

TRI-VALLEY TRANSPORTATION COUNCIL

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To: Tri-Valley Transportation Council (TVTC)

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

Date: June 19, 2020

Subject: Revised Annual Adjustment to Tri-Valley Transportation Development Fee

BACKGROUND

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

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 2019 ENR CCI for the San Francisco Bay Area is **+5.4%**.

DISCUSSION

On April 15, 2020 TVTC Staff presented the annual adjustment to the TVTDF for Board adoption. There was an inadvertent error for the Retail Rate presented. The Retail Rate for FY 20/21 is \$3.63/square foot Gross Floor Area.

RECOMMENDATION

The TVTC TAC recommends the TVTC adopt the advised CCI adjustment and each TVTC member agency collect the TVTDF rates as listed below starting **July 1, 2020**:

Single Family Residential	\$4,901.69/Dwelling Unit (DU)
Multi-Family Residential	\$3,376.47/DU
Office	\$8.33/sq. ft. Gross Floor Area
Retail	\$3.63/sq. ft. Gross Floor Area
Industrial	\$4.85/sq. ft. Gross Floor Area
Other	\$5,446.41/average am/pm peak hour trip
Affordable Housing	\$0.00
ADU/SDU	\$0.00

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TVTDF Historical Fee Rates

	2018	2019	2020
Single Family Residential (per DU)	\$4,613.65	\$4,650.56	\$4,901.69
Multi-Family Residential (per DU)	\$3,178.06	\$3,203.48	\$3,376.47
Office (per SF Gross Floor Area)	\$7.84	\$7.90	\$8.33
Retail (per SF Gross Floor Area)	\$3.41	\$3.44	\$3.63
Industrial (per SF Gross Floor Area)	\$4.57	\$4.60	\$4.85
Other (average am/pm peak hour trip)	\$5,126.36	\$5,167.37	\$5,466.41
Affordable Housing**	\$0.00	\$0.00	\$0.00
ADU/SDU***	\$1845.00	\$0.00	\$0.00

*In 2019, the TVTC TAC recommended applying the CCI adjustment to the Retail Rate going forward

**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 Fee Program