing power of the county's residents. Thus, it is important that new jobs are also added in the higher-paying sectors: Professional & Business Services, Financial Activities, and Information sectors. Job growth has picked up robustly over the past year in the Professional & Business Service sector, which bodes well for the county going forward. In addition, Construction and Manufacturing sectors have added jobs over the past two

years, though the pace of job formation in these two sectors has ebbed a bit in the past few months.

The structure of the Riverside County labor market has changed since the end of the recession with some sectors growing more than others. Health Care & Social Assistance, Leisure & Hospitality and Transportation, Warehousing & Utilities account for a larger share of total employment in the county than prior to the recession. The three sectors now combine for roughly one-third of total payroll employment in the county compared to just one quarter back in 2007. In contrast, despite recent gains, Construction and Manufacturing employment has shrunk dramatically compared to pre-recession levels, combining for roughly 13% of the total jobs in the county, down from 17% in 2007.

As we cautioned in our last year's report, home prices have risen again over the year, though at a much more moderate pace compared to late 2012 and in 2013. This was expected: the early pick-up in home prices was spurred by a dramatic increase in investor demand. As home prices surged and investor demand waned, home price acceleration cooled off. However, we expect traditional buyers to step in over the next few years, hesitantly at first and more confidently after, which means that the housing recovery will be supported by more organic growth going forward. Some signs of increased homeowner demand was already evident in 2014. Though the rapid appreciation in home values that occurred during the past two years has decreased housing affordability, the county is still significantly more affordable relative to the surrounding counties.

The good news for the county is that the continued improvement in home valuations and a robust pace of hiring has put the county on a much stronger footing even compared to last year. With higher property values, the County Assessor's Office will continue to reverse the Proposition 8 reduction in assessment of residential and commercial property which will lead to notable improvements in assessment rolls and property tax revenues.

The longer-term challenges and growth opportunities for the county are similar to what we have highlighted in our previous reports. While the county has begun to generate jobs in better-paying sectors, the lion's share of newly minted jobs continue to remain in the low paying sectors. There appears to be a continued lack of investment in education and human development necessary to fulfill the skill-set required for a more broad-based growth. Poverty remains a major concern across the county especially with

the slow recovery in the construction and manufacturing sectors which often provide high paying jobs for low-education and low-skilled workers who were the hardest hit during the recession and the slow recovery.

The long term prospects for the county remain promising. The County's central location, proximity to the ports of Long Beach and Los Angeles, and relatively affordable land and large storage facilities, mean that the county will remain an ideal region for transportation and distribution of goods. A growing population will meet the future demand for labor. As the economic recovery continues to drive up the value of real estate in the coastal areas, residents in southern California will turn their attention to the relatively affordable housing available in the county.

Southern California Leading Indicator

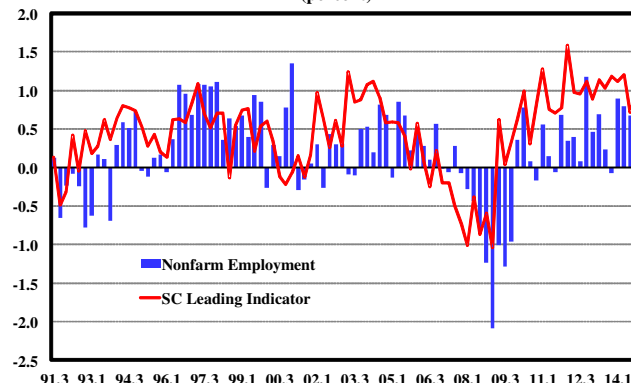
The economy of Riverside County is heavily dependent on the broader Southern California region which includes Los Angeles County, Orange County, Riverside County, San Bernardino County, Ventura County, and Imperial County. The region is home to over 18 million people and represents a sizable economic geographic region. It generates a significant amount of goods and services and serves as an important hub for product transportation across the country and internationally.

Economic development in the broader region tends to filter through to individual counties due to the deep economic integration within the region. A large number of residents live in one county (Riverside County, for example) but work in another county (OC or LA). Although the coastal areas led in the early part of the recovery while the inland regions have lagged, developments tend to be cross-shared over time given the degree of integration within the region. In fact, growth over the past two years has picked up more robustly in the inland regions (Riverside and San Bernardino) which have outperformed the coastal areas.

To measure the short-term economic outlook for the Southern California region, CSUF has developed the Southern California Leading Economic Indicator (S.C. Leading Indicator). The S.C. Leading Indicator uses a combination of national and regional data to project economic activity in the broader region. At the national level, macroeconomic indicators used in the index include the interest rate spread, Standard & Poor's S&P500 stock index and money supply adjusted for inflation. Regional variables include nonfarm employment, the unemployment rate, building permits and the Pacific Region consumer confidence index. An increase (decrease) in the S.C. Leading Indicator implies an increase (decrease) in economic activity in the Southern California region in the

next 3 to 6 months. The indicator has been found to accurately predict turning points in economic activity for Southern California (Figure B1).

Figure B1
Southern California Leading Indicator
(percent)



California State University Fullerton, WCEAF

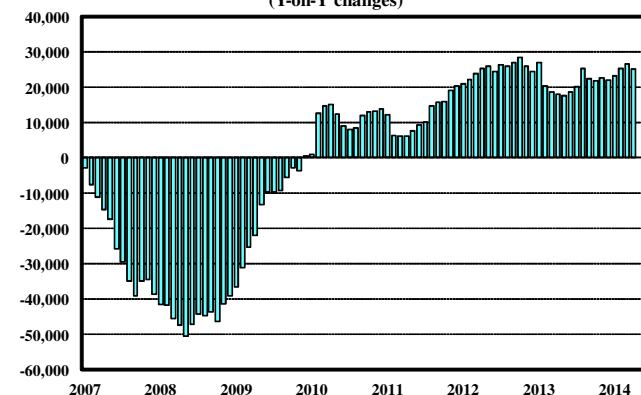
The Southern California leading indicator increased by 0.97% in the fourth quarter of 2014 compared to the third quarter. This increase suggests a continued positive outlook for economic activity in the Southern California region over the next 3 to 6 months. The good news is that the indicator has now increased for over four years since the last decrease in the first quarter of 2009 at the height of the crisis. There has been an improvement in economic activity in the Southern California region and this expansion is expected to continue for the first half of 2015.

B2. Labor Market Outlook

Payroll Employment: A Detailed Analysis

The labor market continues to be a bright spot for Riverside County. Total nonfarm payrolls have increased at a much improved clip over the past three years, rising by a total of roughly 21,000 in 2012, 27,000 in 2013 and 26,000 in 2014 (Figure B2). The pace is slightly below the 2003-2006 period, when county payroll employment grew by an average annual pace of 32,000 jobs. Nonetheless, the growth during that period should be taken with much caution given the outsized excesses that led to the boom and eventual bust of the housing market. The pace we have witnessed more recently is devoid of those excesses and reflects a genuine improvement that bodes well for the county's economy. Just as important, the pace of job formation in the county has outpaced the state's and Southern California's for the third year in a row, a much welcome news given the devastating impact of the recession in the county's payroll jobs.

Figure B2
Riverside County Change in Payroll Employment
(Y-on-Y changes)

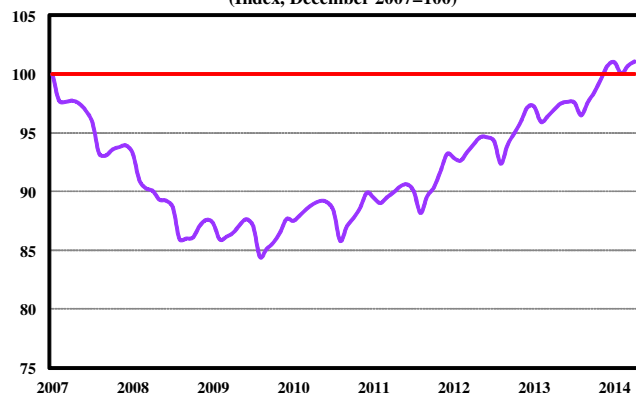


Employment Development Department and WCEAF

These developments are even more impressive when compared to the losses inflicted by the recession because they underscore the sizable and much needed turnaround in the labor market that has occurred during the past three years. The county lost a staggering 102,400 jobs during the recession. Job growth commenced in November 2010 and has continued ever since with the county's payroll employment finally clawing back all the jobs lost during the recession in November 2014. Since the trough of the recession (November 2010), the county has regained a total of 102,700 jobs.

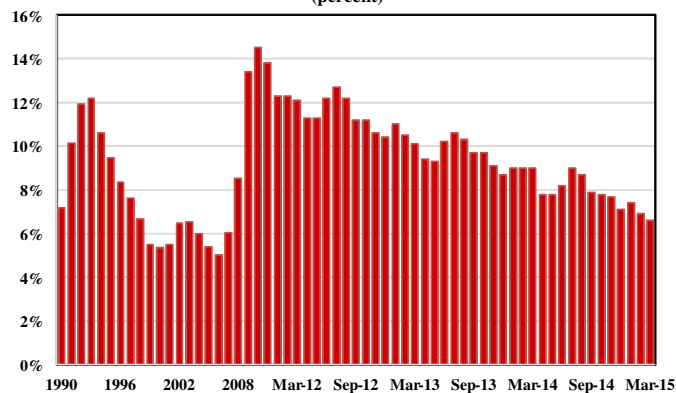
To analyze the trend in payroll since the start of the recession on a year-over-year basis (which takes away the seasonal variation in the data) we index December 2007 nonfarm payroll to equal 100 (Figure B3). As seen, the county's payroll jobs have trended upward since November 2010 for 52 consecutive months. Job growth has continued in earnest early this year and we estimate that the county added roughly 25,000 jobs over the March 2014-March 2015 period.

Figure B3
Riverside County Payroll Employment
(Index, December 2007=100)



Employment Development Department and WCEAF

Figure B4
Riverside County Unemployment Rate
(percent)



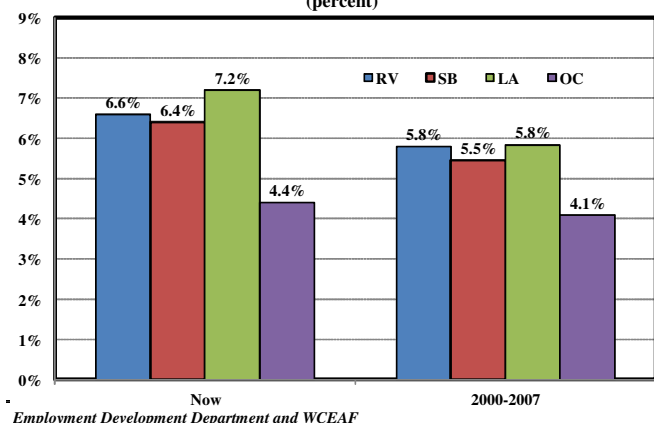
Employment Development Department and WCEAF

Improvements in the labor market have led to a rapidly declining unemployment rate: the rate of unemployment in the County has fallen from a historic high of 14.5% in summer 2009 down to a current 6.6%. The county's unemployment rate averaged 6% over the decade preceding the crisis (1997-2007), which means that at the current level, the unemployment rate is just slightly above its long-term average (Figure B4).

Another positive development for the county is that its labor force has grown during this period. This means that improvement in the unemployment rate may be stunted as discouraged workers and the marginally attached rejoin the labor force as employment and earning prospects brighten. Though this may mean that the unemployment rate may not decline as fast, it is certainly a positive development as the strength of the labor market also depend on the growth of the labor force.

Comparing the unemployment rate across the neighboring counties of the broader Southern California region, it appears that historical trends are being re-asserted. The unemployment rate for Riverside County is higher than that of Orange County and slightly higher than the San Bernardino rate (Figure B5). This is in line with the historical pattern. What is a bit surprising is the fact that the unemployment rate for Riverside County is notably below that of Los Angeles: 6.6% in RV compared to 7.2% for LA County. Looking back historically, the two counties have had roughly similar unemployment rates. This is largely due to the fact that over the past two years, job growth in Riverside County (and San Bernardino) has outpaced that of Los Angeles. In addition, the lower unemployment rate recorded in Orange County is partly due to the fact that its labor force has shrunk by roughly 2% since 2007, a worrying development for OC as a smaller labor force (or one that is not growing rapidly) ultimately lowers the potential for growth in the region.

Figure B5
Unemployment Rates: RV County vs other SoCal Counties
(percent)



Despite these notable improvements, the unemployment rate for the two county Inland Empire region (RV-SB Metropolitan Statistical Area (MSA)) still ranks among the highest in the nation among the largest MSAs (those with population greater than 1 million). The two county region's unemployment rate is the 6th highest out of the fifty largest MSAs, an improvement over last year's ranking (4th worst), but high nonetheless. The Los Angeles - Long Beach - Anaheim MSA has now slipped in the 4th spot in terms of high unemployment, from the 10th spot recorded last year.

Job Growth by Sector: Where are the bright spots?

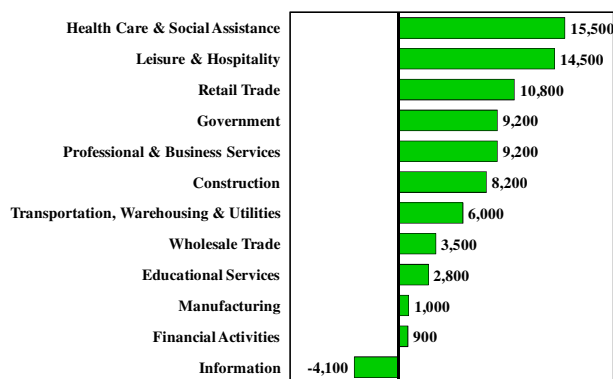
To better understand the outlook for the labor market in Riverside County, it is instructive to take a close look at job growth composition by sector. This is important because sectoral job growth provides a more complete view of the strength of the labor market recovery as it can spotlight more clearly the types of jobs that are being created in the county: whereas they are low-paying or high-paying or whether they require a high or low level of skill.

The main issue with this analysis is that the Employment Development Department (EDD) provides data for the Riverside County by sector only up to December 2013. For more recent trends, we are compelled to use the sectoral employment data for the broader two-county region (which includes both Riverside County and San Bernardino). In our discussion below, we first take a look at the Riverside-specific data which cover the early part of the recovery (up to the end of 2013) and then we analyze the broader MSA which provides a more complete picture on the most recent trends (latest data is March 2015).

Looking at the early stage of the recovery, from summer 2010 (when the labor market recovery began) up until December 2013 there appears to be a familiar pattern on the type of jobs created: most jobs were in relatively low-paying sectors: Health Care & Social Assistance, Leisure & Hospitality, and Retail Trade. Health Care added 15,500 jobs during this period -- the strongest performing sector-- followed by Leisure & Hospitality (14,500 jobs) and Retail Trade (10,800 jobs).

Employment also increased in the middle-income sector as the government sector added 9,200 jobs during this period and jobs in Educational Services increased by 2,800. More encouragingly, employment in higher-paying sectors also grew: Professional & Business Services added 9,200 jobs during this period. An even better news was the improvement in the Construction sector, where employment grew by 8,200 jobs -- certainly not enough to make up for the losses wreaked by the recession, but an improvement nonetheless (Figure B6).

Figure B6
Employment Comparisons: 2010-2013: Riverside County



Not surprisingly, the Riverside County labor market that emerged after the recession differed quite a bit from the pre-recession make-up in terms of sectoral composition and growth. The Construction and Manufacturing sectors have shrunk considerably compared to their pre-crisis levels: as of December 2013, Construction made up 7.3% of total employment rolls -- down from 11.5% in 2007. Though hiring in the Construction sector has picked up, the sector's employment remains dramatically below the pre-recession levels. Manufacturing has fared even worse with employment in this sector accounting only for 6.5% of total jobs nonfarm jobs down from 9% in 2007.

As expected, the sectors that have expanded their labor market shares are those that have added jobs at a fast clip during the recovery: Health Care, Leisure & Hospitality

and Transportation, Utilities & Warehousing. The Health Care sector accounted for 12.9% of all nonfarm payrolls jobs in the county as of December 2013, significantly higher than the 9.6% share it commanded in 2007. The share of employment in Leisure & Hospitality also grew from 12% in 2007 to 13.3% in 2013 as did Government employment which accounted for 18.5% of total jobs in December 2013 up from a 17.6% recorded in 2007 (Figure B7). Notably, the share of employment in the logistic sector (Transportation, Warehousing & Utilities) also expanded from 3.4% in 2007 to 4.2% in 2013.

Figure B7
Share of Employment, RV County

Sector	2013	2007
Government	18.5%	17.6%
Retail Trade	14.7%	14.0%
Leisure & Hospitality	13.3%	12.0%
Health Care & Social Assistance	12.9%	9.6%
Professional & Business Services	9.9%	10.3%
Construction	7.3%	11.5%
Manufacturing	6.5%	9.0%
Transportation, Warehousing & Utilities	4.2%	3.4%
Wholesale Trade	3.8%	3.4%
Financial Activities	3.3%	3.7%
Educational Services	1.2%	1.0%
Information	1.0%	1.2%

US Bureau of Labor Statistics and WCEAF

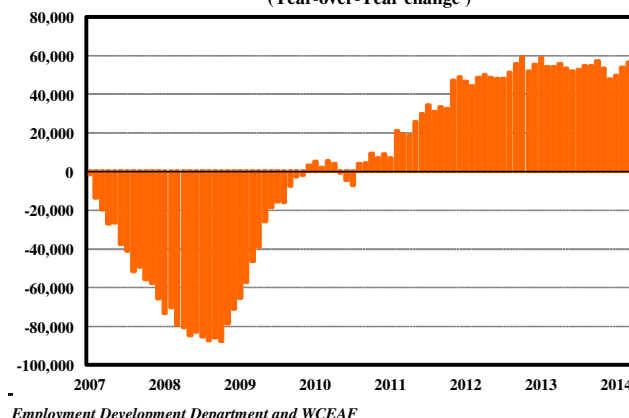
To gain insight into more recent trends we now turn our attention to the broader Riverside-San Bernardino MSA which includes both the Riverside County and San Bernardino County. The Inland Empire region displays a labor market profile that tends to closely match the county's labor force characteristics and demographics. As such, the MSA labor outlook should serve as a good indicator for future employment trends and sectoral growth in Riverside County.

The broader Riverside-San Bernardino MSA posted strong job gains over the past two years, adding a total of 46,500 jobs in 2012, 58,800 in 2013 and an additional 49,600 in 2014 (measured as December-to-December changes) (Figure B8). Job growth for the past two and a half years has averaged above 4% (on a year-over-year basis) the best clip since mid-2000 when economic growth was supported by the boom in the housing sector.

More importantly, the strongest employment gains in 2014 were in Professional & Business Services which added 10,900 jobs from December 2013-December 2014. This matters because a large portion of the jobs in this sector are relatively well paid which means that the outlook for income growth for the two-county region is much improved over the forecast horizon. The logistic sector expanded by another 10,200 jobs and would have likely registered an

even higher clip had it not been for the Port disruptions and slowdown which began in the fourth quarter of 2014 and lasted well until February of this year. Leisure & Hospitality added an additional 8,200 jobs while the Health Care sector continued to expand growing by 5,300 jobs.

Figure B8
Change in Payroll Employment RV-SB MSA
(Year-over-Year change)

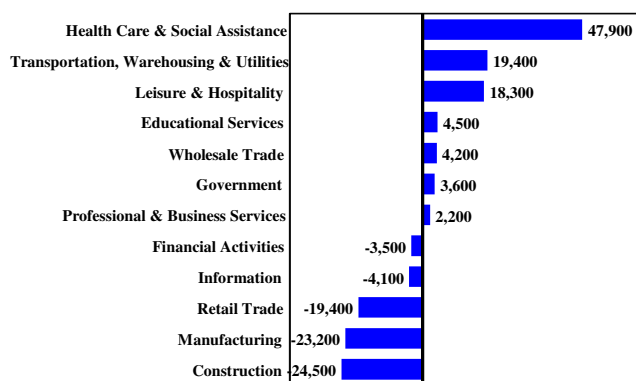


Long suffering sectors such as Construction and Manufacturing also expanded in 2014. Employment in Construction grew by 2,300 from December 2013-December 2014, whereas Manufacturing added an additional 2,500 jobs during that period. Construction jobs in particular are very important for the region not in the least because the sector suffered devastating losses during the recession with employment levels falling from over 130,000 to a low of 57,000 in 2010. Since then, the Inland Empire region has added a total of 18,300 construction jobs, certainly an improvement but a far cry from the pace necessary to regain pre-recession levels. In fact, we have argued for a while that while we expect employment in Construction to grow rapidly over the forecast horizon, it is unlikely that the sector will account for the same share of employment as it did during the housing boom. The region's employment make up has shifted quite a bit with Health Care, Leisure & Hospitality and the logistic sector accounting for a larger share of employment growth.

A more complete picture on labor market trends emerges when we compare the current industry-specific employment levels to their pre-recession peaks. This analysis easily highlights the sectors that have grown more confidently and those that are still languishing. Figure B9 shows the difference between current employment levels (March 2015) relative to December 2007 for all major sectors.

The outlook is rather mixed: some sectors have fully recovered and expanded confidently during this period, while others have yet to make up the losses incurred during the recession. Not surprisingly, the largest employment gains during this 8-year period are in Health Care which has added an impressive nearly 45,000 jobs. The logistic sector (Transportation, Warehousing & Utilities) has also grown by 19,400 jobs compared to its pre-recession levels, followed by Leisure and Hospitality with a total of 18,300 jobs. Employment is still below pre-crisis levels for a handful of sectors: Retail Trade continues to languish with 19,400 fewer jobs now compared to December 2007, while Manufacturing and Construction have shrunk by 23,200 and 24,500, respectively, during this period.

Figure B9
Employment Comparisons: 2007-2015: RVS MSA



Employment Development Department and WCEAF

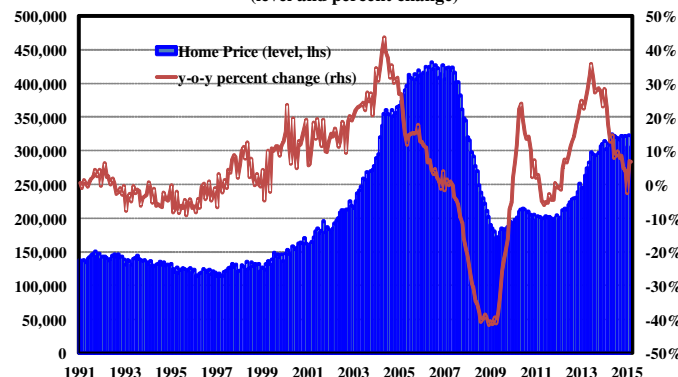
The outlook for Riverside County's labor market is for continued improvement over the forecast horizon with job gains occurring broadly across all sectors. We expect employment in Construction to expand as the housing market continues to improve and housing construction ramps up. Professional & Business Services, Health Care, and Leisure & Hospitality should continue to lead the way. We also anticipate a pick-up in State and Local Government employment as the budget outlook has improved dramatically compared to just a few years ago. The logistic sector should also continue to expand confidently, though the first half of the year will likely be a bit challenging for this sector given the disruptions and associated slowdown in the two Ports. However, we do expect this sector to add jobs over the forecast horizon given the increased importance of international trade in the region's economy. The County's unemployment rate is expected to reach 6.3% by end-2015 and 6.0% by end-2016.

B3. Real Estate Market

Housing Market: Turning the Corner

Arguably the most welcome news for Riverside County is that single-family median home prices have increased by over 10% for three consecutive years. According to data provided by California Association of Realtors (CAR), median home prices of existing single-family homes rose by 10.8% in 2012, by 27.6% in 2013 and an additional 11.9% in 2014. Starting in March 2012, single-family median home prices have risen over an impressive 35 out of 36 months (on a year-over-year basis) (Figure B10). As of February 2015, the single-family median home price reached \$323,220 which is slightly higher than the \$320,159 value in January 2008. However, the current single-family median home price still remain -25.1% below the peak value of \$431,713 recorded in June 2006.

Figure B10
Median Home Prices
(level and percent change)



California Association of Realtors

However, following the regional and national trends, the rate of home price appreciation in the county edged down considerably since mid-2014. Beginning in June 2014, home prices in the County have risen by an average of 6.2% (year-over-year), a sizable downshift from the 20+ percent growth recorded in the previous two years.

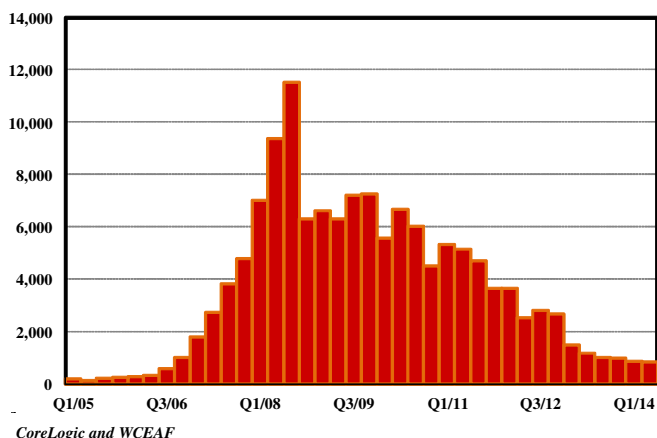
This moderation was expected, as we cautioned in our last year's report. The initial surge in home prices was due to an outsized investor demand in the early stages of the housing recovery and a limited inventory of homes for sale. Investor demand in the county was unprecedented from mid-2012 until early 2014 as equity firms and real estate investment trusts (such as Colony Capital and Blackstone) aggressively invested in real estate, scooping up large swathes of housing development at rock bottom prices. In addition, tight home inventory placed additional upward pressure on home prices: the unsold inventory of existing homes in Riverside County was only 4.7 months in December 2014, while the figure for San Bernardino was 4.4 months. Both readings are below their long-run levels.

As prices surged and inventories tightened, there were fewer bargain deals, which meant that investor demand eventually waned. Traditional homebuyers have replaced some of the vacuum created by investors, but the hand-off from investors to households has been weak and hesitant. A number of reasons explains the reluctance of households to embark on large-scale purchases (such as homes) including, low wage growth, tight underwriting standards, and declining affordability in the region. This explains the more tepid growth in home prices in the second half of 2014 and in early 2015.

The market for new single family homes has also seen large increases in prices but to a lesser extent than prices for existing homes. New home prices rose by 0.4% from December 2011-December 2012, by a staggering 21.9% from December 2012-December 2013, and by a more subdued 3.6% from December 2013 - November 2014 (latest available data). As of November 2014, prices of new single family homes reached \$376,000 and are now in line with prices in December 2007.

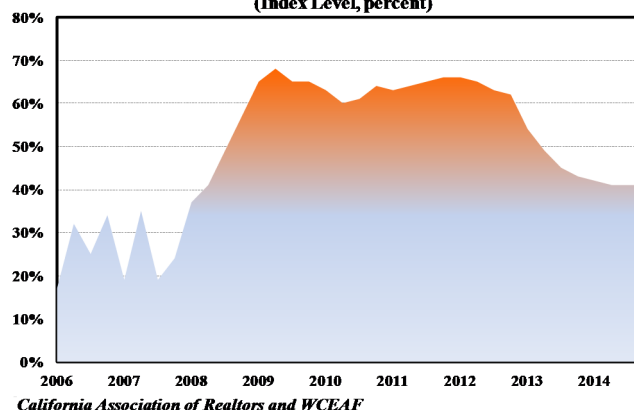
One of the most noteworthy positive development is the sharp decrease in foreclosure activity. Foreclosure activity in Riverside County (mortgage default notices, auction sale notices and bank repossessions) declined by 16.3% in 2014. Foreclosures peaked at 11,523 in 2008Q3 and had fallen to just 822 by 2014Q2 (Figure B11). In fact, Riverside County has dropped from the top spot in foreclosure activity in the state to a current 6th spot, a notable improvement. Just as encouraging, the number of properties in Riverside County with negative equity in is much improved dropping from above 50% at the height of the crisis to 17% in Q4 2014. This is above the national average of mortgages underwater (currently at 11%) but an impressive turnaround compared to the crisis.

Figure B11
Foreclosures



As expected, the sharp home price appreciation has chipped away at the housing affordability in the county, one of the negative side-effects of the housing rebound over the last three years. The housing affordability index for the county remained constant around 41 throughout 2014 which means that 41% of residents were able to afford the median priced home. The best time in recent years to purchase a home was in 2012 where the housing affordability index was near record levels at 62% (Figure B12). With mortgage interest rates expected to rise sometime in 2015 and continued appreciation in home values in the region, housing affordability is likely to continue to decline.

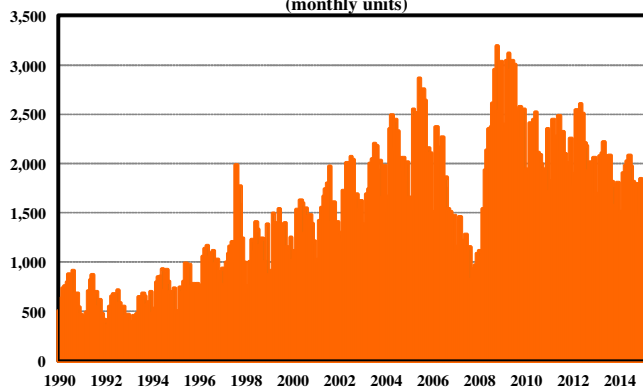
Figure B12
Housing Affordability Index
(Index Level, percent)



The slow entrance of traditional buyers is even more evident when looking at home sales. Existing detached home sales have declined during 30 out of the last 31 months (on a year-over-year basis). In 2014, sales declined by -5.6% or 21,636 compared to the previous year. This comes on the heels of another sizable -11.4% decline in 2013. This negative trend has continued into 2015 with sales down -10.9% in January and an additional -7.7% in February compared to year-ago levels (Figure B13). On the plus side, new home sales in Riverside County continue to increase with 1,368 sales recorded as of Q4 2014, up 9.3% compared to a year ago. Another positive development is that the share of distressed sales in Riverside County has declined to 13% in February 2015 compared to 18% a year ago.

The surge in home prices has boosted household net worth in the county, improved consumer confidence and will likely further stimulate consumption spending. The County's Assessor's Office has already begun to reverse the temporary Proposition 8 property tax reduction and will continue to do so over the next few years, which should lead to additional increases in the value of secured assessment rolls.

Figure B13
Single Family Sales Riverside County
(monthly units)



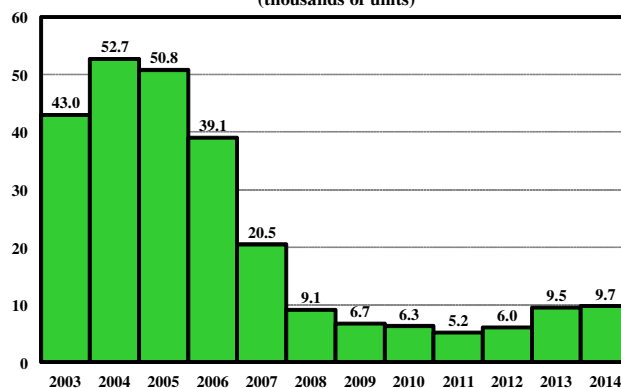
California Association of Realtors and WCEAF

Our outlook for housing in Riverside County is much improved. We expect traditional home buyers to re-enter the market, first at more subdued rates but then more confidently over the forecast horizon. Job and income growth, easier lending standards and an overall broad-based improvement in the county's economy bode well for the housing market in the near term. 2015 and beyond will certainly prove to be much better than 2014, which was largely a transition year formed by the vacuum left by investors and hesitant homebuyers. New construction should also pick up more robustly over the next two years. Demographics also bode well for the county as its population grew by an estimated 270,000 since 2007. This should ultimately translate in increased demand for homes. With growth picking up in the County and homes still more affordable compared to the neighboring counties, home sales should also improve. We expect home prices to continue to rise over the next few years, though the pace of increase is expected to be in the mid-single digits, markedly below the dramatic increase witnessed from mid-2012 to mid-2014.

Construction Activity: Picking Up Speed

From 2003-2006, residential building permits in the Inland Empire region averaged around 46,000 per year. That was nearly a decade ago. During the crisis and the ensuing snail-paced recovery, residential construction was a shadow of its former self, averaging around 6,000 per year from 2009-2013. However, the market improved quite a bit in 2013: with tight inventories and a surge in home prices, building activity soared by 57% compared to the previous year. Much like the national picture, homebuilding momentum faltered in 2014 as uncertainty about the future of the housing market and the eventual hand-off from investors to traditional homebuyers held up new construction activity.

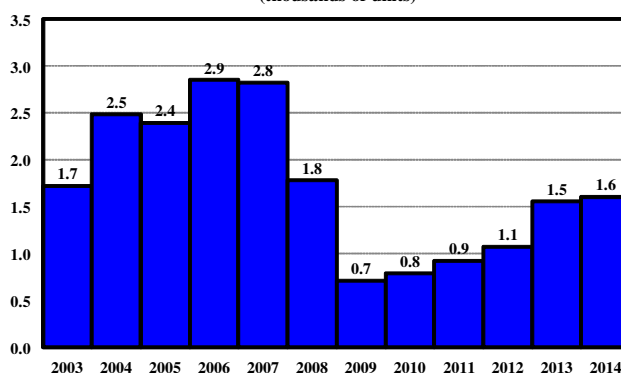
Figure B14
Inland Empire Residential Building Permits
(thousands of units)



Construction Industry Research Board and WCEAF

Non-residential construction has followed a similar pattern: from a virtual stand-still during the crisis years, the pace of commercial construction picked up rapidly (increasing by 45%) in 2013. Much like the residential market, 2014 proved to be quite disappointing: non-residential permits were 1,605 in 2014 rising only by 3.2% compared to the previous year and below the 1,781 number of permits issued in 2008 (Figure B15). Activity remains still -43% below pre-crisis levels, though we are quite optimistic that the commercial market will also pick up quite robustly in 2015 and beyond. Industrial construction will continue to be a bright spot: there are currently 14.7 million square feet under construction. Nonetheless, the recovery in the commercial market will likely continue to be uneven: new construction in the retail market, while improving, is unlikely to surge over the next couple of years as the retail market is still running down inventory from the overbuilding that occurred during the housing boom. In addition, the office market will post moderate gains: most office construction is directed to distress buildings as there continues to be an oversupply of office space.

Figure B15
Inland Empire Non-Residential Building Permits
(thousands of units)



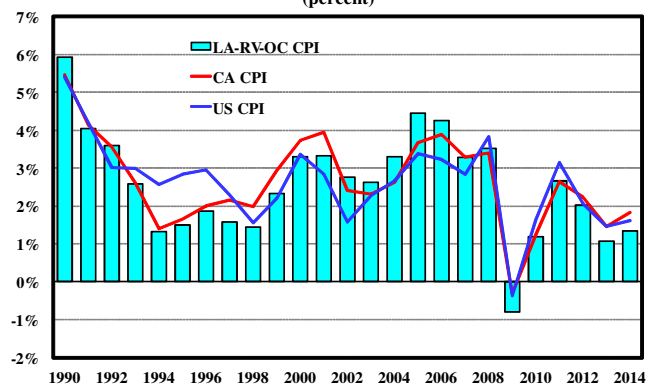
Construction Industry Research Board and WCEAF

We expect construction activity to pick up speed in 2015 and beyond and shake off the poor performance in 2014. Much like the national picture, and perhaps even more so, the housing market is likely undersupplied due in large part to years of underinvestment following the devastating impact of the housing crisis. Demand is certainly firming up as the population of the county continues to grow and household finances appear to be on firmer ground. The county's housing market, despite recent price gains, is still very attractively priced compared to the neighboring coastal counties. In addition, we expect lending standards to become more favorable over the forecast horizon with new policies put in place by FHA and FHFA recently. In particular, the decision to allow Fannie Mae and Freddie Mac to purchase certain mortgage loans with only 3% down payment should be beneficial to the county as it is likely to help lower income borrowers. Another positive is that first-time home buyer affordability remains relatively high at around 64 so that 64% of first-time home-buyers can afford the median home price in the county. Consequently we expect housing construction to pick up steam over the next few years. We also expect a pickup in activity in non-residential construction particularly in industrial and retail sectors.

B4. Inflation Outlook: California and the Region

Nation-wide and global disinflationary pressures and the dramatic collapse in oil prices have kept inflation relatively tamed in the Southern California region and the state of California. Headline inflation (which includes food and energy prices) for Los Angeles-Riverside-Orange County increased by only 1.3% in 2014 and remained below the inflation rate for both California and the U.S. (Figure B16). As expected, recent deflationary pressures (due particularly to the low energy prices) have pushed inflation rates further down: the latest March 2015 report for the Los Angeles-Riverside-Orange County MSA shows a year-over year inflation rate of just 0.5%.

Figure B16
Inflation Rates: LARV-OC, CA and US
(percent)



CA Department of Finance; Employment Development Department and WCEAF

Lower inflation rates have tended to materialize in more recent months (since November 2014, to be precise) as more evidence mounts that lower oil prices are more than just a passing phenomenon. For purposes of property Assessment, what matters are October-to-October CPI changes for the state of California: based on Prop 13, the County's Assessed Valuations can only increase by a maximum amount of 2%, as long as California CPI rises by at least 2% based on October-to-October changes. The California CPI increased by 1.988% from October 2013 to October 2014, which means that assessed valuations for this fiscal year can be increased by up to 2%. In contrast, the California CPI only increased by 0.454% from October 2012-October 2013 thereby limiting the maximum increase for an assessed valuation on a property under Prop 13 to a maximum of 0.454% in the previous fiscal year.

We provide projections for both the LA-RV-OC inflation rate (annual averages) and the California inflation rate (October-to-October) given its importance when forecasting assessed valuations. The LA-RV-OC MSA inflation is useful for gauging wage pressure and wage growth in the region. We expect the California CPI to increase at below-historical rates especially over the near-term, rising by 1% from October 2015-October 2016 and by 1.7% from October 2015 – October 2016. This means that Prop 13 assessed property values are likely to experience below 2% increase over the next two fiscal year. Likewise, inflation for the LA-RV-OC MSA should remain muted in the near term: we forecast an average annual inflation rate for the region of 0.8% in 2015 and 1.6% in 2016. In the long-run, continued improvement in the county's and state's economic activity and normalized conditions in the energy sector, should nudge inflation gradually upwards towards 2%.

B5. Projections of Riverside County Main Economic Variables

Table B1
Riverside County Macroeconomic Forecasts

Year	Payroll Employment (y-o-y percent change)	Unemployment (percent)	Single Family Median House Prices (level)
Historical			
2012	2.3	12.1	\$222,400
2013	4.6	10.3	\$283,630
2014	3.6	8.2	\$317,420
Forecast			
2015	3.5	6.4	\$342,179
2016	3.8	6.2	\$366,816
2017	3.5	6.0	\$391,759
2018	2.8	5.9	\$417,223
2019	2.7	6.0	\$444,343

Table B2
Riverside County Macroeconomic Forecasts

Year	California CPI (October-to-October)	LA-RV-OC CPI (y-o-y percent change)	Residential Building Permits RV-SB (thousands of units)
Historical			
2012	3.1	2.0	6.0
2013	0.5	1.1	9.5
2014	2.0	1.3	9.7
Forecast			
2015	1.0	0.8	12.4
2016	1.7	1.6	15.6
2017	2.3	2.0	17.2
2018	2.5	2.1	16.5
2019	2.3	2.2	15.8

C. RIVERSIDE COUNTY BUDGETARY VARIABLES

C1. Overview of Assessed Property Values

The County's Assessment roll rose for the second year in a row in FY 2014-2015, by an impressive 7.74%. This follows the 3.95% increase for FY 2013-2014. The figures for secured rolls are even more encouraging with secured valuations rising by 8% in FY 2014-2015 and 4% in 2013-2014. At slightly above \$229 billion in FY 2014-2015, the County's Assessment roll stands only 6% below the all-time high of \$243 billion recorded in 2007. Since hitting a bottom of \$204 billion in FY 2011-2012, assessed valuations have risen by a total of 12% -- not enough to fully offset the drastic fall during the crisis, but quite an improvement nonetheless. A number of reasons accounted for the strong growth in assessment values over the past fiscal year: strong home price appreciations due to investor demand, the reversal of many temporary Prop 8 reductions, the full 2% applied to Prop 13 real estate and impressive growth in the industrial and apartment sectors.

As expected, continued improvement in home valuations have led to a marked reduction in the number of properties in the County receiving a Prop 8 reduction. During FY 2014-2015, only 275,569 properties were under Prop 8, with the average reduction around \$93,203. This is a substantial improvement compared to FY 2013-2014 when 395,217 properties received Prop 8 reduction with the average reduction coming at around \$98,608.

It is important to note that while the County's assessment rolls will likely reach pre-recession levels in the next fiscal year (FY 2015-2016), the crisis has certainly left its imprint, changing the growth trajectory of growth to a lower gear. The county's assessment roll has undergone a semi-structural shift since the crisis as increases in foreclosures and distressed sales have prompted the reevaluation of over 200,000 of the county's properties (23% of total) to a lower base. Continued growth over the forecast horizon will reverse some of the havoc wreaked by the housing collapse as new construction ramps up to keep up with a growing population. But some damage will be lasting and the assessment roll will settle in a lower trajectory compared to the "no crisis" scenario. A simple calculation highlights this point: note that had the assessment roll increased by 2% per year since 2008-2009, the current 2014-2015 roll would be roughly around 20% higher than its current level.

C2. Secured Assessed Valuation and Projections

The Woods Center for Economic Analysis and Forecasting (WCEAF) at California State University Fullerton, analyzed secured property tax data provided by the County of Riverside on 905,812 property parcels for FY 2014-2015. This excludes a number of items such as tax exemptions, fixtures, trees & vines, unsecured property, personal property as well as other data which are subject to time-recording and other accounting issues and differ to some extent from the data used by the Riverside County Assessor's office. The parcel data used by CSUF, nonetheless, provides a good representation of the overall assessment roll for the county. For FY 2014-2015 the data accounted for 94.3% ($\$216,363,683,251 / \$229,460,826,365 = 94.3\%$) of the total assessed roll. This means that our projections provide a close representation of the entire assessed roll (secured plus unsecured).

The Woods Center at CSUF has developed, maintains and updates econometric models that integrate a number of variables at the national and regional level to project secured assessed valuations. The national model is used to project national variables (such as real Consumption Spending, real Business Fixed Investments (residential and non-residential), real Government Spending (federal, state and local), and real Net Exports) that capture economic activity at the national level. Financial variable forecasts, particularly interest rates (mortgage rates) are also produced given their close relationship to the real estate market.

The national projections are then filtered through to our regional model which is used to forecast trends at the county level for a large number of key metrics: employment, unemployment, foreclosures, housing prices, construction activity, building permits, and earnings. These forecasts are then used in our econometric model augmented with parcel data which provides a very detailed picture of the property market in the county for all parcel types. The information processed includes micro-level data on assessed valuation and property tax delinquencies. More importantly, our database has grown during the years that we have collaborated with the county on this project, so now we are able to incorporate a time-series dimension to our analysis which further enhances the accuracy of the forecasts. Our model also incorporates policy aspects related to assessed valuations such as: Proposition 13, Proposition 8, and changes in monetary and fiscal policy with direct effects to the real estate market (interest rates or changes in tax laws, for example).

Given the significantly improved economic conditions and real estate market, we forecast an overall increase in the County's secured valuations of 8.2% in FY 2015-2016. This is largely due to a continued improvement in the residential market as demand firms up and prices continue to increase, albeit at a slower rate than the one recorded in 2013 and early 2014. Increases in property values will induce continued and sizable reversals of the temporary Proposition 8 reductions on both commercial and residential properties. We expect the reversal of Proposition 8 temporary reductions to continue over the next two fiscal years with the vast majority of reversals completing in FY 2015-2016. Properties that fall under Proposition 13 (generally those with base-year pre-2005) will receive up to the maximum 2% increase in assessed valuation as mandated by the law. This is because the California CPI inflation rate rose by 1.998% from October 2013-October 2014.

Secured assessed valuations are projected to increase by a further 7.2% in FY 2015-2016 and an additional 6.8% in FY 2016-2017. The (slightly) lower projected growth in 2015-2016 is not a reflection of the strength of the housing market (which should continue to pick up) but rather a by-product of lower forecasted inflation for the state of California which means that a lower increase will be applied to Prop 13 properties than the allowable maximum

of 2%. This should slightly restrain the growth in property rolls for the county. For the remainder of the forecast horizon, property values are expected to continue to increase as the economy strengthens and demand for housing increases (Table C1 and Figure C1).

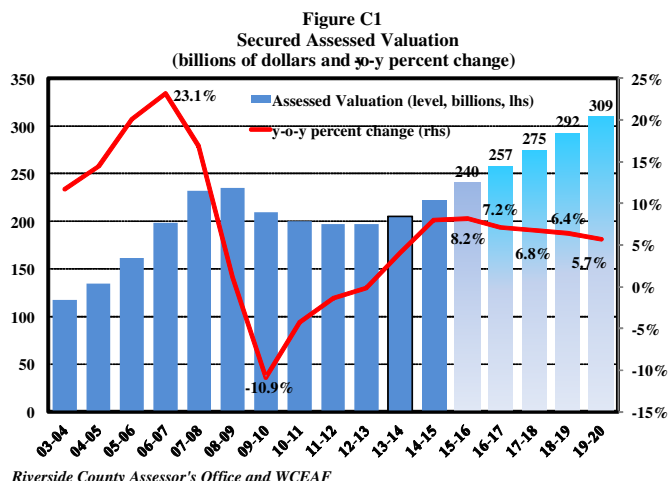


Table C1
Secured Assessed Valuation

Fiscal Year	Commercial Assessed Valuation	Commercial Growth	Non-Commercial Assessed Valuation	Non-Commercial Growth	Total Assessed Valuation	Total AV Growth
Historical						
14-15	43,110,284,015	3.3%	\$178,630,732,962	9.2%	221,741,016,977	8.0%
Forecast						
15-16	45,567,570,204	5.7%	194,356,210,165	8.8%	239,923,780,369	8.2%
16-17	48,347,191,986	6.1%	208,738,569,717	7.4%	257,085,761,704	7.2%
17-18	51,441,412,273	6.4%	223,141,531,028	6.9%	274,582,943,301	6.8%
18-19	54,425,014,185	5.8%	237,645,730,545	6.5%	292,070,744,730	6.4%
19-20	57,255,114,923	5.2%	251,429,182,916	5.8%	308,684,297,839	5.7%

C3. Detailed Analysis on Parcel Data and Property Tax Delinquencies

The County provided The Woods Center at CSUF with 905,812 parcels that amounted to a total secured assessed valuation of \$216,363,683,251 in FY 2014-2015. This is lower than the complete assessed value reported by the Assessor's Office (\$229,460,826,365) which includes unsecured property and is also below the secured county tax roll of \$221,741,016,977. The reason for some of the differences between the micro-level parcel data and secured rolls reported by the Assessor's Office has to do with timing discrepancies between recording and reporting of the data. Also, there is a time-lag between the date of this report and the cut-off date of parcel data provided by the county. The data provides a snapshot of assessed valuations around October/November 2014, roughly around 6 months prior to this report. The reporting lag is related to property tax delinquencies: to evaluate tax delinquencies, assessed values from the Assessor's Office are merged with the property tax payment data from the Treasurer's Office with a cut-off date around October/November 2014.

Despite these timing issues, our data is fairly comprehensive: the majority of the total secured assessed property valuation for the county comes from secured property (land and structures). To increase the precision of the forecasts, our econometric models use the micro-level parcel data from six months ago and the most recent trends in macro-level assessed rolls provided by the Assessor's Office on a weekly basis. The projections are based on the combined micro and macro-level data with the latest update of the macro-level AV roll as of 4/20/2015.

The parcels were classified into the following seven categories: Residential, Time Shares, Manufactured Homes, Vacant, Commercial, Agricultural and Unassigned Code. Secured assessed property values for FY 2014-2015 from residential parcels (single and multifamily including condominiums but excluding apartments) totaled \$152,302,919,915, which accounts for 70.4% of all assessed valuation. Commercial parcels accounted for the second largest share (over 23%) totaling \$50,877,517,043. The remaining categories totaled \$13,880,015,410 or 6.4% of assessed valuations in Riverside County.

To gain a broader perspective on the strength of the real estate market and the health of the overall economy for the County, we also analyze property tax delinquencies based on the parcel data provided by the county. There were 47,345 (5.23% of total) property owners delinquent on paying their property taxes (at least one installment) in FY

2013-2014 (the most recent data available). The number of property owners delinquent on both installments was 37,868 (4.18%). As expected, these numbers have improved materially over the past two years: the total number of delinquent properties in FY 2012-2013 was 49,333 (5.46%) and 55,561 (6.15%) in FY 2011-2012. Though these comparisons are somewhat complicated by the fact that the number of parcels provided by the County does change from year to year, there is an unmistakable trend over the past few years towards fewer property tax delinquencies which reflects improvements in the broader economy and real estate market.

Property tax delinquencies are used in our model as a warning signal for the overall health of the local economy and potential strains in the local residents. A broadly improving labor market, continued gains in home valuations and nascent signs of income growth, have combined for a much more robust household sector than just a few short years ago. With stronger projected growth over the next few years, property tax delinquencies are expected to continue to decline over the forecast horizon.

Riverside County Non-Commercial Properties

Non-commercial properties account for the lion's share of the County's property parcels: 862,766 out of 905,812 total parcels. The value of residential properties rose for a second year in the row. Despite the surge in property values over the last couple of years, 272,186 of non-commercial parcels still received a temporary Proposition 8 reduction in assessed valuation during FY 2014-2015. However, this is quite a remarkable improvement over the 391,442 non-commercial properties under Prop 8 in the previous year. Prop 8 reductions for non-commercial properties lowered the County's secured assessment rolls by \$22.6 billion in FY 2014-2015, which is less than the \$35.4 billion decline recorded the previous year.

Not surprisingly, residential properties account for the largest share of Prop 8 reductions: 126,441 residential properties continued to be under Prop 8 in FY 2014-2015, accounting for 46.5% of all non-commercial properties with such a reduction. This translated to a total assessed value reduction of \$15.6 billion, with an average reduction of \$123,701. The average reduction is slightly higher than the previous year (FY 2013-2014) when 217,859 residential parcels received an average \$120,406 reduction. This should not come as surprise: as the housing market heals and valuations improve, only the hardest hit properties (those bought at the height of the housing boom) will continue to receive a Prop 8 reduction, which means that

the average reduction may continue to remain high even as the overall number of parcels receiving it shrinks.

There were 83,667 time shares (accounting for 30.7% of non-commercial properties) under Prop 8 in FY 2014-2015 with an average reduction of \$7,879. This is just under 10,000 fewer time share properties compared to the previous fiscal year when 93,585 timeshares received an average reduction of \$7,759. The number of apartments under Prop 8 remains low at 629 in FY 2013-2014 but the average amount is relatively high at \$634,868. In FY 2013-2014, there were 700 apartments receiving an average \$857,076 reduction. Prop 8 reductions were also applied to condominiums (\$3.1 billion), vacant land (\$2.0 billion) and other property (\$1.7 billion).

A positive impact on the regional economy is that property tax delinquencies for non-commercial property continued to decline. Owners of residential parcels account for the largest amount of delinquencies: single-family and multi-family delinquencies amounted to \$28,784,948 (or 66.1% of total delinquent non-commercial property taxes). Delinquencies for vacant land (residential, mountain, desert) and manufactured homes was \$9,079,011 (16.4% of total delinquencies). Delinquencies for agricultural property were \$4,850,185 (8.8% of the total), those for apartments were \$875,553 (1.6% of the total) and delinquencies for Condominiums or Planned Unit Developments were \$571,556 (1.3% of the total).

Riverside County Commercial Properties

The County provided parcel data for 43,046 commercial parcels for FY 2014-2015. These consist of commercial building on leased land, vacant commercial, special use, and other types. There has been a marked improvement in the commercial real estate market in the County over the past couple of years and that trend has continued into the current year. As expected, the recovery has been uneven with the industrial and apartment sectors surging ahead followed by retail and office markets. The good news is that retail and office markets have also turned a corner and are showing signs of growth, albeit at a slower rate.

The industrial market has been the brightest spot during this recovery. Vacancy rates have now declined to 5.11% in 2015Q1 from the already low levels of 5.15% in 2014Q4. The vacancy rate is particularly low for industrial property of below 100 square foot -- at 3.08% in 2015Q1. Average lease rates dropped to \$0.41 from \$0.43 in 2014Q4 because of a strong increase in construction. Construction activity has picked up with 18.6 million square feet under construction. The industrial segment is expected to continued to grow with a relatively large number of planned development projects. Given that the

county is heavily involved in logistics, the demand for industrial property should continue to increase particularly for mega-warehouses.

Asking rents for Class A&B Apartments continued their upward march posting an additional 5.4% increase in Q4 2014 to \$1,204. As home buying has been quite challenging over the past few years due to stringent lending, weak household balance sheets, and slow job growth, many families have opted to rent and the increased demand has put an upward pressure on rental rates. Asking rents for Class A&B Apartments are now 3.3% higher than the peak value of \$1,165 recorded in Q1 2008. Rents have risen over all quarters of 2014 (on a year-over-year basis) causing the Inland Empire to rank seventh out of the top metro areas where renters spent a significant amount of their income on rent -- roughly 37%.

The retail market has begun to recover but still lags behind the pace of the industrial market. Vacancy rates are declining and in Q1 2015 stood at 7.6%, lower than 8.0% rate recorded a year ago. Average asking lease rates have remained relatively flat at \$1.36. There was 244,777 square feet of retail space under construction in the Inland Empire at the end of Q1 2015, most of which has come from new developments in shopping centers particularly in the eastern part of the region. The outlook for the retail market is much improved over the forecast horizon as demand for retail space firms up and the underinvestment over the past few years is expected to lead to a pick-up in construction activity.

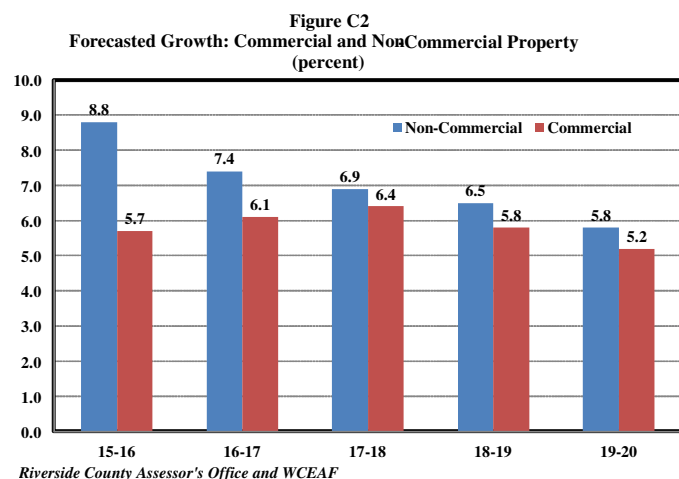
While there have been some gains in the office market, this sector is still the laggard amongst the commercial real estate sectors. Office vacancy rates have improved but still remain elevated at over 12.5%. Average leasing rates have stayed flat at \$1.75 in 2015Q1. The annual net absorption rates remains below 500,000 square feet which is considerably less than the over 1,500,000 which occurred in 2005 and 2006. However, this sector is also improving and is expected to perform much better over the forecast horizon: decreases in vacant and available space will ultimately lead to an uptick in construction. In addition, demand should firm up in response to continued increases in office rents in Orange County and other neighboring regions.

Focusing on assessed valuations, there were a total of 3,383 commercial properties that received Prop 8 reductions in FY 2014-2015 totaling \$3,098,374,867 with the average reduction of \$915,866. This represents a reduction of nearly 20% in the number of properties under Prop 8 compared to the previous fiscal year, when 3,775 properties received an average reduction of \$953,788, totaling \$3,600,548,582.

The process of evaluation of Prop 8 reductions is significantly more complex for commercial than residential properties as it requires a thorough study of the fundamentals of each commercial property. In contrast, there are typically numerous similar properties in a residential neighborhood that can be used to determine valuations for the residential market. Reassessment appeals for commercial properties will continue over next fiscal year, but much like the residential market, appeals appear to be flattening out.

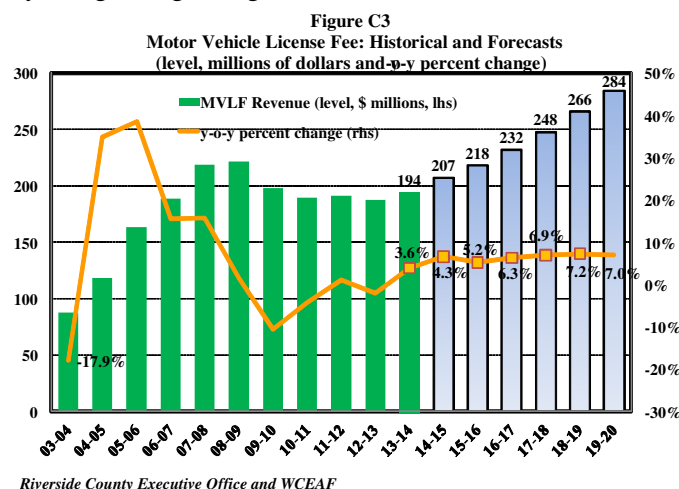
The number of commercial property owners that defaulted on property tax payments in FY 2013-2014, declined compared to the previous fiscal year. Property tax delinquencies on commercial properties amounted to \$9,399,044 (17.0% of total of delinquencies). As the region continues to recover, delinquencies on commercial properties are expected to decrease over the next few years.

After a couple of lackluster years of growth, commercial properties are projected to add more robustly to the county's assessment rolls over the forecast horizon. Nonetheless, the growth will likely trail that of the non-commercial sector, particularly in the near term. Having said that, we forecast that commercial property values will increase at a more robust rate over the next few years compared to the recent past (Figure C2). All sub-segments of the market should help with the industrial sector continuing to lead followed by retail and office markets.



C4. Motor Vehicle Licensing Fee (in Lieu)

Motor Vehicle Licensing Fee (MVLf) revenue is based on assessed property values. In FY 2005-06, the state converted MVLf revenue into property taxes in lieu of MVLf. This source of revenue is linked to assessed valuation. Nonetheless, there are significant deviations from the assessed valuation trend on a historical basis. For example, during FY 2005-06, there was an underestimate of MVLf for Riverside County. To correct for the underpayment, an additional payment was made in FY 2006-07, causing the MVLf revenue in FY 2006-07 to be higher than what the actual payment should have been. Thus while this source of revenue tends to grow and fall at a similar rate to assessed property taxes, the state adjustments for underpayments or overpayments frequently distorts the underlying trend for MVLf revenue, sometimes by a large margin (Figure C3).



The major driving variables used to project MVLf revenue in our econometric models are assessed valuations, regional macroeconomic variables as well as the underlying trend for MVLf. In addition, factors that affect the County's real estate market and assessed valuation (such as changing property values, property tax delinquencies, foreclosures, nonfarm payroll and earnings) and the broader health of the local economy are also part of our forecasting model in projecting MVLf. We also use the underlying historical trend in MVLf revenue in order to adjust for state underpayments or overpayments which tends to change core projections for MVLf revenue. Thus, the underlying trend in MVLf (past historical lags) which include the adjustments by the state do play a role in our projected values (shown in table C2). Having said that, assessed valuations are the main driving force behind the MVLf revenue projections with past state adjustments having a smaller impact over the forecast horizon.

There has been little growth in MVLF revenue over the last few years: this source of revenue increased by a meager 3.8% in FY 2013-2014 following a -2.1% decrease in FY 2012-2013. MVLF revenue is projected to increase by 6.6% (to \$207,267,421) in FY 2014-2015, by 5.2% (to \$218,045,327) in FY 2015-2016 and by 6.3% (to \$231,782,183) in FY 2016-2017. MVLF revenue is forecasted to expand more robustly in the long term as the real estate market recovers and assessed valuations continue to grow.

Table C2
Motor Vehicle Licensing Fees Dollars

Fiscal Year	Dollars	Growth
Historical		
11-12	191,348,791	1.1%
12-13	187,265,007	-2.1%
13-14	194,434,729	3.8%
Forecast		
14-15	207,267,421	6.6%
15-16	218,045,327	5.2%
16-17	231,782,183	6.3%
17-18	247,775,153	6.9%
18-19	265,614,964	7.2%
19-20	284,208,012	7.0%

C5. Documentary Transfer Tax

Documentary transfer tax is a source of revenue for the county typically resulting from a transfer of ownership of real property. Historical and projected values for this source of revenue for the county are provided in Table C3. The tax rate for the City of Riverside is \$1.10 for every \$500 of net consideration or value conveyed; the tax rate for all other cities and the unincorporated areas of the County of Riverside is \$.55 for every \$500 of net consideration or value conveyed.

The amount of documentary transfer tax per year depends on home sales, building permits, refinancing, changes in property values, payroll employment growth, foreclosure rates, and other factors that cause a change in ownership or a change in the structure of the property. Strong investor-driven activity helped boost documentary transfer taxes in FY 2012-2013 by 18.8% and by an additional 10.5% in FY 2013-2014. While documentary transfer taxes have

increased for the last two fiscal years, this source of revenue is still below the \$13,477,571 level that was recorded in FY 2007-2008.

Home sales have been rather soft over the past year in part because traditional homebuyers have not quite filled in the vacuum left by investors in the residential market. This has somewhat dampened growth in documentary transfer tax. However, this is more than offset by improved real estate valuations and by the recent rise in construction activity throughout the county.

Documentary transfer tax revenue is projected to increase by 6.3% (to \$13,061,917) in FY 2014-2015 and by an additional 15.3% (to \$15,060,390) in FY 2015-2016. In the long term, documentary transfer tax revenue is expected to continue to grow as the recovery in the real estate market continues to expand.

Table C3
Documentary Transfer Tax Dollars

Fiscal Year	Dollars	Growth
Historical		
11-12	9,365,385	-5.9%
12-13	11,123,316	18.8%
13-14	12,287,786	10.5%
Forecast		
14-15	13,061,917	6.3%
15-16	15,060,390	15.3%
16-17	17,500,173	16.2%
17-18	20,195,200	15.4%
18-19	22,719,599	12.5%
19-20	25,673,147	13.0%