

WRCOG Technical Advisory Committee November 20, 2025



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1. Call to Order



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2. Pledge of Allegiance



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3. Roll Call



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4. Public Comments

Non-agenda items only; three-minute limit per person



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Consent Calendar (5.A)

5.A Action Minutes from the September 18, 2025, Technical Advisory Committee Meeting

Requested Action:

1. Approve the Action Minutes from the September 18, 2025, Technical Advisory Committee meeting.



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6.A TUMF Construction Cost Index Adjustment for 2025



Chris Gray
WRCOG



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TUMF Administrative Plan

- Nexus Study updates (every 4 years approximately)
 - Adjust forecasts based on updated socio-economic data
 - Update eligible projects and funding levels
- Administrative Plan requires an annual analysis of costs each year
- WRCOG is required to consider a CCI Adjustment annually in those years where there is no Nexus Study
- There is no automatic adjustment, each CCI must be considered individually based on current requirements



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Why do we do This?

- Costs are continually rising
 - Project estimates in Nexus Study are already behind today's actual costs
- Bridge the gap between Nexus Studies
 - Last Nexus Study increased residential rates by 25% – 90%
 - Industrial rates increased by 25%
- Fee levels keep pace with cost increases
- Smaller incremental increases are better than one huge jump



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How is the Adjustment Calculated?

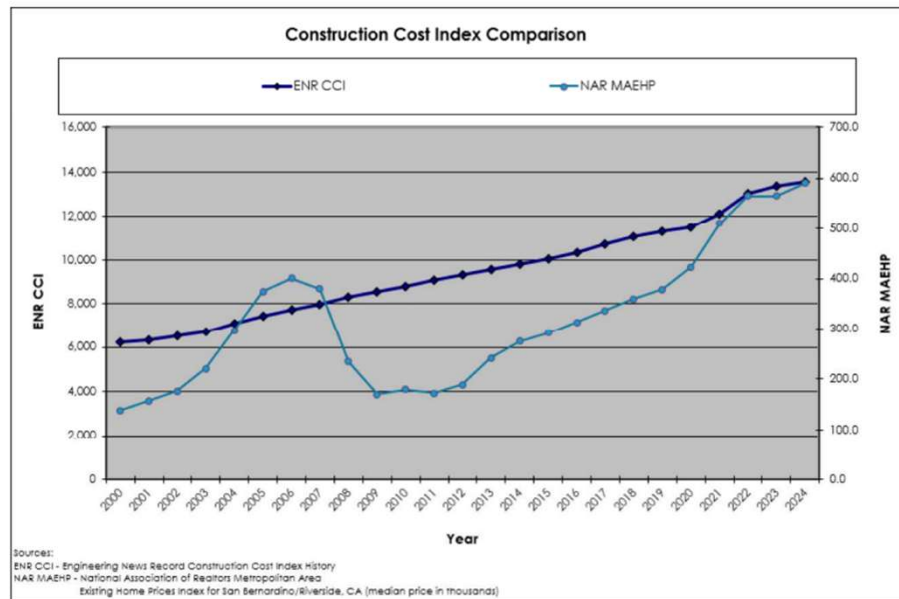
- Combines two indices
 - National Association of Realtors – Median Sales Price of Existing Single-Family Homes (NAR MAEHP)
 - Engineering News Record (ENR)
- Blended index provides balance on transportation and construction costs
- Index indicates percentage adjustment to current fee schedule



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Historical Construction Cost Index



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New Rates

- As of September 2025, the CCI is at a 2.6% increase

Land Use Type	2024 Nexus Study Fee	CCI Adjustment
Single Family <1800 sf	\$12,380	\$12,705
Single Family 1801-2300 sf	\$13,927	\$14,292
Single Family 2301-2700 sf	\$15,476	\$15,881
Single Family >2700	\$19,344	\$19,851
Multi-family	\$7,816	\$8,021
Industrial	\$2.33	\$2.39
Retail	\$7.72	\$7.92
Service	\$4.89	\$5.02
Class A/B Office	\$2.45	\$2.51



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Will This Affect Development?

- Studies show this increase is less than 0.1% of home cost
- Development has not slowed with past incremental increases
- Generates 3% - 5% more revenue for the Program



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How to Make This an Automatic Adjustment?

- Combined CCI index is updated annually in September and applied to current schedule
- Implementation to occur on July 1 of the following year
- Adjustments would be capped at a 5% increase
- Average increase would be from 2% - 4%
- Can the adjustment decrease?
 - Yes



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Why Make an Automatic Adjustment?

- Lessen administrative burden
 - Eliminate multiple presentations to WRCOG committees
 - Reduce impact on staff and elected bodies
 - Without an automatic CCI, each CCI must be implemented each year
- Reliability and consistency
 - Remove unknowns for developers
- 10 WRCOG member agencies adjust their local fees using a CCI
- RCA also uses an automatic adjustment
- Developer community will have 9-month notice



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6.A TUMF Construction Cost Index Adjustment for 2025

Requested Action:

1. Recommend that the Executive Committee approve the implementation of an automatic Construction Cost Index adjustment for all TUMF land uses tied to the September 2025 indices of the National Association of Realtors and Engineering News Record (ENR) with a cap at 5% on any annual adjustments.



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6.B I-REN 2028-2035 Business Plan Application



Casey Dailey
WRCOG



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I-REN 2028-2035
Business Plan Application
November 2025

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Purpose & Background

- Provide update on I-REN's upcoming Business Plan Application (BPA).
 - Due to California Public Utilities Commission (CPUC) February 2026.
- A new BPA is required every four years to authorize continued funding for I-REN.
 - Upcoming BPA covers calendar years 2028-2035.
- I-REN's first Business Plan was approved for 2022-2027.
 - Three main sectors, tailored to the Inland Empire region:
 - Public Sector
 - Codes & Standards
 - Workforce Education & Training

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2022-2027 I-REN Growth



- Development of Strategic Plan (2023-2027)
 - Shaped by committee feedback
- Program Launch and Expansion
 - 18 orientations for 33 public agency staff, 41 jurisdictions, and 16 additional agencies
- Branding and Outreach
 - Increasing awareness and participation
- Workforce Initiatives
 - From 11 Fellows in first year to 24 annually
- Continuous improvement
 - Expediting project development with staffing and consultant support

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Current Situation: 2028-2035 BPA

- Focus on Sectors authorized by I-REN Executive Committee:
 - Public
 - Workforce Education & Training
 - Codes & Standards
- Emphasis on cross-sector coordination and outreach to promote awareness of other programs and funding opportunities
 - Residential
 - Commercial
 - Industrial



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Budget and Engagement

- Budget Approach
 - Zero-based, bottom up per CPUC guidance
 - Anticipating similar annual budgets with targeted adjustments
- Stakeholder Engagement
 - Sector meetings, listening sessions, surveys (local agencies, community-based organizations, schools, tribal, special districts, construction)
 - EM&V workplan launched June 2025 to inform BPA strategy

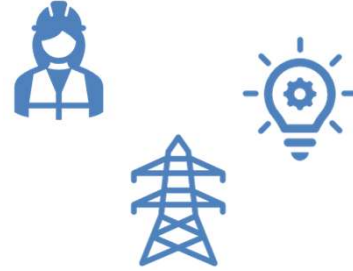


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CPUC Strategy Alignment

- Ratepayer funding priorities
 - Workforce expansion
 - Meter-based savings
 - Innovation and decarbonization
 - Environmental & Social Justice Action Plan
- I-REN examples
 - Energy Fellows supporting Cash for Kilowatts
 - Codes and Workforce sectors advancing training and high-road jobs
 - Residential coordination via CEC Equitable Building Decarbonization partnership



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Budget Past & Future

- Current I-REN portfolio budget: \$65.5 M for 2022-2027
 - Average annual budget: \$10.5M
 - Six-year budget prior to adoption of four-year / eight-year framework
 - Recent Mid-Cycle Advice Letter filing submitted November 4th to adjust budget forecast for remaining years

2022 Reported Actuals	2023 Reported Actuals	2024 Reported Actuals	2025 TUAL* Forecast	2026 MCAL Forecast	2027 MCAL Forecast	Total Portfolio Budget
\$1,113,975	\$5,096,860	\$6,723,434	\$14,085,844	\$19,126,667	\$19,431,151	\$65,577,930

*Note: per CPUC, 2025 forecast is fixed at TUAL amount; unspent TBD following 2025 Annual Report, Q2 2026.



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Budget Past & Future, continued

- Draft BPA budget for 2028-2035
 - Increase annual average budget to \$17.3M across eight-year horizon

Category	2028	2029	2030	2031	2032	2033	2034	2035	Proposed 8-yr Total
Public Sector	7,645,486	8,262,479	8,929,264	9,649,858	10,428,605	11,270,196	12,179,705	13,162,611	81,528,202
WE&T	2,890,495	3,123,759	3,375,847	3,648,279	3,942,697	4,260,873	4,604,727	4,976,330	30,823,008
C&S	1,709,147	1,795,801	1,886,849	2,039,118	2,203,676	2,381,513	2,573,702	2,781,400	17,371,206
IDSM*	327,060	352,084	379,059	409,649	442,708	478,434	517,044	558,770	3,464,808
EM&V	510,214	549,252	591,332	639,052	690,624	746,358	806,589	871,681	5,405,101
Total	13,082,401	14,083,375	15,162,350	16,385,957	17,708,309	19,137,375	20,681,767	22,350,792	138,592,326



Abbreviations: WE&T: Workforce Education and Training; C&S: Codes and Standards; IDSM: Integrated Demand Side Management; EM&V: Evaluation, Measurement and Verification

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Budget Past & Future, continued

- Factors driving budget increase:

Public Sector

- Support steady increase in projects
- Outreach to respond to local needs
- Innovation to address barriers
- New comprehensive audit services

Codes & Standards

- Local leadership building on successful training program foundation
- Cross-portfolio collaboration: AB 39, Fellows training, HVAC trades

Workforce Education & Training

- Expand from 27 to 54 Fellows placed annually
- Expand County partnerships to support career pipelines



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Next Steps

Continue BPA
stakeholder
engagement and
EM&V analysis

Integrate
feedback into
final BPA strategy
and forecasts

Submit BPA
February 16, 2026



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Questions



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6.B I-REN 2028-2035 Business Plan Application

Requested Action:

1. Receive and file.



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7. Report from the Deputy Executive Director



Chris Gray
WRCOG



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8. Items for Future Agendas

9. General Announcements

10. Next Meeting

The next Technical Advisory Committee meeting is scheduled for:

Thursday, January 15, 2026

9:30 a.m.

WRCOG's new office located at 1955 Chicago Avenue

11. Adjournment



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