

## Item 4c

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**To:** Tri-Valley Transportation Council (TVTC)

**From:** TVTC Finance Subcommittee

**Date:** April 21, 2025

**Subject:** APPROVE the TVTC Board Adopt the Tri-Valley Transportation Development Fee Continuing the Same Schedule as FY2025

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### BACKGROUND

The Joint Exercise of Powers Agreement (JEPA) section 6.d.i. requires each Tri-Valley Transportation Council (TVTC) member to consider an annual automatic adjustment to the Tri-Valley Transportation Development Fee (TVTDF) effective July 1, based on the change in the Engineering News and Record Construction Cost Index (CCI) for the San Francisco Bay Area, as reported for the period ending December 31 of the prior year.

JEPA section 3.d.i. specifies that a vote of at least six TVTC members is needed to adopt or amend the Strategic Expenditure Plan or modify the TVTDF fee structure. However, the annual CCI-based automatic adjustment outlined in section 6.d.i. can be amended with a simple majority vote.

### 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 2024 ENR CCI for the San Francisco Bay Area is **-0.7%**.

### RECOMMENDATION

The TVTC Finance Subcommittee recommends that the Board maintain the FY2025 TVTDF rate schedule for FY2026, disregarding the 0.7% CCI reduction. The TVTC should notify all member agencies to collect these TVTDF rates starting July 1, 2025. The proposed rates, effective July 1, 2025, are:

Single Family Residential:	\$7,196.07 per Dwelling Unit (DU)
Multi-Family Residential:	\$4,242.76 per DU
Office:	\$9.61 per sq. ft. Gross Floor Area
Retail:	\$6.13 per sq. ft. Gross Floor Area
Industrial:	\$5.42 per sq. ft. Gross Floor Area
Other:	\$6,655.28 per avg AM/PM peak hour trip
Accessory or Second Dwelling Unit (ADU/SDU):	\$0
Affordable Housing:	\$0

**TVTDF Historical Fee Rates**

	<b>2023</b>	<b>2024</b>	<b>2025</b>
Single Family Residential (per DU)	\$6,946.01	\$7,196.07	\$7,196.07
Multi-Family Residential (per DU)	\$4,095.33	\$4,242.76	\$4,242.76
Office (per SF Gross Floor Area)	\$9.28	\$9.61	\$9.61
Retail (per SF Gross Floor Area)	\$5.92	\$6.13	\$6.13
Industrial (per SF Gross Floor Area)	\$5.23	\$5.42	\$5.42
Other (average am/pm peak hour trip)	\$6,424.02	\$6,655.28	\$6,655.28
Affordable Housing *	\$0.00	\$0.00	\$0.00
ADU/SDU**	\$0.00	\$0.00	\$0.00

\*Pursuant to Resolution No. 2015-01 Adjusting the Tri-Valley Transportation Development Fee Schedule

\*\*Pursuant to Resolution No. 2019-03 – Resetting the Accessory Dwelling Unit/Secondary Dwelling Unit Fee in the Tri Valley Transportation Council Development Fee Program.