

**Item 4b**

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**To:** TVTC Board

**From:** TVTC Finance Subcommittee and Technical Advisory Committee (TAC)

**Date:** April 17, 2023

**Subject:** REVIEW and ADOPT the Construction Cost Index Annual Adjustment to the Tri-Valley Transportation Development Fee

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**BACKGROUND**

The Joint Exercise of Powers Agreement (JEPA) for the Tri-Valley Transportation Development Fee (TVTDF) contemplates that the TVTDF amounts will be adjusted automatically as of July 1 of each year to reflect changes in regional construction costs. JEPA Section 3(D)(I) specifies that the adjustment may be adopted by a simple majority of the TVTC Board.

**DISCUSSION**

The amount of the adjustment is based on the change in the "Construction Cost Index" (CCI) for the San Francisco Bay Area, as reported annually in the Engineering News Record (ENR). The December 2022 ENR CCI for the San Francisco Bay Area is **+5.3%**. Per TVTC Resolution 2022-07 retail rate is kept at \$5.92/SF Gross Floor Area and the rest of the rates are adjusted by CCI.

**RECOMMENDATION**

The TVTC Finance Committee recommends the TVTC adopt the Tri-Valley Transportation Development Fee Construction Cost Index Annual Adjustment and notify each TVTC member agency to collect the TVTDF rates as listed below starting **July 1, 2023**:

Single Family Residential	\$6,946.01/Dwelling Unit (DU)
Multi-Family Residential	\$4,095.33/DU
Office	\$9.28/sq. ft. Gross Floor Area
Retail	\$5.92/sq. ft. Gross Floor Area
Industrial	\$5.23/sq. ft. Gross Floor Area
Other	\$6,424.02/average am/pm peak hour trip
ADU/SDU	\$0
Affordable Housing	\$0

**\*TVTDF Historical Fee Rates**

	<b>2021</b>	<b>2022</b>	<b>2023</b>
Single Family Residential (per DU)	\$5,057.00	\$6,596.40	\$6,946.01
Multi-Family Residential (per DU)	\$3,484.00	\$3,889.20	\$4,095.33
Office (per SF Gross Floor Area)	\$8.59	\$8.81	\$9.28
Retail (per SF Gross Floor Area)	\$3.74	\$5.07	\$5.92
Industrial (per SF Gross Floor Area)	\$5.00	\$4.97	\$5.23
Other (average am/pm peak hour trip)	\$5,620.00	\$6,100.68	\$6,424.02
Affordable Housing **	\$0.00	\$0.00	\$0.00
ADU/SDU***	\$0.00	\$0.00	\$0.00

\* Pursuant to TVTC Resolution 2022-07 Retail Rate is \$5.92/SF Gross Floor Area and the rest of the rates are adjusted by CCI

\*\*Pursuant to Resolution 2015-01 Adjusting the Tri-Valley Transportation Development Fee Schedule

\*\*\*Pursuant to Resolution 2019-03 – Resetting the Accessory Dwelling Unit/Secondary Dwelling Unit Fee in the Tri Valley Transportation Council Development Fee Program