

## Memorandum

To: Board of Directors  
Truckee-Donner Recreation and Park District

From: Blair E. Aas, Director of Planning Services  
SCI Consulting Group

Date: May 25, 2017

Subject: 2017 Update of the Park Impact Fee and Quimby In-Lieu Fee for the Truckee-Donner Park and Recreation District

---

On May 26, 2016, by Resolution 2016-254, the Truckee-Donner Park and Recreation District ("District") Board of Directors ("Board") approved an update to the District's Park Impact Fee Program and Quimby Land Dedication and In-Lieu Fee program, and requested that the Counties of Nevada and Placer and the Town of Truckee adopt the updated fees on their behalf.

On September 13, 2016, the Town of Truckee Council, by their Resolution 2016-47, adopted the District's updated park impact fee. On September 27, 2016, by their Resolution 2016-52, the Town of Truckee Council adopted the District's updated Quimby in-lieu fee.

On June 28, 2016, the County of Nevada Board of Supervisors adopted the District's updated park impact fee programs and Quimby in-lieu fee on behalf of the District as well.

This memorandum determines the inflationary adjustment to District's park impact fee program and Quimby Land Dedication and In-Lieu Fee Program based on a review of two indexes.

### Current Park Impact Fees and Quimby In-Lieu Fees

The District's current park impact fee and Quimby in-lieu fee are shown below.

Current Park Impact Fee Program		Current Quimby In Lieu Fee	
Land Use	Park Impact Fee (per sq. ft.)	Land Use	In-Lieu Fee (per unit)
Single Family Housing	\$1.80	Single Family Housing	\$5,120
Multi-family Housing	\$2.58	Multi-family Housing	\$3,771

### **Net Change in Annual Average Median Home Price**

The District's last update found that the 2016 market value for land appropriate for neighborhood parks was \$399,000 per acre. In order to adjust the Quimby land value to reasonably approximate the fair market value of land today, a commonly used approach is to adjust the Quimby land value by the average percentage change in the monthly median home sales price within the District since the approximate date of the increase. Using 12 monthly data points, when averaged, reduces volatility by smoothing out the highs and lows.

As reported by the Tahoe Sierra Board of Realtors, the average monthly median home sales price for single family homes within Truckee is \$538,008 from April 2015 to March 2016 and \$602,625 from April 2016 to March 2017 – resulting in an 11.99% increase. Therefore, the fair market value of residential land suitable for parks in the District is estimated to be \$446,000 per acre.

### **Net Percentage Change in Annual Average Engineering News-Record Construction Cost Index for the San Francisco Area**

The District's park impact fee is adjusted by the percentage change in the average monthly Engineering News-Record 20-Cities Construction Cost Index ("ENR CCI"). The average monthly change in the ENR CCI was 10088.34 from April 2015 to March 2016 and 10438.81 from April 2016 to March 2017, which is an increase of 3.47%.

% Change in Indexes		
Average Annual		
Period	ENR CCI 20-Cities	Median Single Family Sales Price - Truckee
Apr-15 to Mar-16	10088.34	\$538,088
Apr-16 to Mar-17	10438.81	\$602,625
One-Year Change	3.47%	11.99%

Sources: Engineering News-Record, Tahoe Sierra Board of Realtors

### **Proposed Adjustment Park Impact Fees and Quimby In-Lieu Fees**

The District park impact fee is proposed to be adjusted by 3.47% based on the percentage change in average monthly ENR CCI from April 2015 thru March 2016 (10088.34) to April 2016 thru March 2017 (10438.81). The District's Quimby in-lieu fee is proposed to be adjusted by 11.99% on based upon the average monthly change in the median sales price for single-family homes in Truckee from April 2015 thru March 2016 (\$538,088) to April 2016 thru March 2017 (\$602,625).

The adjusted new fees are shown on the following page.

Proposed Adjusted Park Impact Fee

Land Use	Park Impact Fee (per sq. ft.)		
	Current Park Impact Fee Program	Inflationary Adjustment <sup>1</sup>	Effective Oct. 1, 2017
Single Family Housing	\$1.80	3.47%	\$1.86
Multi-family Housing	\$2.58	3.47%	\$2.67

Notes:

<sup>1</sup> Based upon the percentage change in average monthly ENR CCI 20-Cities from April 2015 thru March 2016 (10088.34) to April 2016 thru March 2017 (10438.81).

Proposed Adjusted Quimby In-Lieu Fee

Land Use	In-Lieu Fee (per unit)		
	Current Park Impact Fee Program	Inflationary Adjustment <sup>1</sup>	Effective Oct. 1, 2017
Single Family Housing	\$5,120	11.99%	\$5,734
Multi-family Housing	\$3,771	11.99%	\$4,223

Notes:

<sup>1</sup> Based upon the average monthly change in the median sales price for single family homes in Truckee from April 2015 thru March 2016 (\$538,088) to April 2016 thru March 2017 (\$602,625).

It is recommended that this calculation be conducted every April for Board approval at the District Board's May meeting. The proposed inflationary adjustments to the fees would come before the Town of Truckee Council and Nevada County Board of Supervisors for adoption no later than July for the new fees to become effective on October 1 of each fiscal year.

Should you need anything further, please let me know



Blair E. Aas  
Director of Planning Services

cc: Steve Randall, Truckee-Donner Park and Recreation District  
Brandon Perry, Truckee-Donner Park and Recreation District

Attachments: Resolution No. 2016-254 Approving the Inflationary Adjusted Fees in 2016  
TDRPD Park Impact Fee Nexus Study, October 2013  
TDRPD Quimby Land Dedication and In-Lieu Fee Study, October 2013