

Town of Truckee

Calculation Worksheet for Short-Term Updates for the Affordable Housing In-Lieu Fee
Sheet 1 of 2

Attachment #2:
12/13/2022 Town Council Meeting
Affordable Housing In-Lieu Fee Update
Calculation worksheet

MLS Median Sales Price

Truckee Single Family Residential

	January	February	March	April	May	June	July	August	September	October	November	December	Average	Change
2022	\$ 970,000	\$ 2,263,500	\$ 2,852,600	\$ 1,490,000	\$ 1,760,000	\$ 987,000	\$ 1,500,000	\$ 915,000	\$ 1,102,500				\$ 1,537,844	27%
2021	\$ 1,250,000	\$ 1,700,000	\$ 1,200,100	\$ 1,788,791	\$ 1,050,000	\$ 945,000	\$ 1,082,500	\$ 1,166,250	\$ 970,000	\$ 997,500	\$ 985,000	\$ 1,394,750	\$ 1,210,824	46%
2020	\$ 708,000	\$ 752,000	\$ 700,000	\$ 590,000	\$ 805,362	\$ 655,000	\$ 950,000	\$ 1,100,000	\$ 850,000	\$ 877,450	\$ 900,000	\$ 1,054,650	\$ 828,539	12%
2019	\$ 785,000	\$ 675,000	\$ 649,000	\$ 700,000	\$ 725,000	\$ 750,800	\$ 717,000	\$ 1,059,000	\$ 662,500	\$ 685,000	\$ 802,000	\$ 636,250	\$ 737,213	3%
2018	\$ 672,500	\$ 490,000	\$ 775,000	\$ 779,000	\$ 862,500	\$ 699,000	\$ 737,500	\$ 680,000	\$ 625,000	\$ 985,000	\$ 666,250	\$ 640,000	\$ 717,646	13%
2017	\$ 690,000	\$ 740,000	\$ 610,000	\$ 561,000	\$ 680,000	\$ 591,000	\$ 500,000	\$ 649,500	\$ 617,000	\$ 589,000	\$ 680,000	\$ 691,450	\$ 633,246	8%
2016	\$ 570,000	\$ 650,000	\$ 650,000	\$ 550,000	\$ 537,500	\$ 547,500	\$ 535,000	\$ 704,500	\$ 567,500	\$ 570,000	\$ 627,000	\$ 552,500	\$ 588,458	13%
2015	\$ 500,010	\$ 585,000	\$ 593,990	\$ 515,000	\$ 424,000	\$ 490,000	\$ 557,500	\$ 564,500	\$ 525,000	\$ 520,000	\$ 522,000	\$ 469,000	\$ 522,167	3%
2014	\$ 386,000	\$ 485,000	\$ 553,188	\$ 447,450	\$ 559,266	\$ 453,250	\$ 540,000	\$ 491,250	\$ 495,000	\$ 524,050	\$ 610,000	\$ 536,501	\$ 506,746	18%
2013	\$ 364,250	\$ 492,000	\$ 419,600	\$ 415,000	\$ 391,000	\$ 405,000	\$ 435,000	\$ 427,500	\$ 437,000	\$ 415,000	\$ 450,000	\$ 500,000	\$ 429,279	26%
2012	\$ 306,000	\$ 306,250	\$ 307,500	\$ 294,450	\$ 317,475	\$ 337,500	\$ 440,000	\$ 307,500	\$ 350,000	\$ 325,649	\$ 387,250	\$ 406,000	\$ 340,465	-3%
2011	\$ 344,250	\$ 309,000	\$ 431,000	\$ 332,500	\$ 306,000	\$ 571,139	\$ 325,000	\$ 330,000	\$ 322,000	\$ 298,000	\$ 342,962	\$ 317,500	\$ 352,446	-12%
2010	\$ 417,500	\$ 516,000	\$ 349,000	\$ 405,000	\$ 420,000	\$ 350,000	\$ 375,000	\$ 376,000	\$ 450,000	\$ 314,750	\$ 403,500	\$ 415,000	\$ 399,313	-9%
2009	\$ 364,500	\$ 600,000	\$ 480,000	\$ 365,000	\$ 399,900	\$ 440,000	\$ 449,000	\$ 379,500	\$ 400,000	\$ 462,000	\$ 483,000	\$ 460,000	\$ 440,242	-10%
2008	\$ 478,000	\$ 557,000	\$ 584,000	\$ 537,500	\$ 410,000	\$ 466,250	\$ 595,000	\$ 457,500	\$ 410,000	\$ 472,500	\$ 445,000	\$ 434,500	\$ 487,271	-14%
2007	\$ 704,000	\$ 580,000	\$ 432,500	\$ 590,000	\$ 634,000	\$ 480,000	\$ 570,000	\$ 603,000	\$ 447,500	\$ 465,000	\$ 612,500	\$ 675,500	\$ 566,167	2%
2006	\$ 516,000	\$ 625,000	\$ 498,000	\$ 529,000	\$ 642,500	\$ 680,000	\$ 549,000	\$ 549,500	\$ 502,000	\$ 599,950	\$ 492,000	\$ 485,000	\$ 555,663	-1%
2005	\$ 515,000	\$ 515,000	\$ 639,000	\$ 492,500	\$ 564,500	\$ 537,000	\$ 572,500	\$ 589,350	\$ 572,500	\$ 630,000	\$ 575,000	\$ 530,000	\$ 561,029	30%
2004	\$ 409,500	\$ 382,000	\$ 377,750	\$ 422,500	\$ 458,500	\$ 434,900	\$ 425,000	\$ 480,000	\$ 451,323	\$ 440,000	\$ 457,000	\$ 437,000	\$ 431,289	-

Tahoe Donner Single-Family Residential

	January	February	March	April	May	June	July	August	September	October	November	December	Average	Change
2022	\$ 1,150,000	\$ 1,259,000	\$ 1,375,000	\$ 1,310,000	\$ 1,350,000	\$ 1,260,000	\$ 1,040,000	\$ 1,127,500	\$ 1,200,000				\$ 1,230,167	17%
2021	\$ 861,250	\$ 1,150,000	\$ 980,000	\$ 1,125,000	\$ 1,157,500	\$ 1,095,000	\$ 112,500	\$ 1,225,000	\$ 1,175,000	\$ 1,255,000	\$ 1,267,500	\$ 1,200,000	\$ 1,050,313	36%
2020	\$ 630,000	\$ 690,000	\$ 690,000	\$ 704,000	\$ 675,000	\$ 748,250	\$ 807,000	\$ 821,000	\$ 855,000	\$ 888,000	\$ 865,000	\$ 875,000	\$ 770,688	5%
2019	\$ 815,000	\$ 665,000	\$ 681,000	\$ 755,000	\$ 700,000	\$ 760,000	\$ 720,000	\$ 749,000	\$ 685,000	\$ 717,500	\$ 745,000	\$ 793,000	\$ 732,125	-1%
2018	\$ 610,000	\$ 805,000	\$ 705,000	\$ 801,111	\$ 729,000	\$ 649,950	\$ 660,500	\$ 705,000	\$ 722,000	\$ 931,000	\$ 740,000	\$ 772,000	\$ 735,880	6%
2017	\$ 700,000	\$ 691,250	\$ 652,500	\$ 652,000	\$ 702,500	\$ 624,750	\$ 665,000	\$ 623,750	\$ 781,500	\$ 685,000	\$ 650,000	\$ 930,000	\$ 696,521	12%
2016	\$ 660,000	\$ 647,450	\$ 627,500	\$ 615,100	\$ 635,000	\$ 600,000	\$ 581,500	\$ 670,000	\$ 575,000	\$ 640,000	\$ 573,000	\$ 615,000	\$ 619,963	3%
2015	\$ 725,000	\$ 522,000	\$ 635,000	\$ 542,500	\$ 647,500	\$ 552,250	\$ 588,250	\$ 635,000	\$ 682,000	\$ 606,500	\$ 525,000	\$ 595,000	\$ 604,667	-1%
2014	\$ 477,500	\$ 691,250	\$ 667,500	\$ 737,500	\$ 595,000	\$ 546,000	\$ 527,000	\$ 657,500	\$ 615,000	\$ 559,000	\$ 770,000	\$ 610,000	\$ 612,771	11%
2013	\$ 387,000	\$ 471,500	\$ 534,000	\$ 568,000	\$ 568,750	\$ 528,000	\$ 578,700	\$ 599,000	\$ 535,000	\$ 545,000	\$ 573,750	\$ 741,250	\$ 552,496	15%
2012	\$ 405,000	\$ 379,500	\$ 530,000	\$ 479,000	\$ 513,000	\$ 500,000	\$ 475,000	\$ 503,500	\$ 519,950	\$ 490,000	\$ 510,000	\$ 449,500	\$ 479,538	-6%
2011	\$ 512,000	\$ 455,000	\$ 516,500	\$ 502,500	\$ 499,000	\$ 444,944	\$ 500,000	\$ 579,500	\$ 478,500	\$ 542,599	\$ 580,000	\$ 535,000	\$ 512,129	-4%
2010	\$ 430,000	\$ 505,000	\$ 612,000	\$ 530,000	\$ 625,000	\$ 545,000	\$ 490,000	\$ 525,000	\$ 519,500	\$ 510,000	\$ 619,980	\$ 482,500	\$ 532,832	-7%
2009	\$ 423,000	\$ 680,000	\$ 630,000	\$ 511,000	\$ 590,000	\$ 622,000	\$ 500,000	\$ 565,000	\$ 568,500	\$ 605,000	\$ 535,000	\$ 654,000	\$ 573,625	-18%
2008	\$ 652,500	\$ 927,000	\$ 545,800	\$ 725,000	\$ 729,000	\$ 600,000	\$ 683,000	\$ 667,500	\$ 707,500	\$ 610,000	\$ 710,000	\$ 852,750	\$ 700,838	1%
2007	\$ 717,500	\$ 672,500	\$ 675,000	\$ 625,000	\$ 734,500	\$ 667,000	\$ 622,000	\$ 825,250	\$ 660,000	\$ 663,373	\$ 750,000	\$ 675,000	\$ 690,594	-4%
2006	\$ 790,000	\$ 669,000	\$ 689,500	\$ 735,000	\$ 819,000	\$ 730,000	\$ 690,000	\$ 700,000	\$ 670,000	\$ 640,000	\$ 680,000	\$ 787,500	\$ 716,667	-7%
2005	\$ 765,000	\$ 682,500	\$ 799,000	\$ 850,000	\$ 727,100	\$ 754,750	\$ 807,000	\$ 758,500	\$ 818,000	\$ 705,000	\$ 830,000	\$ 730,000	\$ 768,904	31%
2004	\$ 535,000	\$ 579,000	\$ 548,500	\$ 622,000	\$ 584,000	\$ 535,000	\$ 540,000	\$ 585,000	\$ 607,500	\$ 595,000	\$ 617,000	\$ 686,500	\$ 586,208	-

Total Single-Family Residential (Median for Truckee and Tahoe Donner)

	January	February	March	April	May	June	July	August	September	October	November	December	Average	Change
2022	\$ 1,060,000	\$ 1,761,250	\$ 2,113,800	\$ 1,400,000	\$ 1,555,000	\$ 1,123,500	\$ 1,270,000	\$ 1,021,250	\$ 1,151,250				\$ 1,384,006	22.4%
2021	\$ 1,055,625	\$ 1,425,000	\$ 1,090,050	\$ 1,456,896	\$ 1,103,750	\$ 1,020,000	\$ 597,500	\$ 1,195,625	\$ 1,072,500	\$ 1,126,250	\$ 1,126,250	\$ 1,297,375	\$ 1,130,568	41.4%
2020	\$ 669,000	\$ 721,000	\$ 695,000	\$ 647,000	\$ 740,181	\$ 701,625	\$ 878,500	\$ 960,500	\$ 852,500	\$ 882,725	\$ 882,500	\$ 964,825	\$ 799,613	8.8%
2019	\$ 800,000	\$ 670,000	\$ 665,000	\$ 727,500	\$ 712,500	\$ 755,400	\$ 718,500	\$ 904,000	\$ 673,750	\$ 701,250	\$ 773,500	\$ 714,625	\$ 734,669	1.1%
2018	\$ 641,250	\$ 647,500	\$ 740,000	\$ 790,056	\$ 795,750	\$ 674,475	\$ 699,000	\$ 692,500	\$ 673,500	\$ 958,000	\$ 703,125	\$ 706,000	\$ 726,763	9.3%
2017	\$ 695,000	\$ 715,625	\$ 631,250	\$ 606,500	\$ 691,250	\$ 607,875	\$ 582,500	\$ 636,625	\$ 699,250	\$ 637,000	\$ 665,000	\$ 810,725	\$ 664,883	10.0%
2016	\$ 615,000	\$ 648,725	\$ 638,750	\$ 582,550	\$ 586,250	\$ 573,750	\$ 558,250	\$ 687,250	\$ 571,250	\$ 605,000	\$ 600,000	\$ 583,750	\$ 604,210	7.2%
2015	\$ 612,505	\$ 553,500	\$ 614,495	\$ 528,750	\$ 535,750	\$ 521,125	\$ 572,875	\$ 599,750	\$ 603,500	\$ 563,250	\$ 523,500	\$ 532,000	\$ 563,417	0.7%
2014	\$ 431,750	\$ 588,125	\$ 560,344	\$ 592,475	\$ 577,133	\$ 499,625	\$ 533,500	\$ 574,375	\$ 555,000	\$ 541,525	\$ 690,000	\$ 573,251	\$ 559,759	14.0%
2013	\$ 375,625	\$ 481,750	\$ 476,800	\$ 491,500	\$ 479,875	\$ 466,500	\$ 506,850	\$ 513,250	\$ 486,000	\$ 480,000	\$ 511,875	\$ 620,625	\$ 490,888	19.7%
2012	\$ 355,500	\$ 342,875	\$ 418,750	\$ 386,725	\$ 415,238	\$ 418,750	\$ 457,500	\$ 405,500	\$ 434,975	\$ 407,825	\$ 448,625	\$ 427,750	\$ 410,001	-5.2%
2011	\$ 428,125	\$ 382,000	\$ 473,750	\$ 417,500	\$ 402,500	\$ 508,042	\$ 412,500	\$ 454,750	\$ 400,250	\$ 420,300	\$ 461,481	\$ 426,250	\$ 432,287	-7.2%
2010	\$ 423,750	\$ 510,500	\$ 480,500	\$ 467,500	\$ 522,500	\$ 447,500	\$ 432,500	\$ 450,500	\$ 484,750	\$ 412,375	\$ 511,740	\$ 448,750	\$ 466,072	-8.1%
2009	\$ 393,750	\$ 640,000	\$ 555,000	\$ 438,000	\$ 494,950	\$ 531,000	\$ 474,500	\$ 472,250	\$ 484,250	\$ 533,500	\$ 509,000	\$ 557,000	\$ 506,933	-14.7%
2008	\$ 565,250	\$ 742,000	\$ 564,900	\$ 631,250	\$ 569,500	\$ 533,125	\$ 639,000	\$ 562,500	\$ 558,750	\$ 541,250	\$ 577,500	\$ 643,625	\$ 594,054	-5.5%
2007	\$ 710,750	\$ 626,250	\$ 553,750	\$ 607,500	\$ 684,250	\$ 573,500	\$ 596,000	\$ 714,125	\$ 553,750	\$ 564,187	\$ 681,250	\$ 675,250	\$ 628,380	-1.2%
2006	\$ 653,000	\$ 647,000	\$ 593,750	\$ 632,000	\$ 730,750	\$ 705,000	\$ 619,500	\$ 624,750	\$ 586,000	\$ 619,975	\$ 586,000	\$ 636,250	\$ 636,165	-4.3%
2005	\$ 640,000	\$ 598,750	\$ 719,000	\$ 671,250	\$ 645,800	\$ 645,875	\$ 689,750	\$ 673,925	\$ 695,250	\$ 667,500	\$ 702,500	\$ 630,000	\$ 664,967	30.7%
2004	\$ 472,250	\$ 480,500	\$ 463,125	\$ 522,250	\$ 521,250	\$ 484,950	\$ 482,500	\$ 532,500	\$ 529,412	\$ 517,500	\$ 537,000	\$ 561,750	\$ 508,749	-

Engineering News Report - 20-City Average

Construction Cost Index (CCI)

	January	February	March	April	May	June	July	August	September	October	November	December	Average	Change
2022	12555.6	12684.0	12791.4	12899.0	13004.5	13110.5	13167.8	13171.1	13173.4	13174.9			12973.21	6.9%
2021	11627	11698	11749	11849	11989	12112	12237	12463	12464	12464	12467	12481	12133.33	5.8%
2020	11392	11396	11397	11412	11418	11436	11439	11455	11499	11539	11579	11626	11465.67	1.6%
2019	11206	11213	11228	11228	11230	11268	11293	11311	11311	11326	11381	11381	11281.33	2.0%
2018	10878	10889	10959	10971	11013	11069	11116	11124	11170	11183	11184	11186	11061.83	3.0%
2017	10542	10559	10667	10678	10692	10703	10789	10826	10823	10817	10870	10873	10736.58	3.9%
2016	10132	10181	10242	10279	10315	10337	10379	10385	10403	10434	10442	10530	10338.25	2.9%
2015	9972	9962	9972	9992	9979	10039	10037	10039	10065	10128	10092	10315	10049.33	2.5%
2014	9664	9681	9702	9750	9796	9800	9835	9846	9870	9886	9912	9936	9806.50	2.7%
2013	9437	9453	9456	9484	9516	9542	9552	9545	9552	9689	9666	9668	9546.67	2.6%
2012	9176	9198	9268	9273	9290	9291	9324	9351	9341	9376	9398	9412	9308.17	2.6%
2011	8938	8998	9011	9027	9035	9053	9080	9088	9116	9147	9173	9172	9069.83	3.1%
2010	8660	8672	8671	8677	8761	8805	8844	8837	8836	8921	8951	8952	8798.92	2.7%
2009	8549	8533	8534	8528	8574	8578	8566	8564	8586	8596	8592	8641	8570.08	3.1%
2008	8090	8094	8109	8112	8141	8185	8293	8362	8557	8623	8602	8551	8309.92	4.3%
2007	7880	7880	7856	7865	7942	7939	7959	8007	8050	8045	8092	8089	7967.00	2.8%
2006	7660	7689	7692	7695	7691	7700	7721	7722	7763	7883	7911	7888	7751.25	4.1%
2005	7297	7298	7309	7355	7398	7415	7422	7479	7540	7563	7630	7647	7446.08	4.7%
2004	6825	6862	6957	7017	7065	7109	7126	7188	7298	7314	7312	7308	7115.08	6.3%
2003	6581	6640	6627	6635	6642	6694	6695	6733	6741	6771	6794	6782	6694.58	2.4%
2002	6462	6462	6502	6480	6512	6532	6605	6592	6589	6579	6578	6563	6538.00	3.1%
2001	6281	6272	6279	6286	6288	6318	6404	6389	6391	6397	6410	6390	6342.08	1.9%
2000	6130	6160	6202	6201	6233	6238	6225	6233	6224	6259	6266	6283	6221.17	-

Town of Truckee

Calculation Worksheet for Short-Term Updates for the Affordable Housing In-Lieu Fee
Sheet 2 of 2

Housing In-Lieu Fee, as determined on Sheet 1: **\$134,413**

Table #1:

Standard in-lieu fee requirement; all projects pay for 15% of the new dwelling units/lots created:

Total # of New Units/Lots	Standard % of In- Lieu Fee Req'd	Standard In-lieu Fee	In-Lieu Fee Payment
1	15%	\$134,413	\$20,162
2	30%	\$134,413	\$40,324
3	45%	\$134,413	\$60,486
4	60%	\$134,413	\$80,648
5	75%	\$134,413	\$100,810
6	90%	\$134,413	\$120,971
7	105%	\$134,413	\$141,133