

Item 4c

Renee Morgan
TVTC Chair
Councilmember
Town of Danville
(925) 918-3999

David Haubert
TVTC Vice Chair
Supervisor District 1
Alameda County
(510) 272-6691

Jean Josey
Vice Mayor
City of Dublin
(925) 833-2530

Candace Andersen
Supervisor District 2
Contra Costa County
(925) 957-8860

Kristie Wang
Vice Mayor
City of Livermore
(925) 960-4019

Julie Testa
Councilmember
City of Pleasanton
(925) 931-5001

Marisol Rubio
Vice Mayor
City of San Ramon
(925) 964-5946

To: TVTC Board

From: TVTC Finance Subcommittee / TAC

Date: April 20, 2026

Subject: Approve the Tri-Valley Transportation Development Fee CCI Adjustment for FY2027

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 proposed 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 2025 ENR CCI for the San Francisco Bay Area is +0.6%.

RECOMMENDATION

On March 12, 2026, the TVTC Finance Subcommittee recommended that the Board increase the FY2026 TVTDF rate schedule by the CCI for FY2027. If adopted, the TVTC Administrator will notify all member agencies to collect these TVTDF rates starting July 1, 2026. The proposed rates, effective July 1, 2026, are:

Single Family Residential:	\$7,239.25 per Dwelling Unit (DU)
Multi-Family Residential:	\$4,268.22 per DU
Office:	\$9.67 per sq. ft. Gross Floor Area

Retail:	\$6.17 per sq. ft. Gross Floor Area
Industrial:	\$5.45 per sq. ft. Gross Floor Area
Other:	\$6,695.21 per avg AM/PM peak hour trip
Accessory or Second Dwelling Unit:	\$0
Affordable Housing:	\$0

TVTDF Historical Fee Rates

	2024	2025	2026
Single Family Residential (per DU)	\$7,196.07	\$7,196.07	\$7,239.25
Multi-Family Residential (per DU)	\$4,242.76	\$4,242.76	\$4,268.22
Office (per SF Gross Floor Area)	\$9.61	\$9.61	\$9.67
Retail (per SF Gross Floor Area)	\$6.13	\$6.13	\$6.17
Industrial (per SF Gross Floor Area)	\$5.42	\$5.42	\$5.45
Other (average am/pm peak hour trip)	\$6,655.28	\$6,655.28	\$6,6695.21
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.