

bae urban economics

2025 Tahoe - Truckee Housing Needs Assessment Update

Prepared for the Tahoe Truckee Community Foundation

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INTRODUCTION

Accommodating the housing needs of a rural resort community, with evolving demographics, through times of economic and financial uncertainty, has been a substantial challenge for the Tahoe-Truckee region for many decades. While Placer and Nevada counties and the Town of Truckee have made significant efforts to address the observed need for housing through adoption of their own separate Housing Elements, an agreement was reached in 2014 to commission research to establish a common regional baseline of information to be used for coordinated, multi-jurisdictional analysis, and strategic action. In November 2014, the Community Collaborative of Tahoe Truckee hosted a housing conversation, moving local leaders to fund and plan a regional study. By Fall 2015, funding coalesced under the guidance of the Tahoe Truckee Community Foundation (TTCF), and BAE Urban Economics (BAE) was engaged to analyze the regional housing market and quantify regional workforce housing needs. The quantitative housing needs estimates were subsequently updated, using comparable methods, by Economic and Planning Systems, Inc. (EPS) in both 2021 and 2023. The TTCF has now once again retained BAE to prepare the 2025 housing needs update.

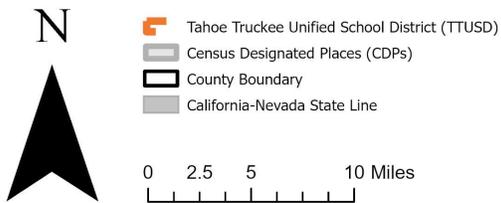
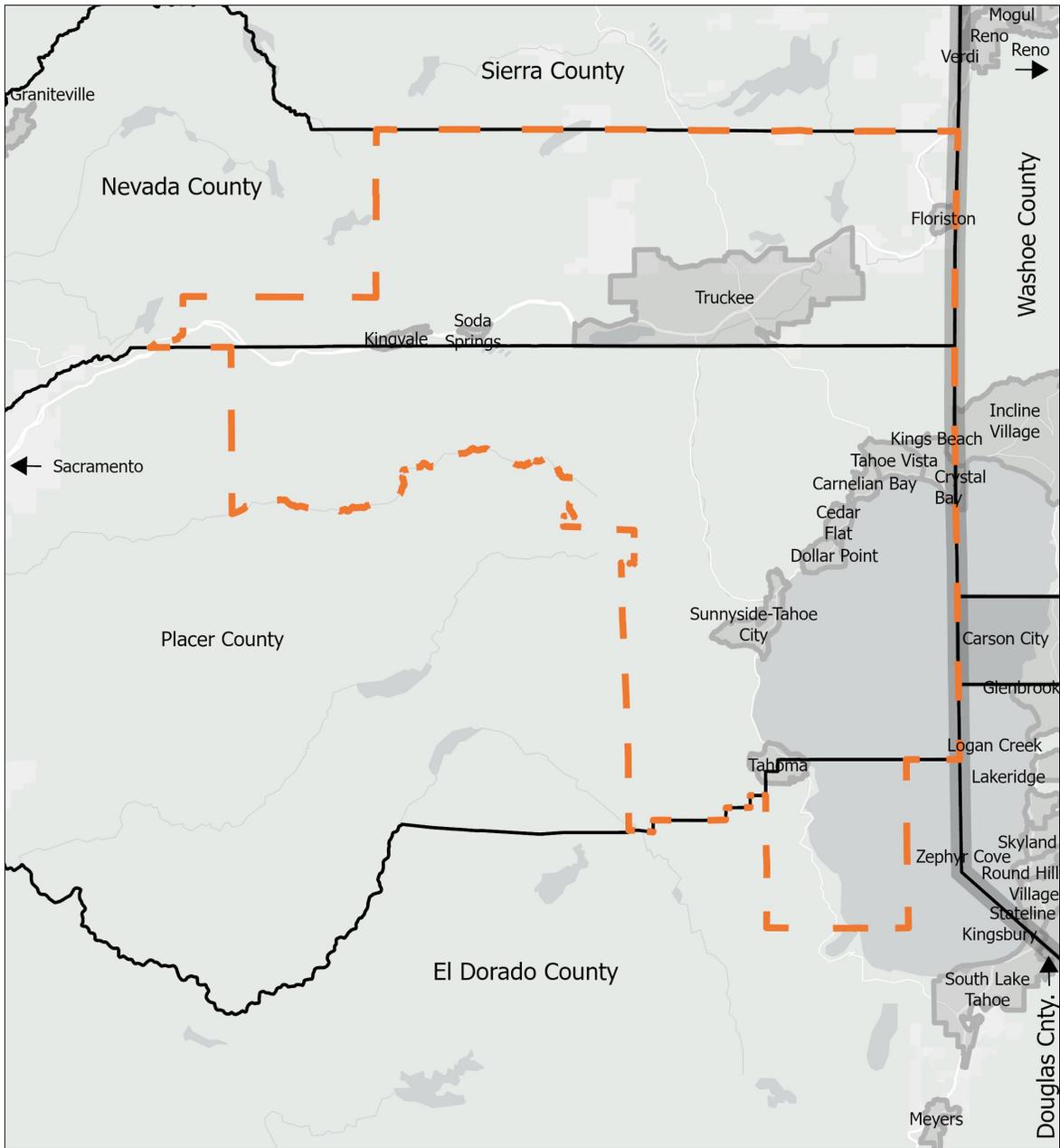
Study Area Definition

The data collection and analysis summarized below quantifies the estimated need for housing among workforce households serving the Tahoe-Truckee region, which is co-terminus with the Tahoe Truckee Unified School District (TTUSD) boundary. As such, the study area for this research includes parts of both Placer and Nevada counties, as well as the Town of Truckee. As shown in Figure 1, on the following page, the study area extends through the Interstate 80 corridor from the intersection with Highway 20, eastward to the Nevada State line. The study area includes Donner Summit and the Town of Truckee, and extends south to include both the north and west shores of Lake Tahoe. The north shore generally extends from Tahoe City, eastward to the Nevada State line at Crystal Bay, while the west shore generally extends southward from Tahoe City to the El Dorado County line just north of Emerald Bay, including Homewood and Tahoma, among other areas.

Approach Summary

The 2025 Housing Needs Assessment uses a methodology that is substantially similar to the methods originally developed by BAE in 2016, and updated by EPS in 2021 and 2023. The approach relies on a variety of publicly available government data sources, which are then supplemented using data collect using a tailored regional resident and workforce survey. As in prior years, the 2025 Housing Needs Assessment update focus' on estimating housing demand among four distinct 'cohorts,' each of which represents a distinct need in the region.

Figure 1: Tahoe-Truckee Region and Surrounding Context



Sources: U.S. Census Bureau, 2024 Tiger/Line Shapefiles; Tahoe Truckee Community Foundation; BAE, 2025.

- **Resident Workforce** – Resident worker households include at least one year-round worker that is employed either within or outside of the region;
- **In-Commuter Workforce** – Households with at least one worker that commutes into the region but live elsewhere;
- **Seasonal Workforce** – Resident worker households with only seasonal workers; workers may be employed within the region or outside of the region;¹
- **Homeless/Unhoused** – People living, and potentially working, in the study area, without a safe, secure, and consistent place to live.

For the purposes of this analysis, unmet housing need (including people and households who are ‘inadequately’ housed, as well as those in need of housing) is defined to include a variety of different types of housing needs. For example, the definition includes households that significantly overpay for housing (i.e., greater than 30 percent of income), who live in overcrowded conditions (i.e., more than one person per room), and households that live in substandard housing conditions (i.e., without complete kitchen and/or bathroom facilities). Unmet housing needs also include households that contain workers who are employed in the region, but who are driven to commute, due to a lack of adequate and affordable housing options, as well as homeless and unhoused individuals living in the region, either on the street or in non-traditional types of housing, like living in vehicles or ‘couch surfing.’

Data Sources

While the research leverages the most current available data from all sources, data collection and processing times often result in a time lag between when the data are collected and when they are made available for public use. Also, many data sources only provide information for multi-year periods, which further complicates the quantitative analysis. For example, the following housing need estimates are benchmarked to 2025 household totals and regional employment estimates, but also rely on data from sources like the 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) data set published by the U.S. Department of Housing and Urban Development (HUD), as well as data from the 2019-2023 Public Use Microdata Sample (PUMS) data set published by the U.S. Census Bureau (Census). This research also relies, in part, on survey response data collected for residents and workers. Many of the data sources utilized here, including the Census, may also underrepresent some hard-to-reach populations, such as non-English speaking residents and undocumented persons living in the region. For more information on the specific data sources used for this research, please see the relevant section for each component (i.e., cohort) of the estimated regional housing need.

¹ Likely excludes some seasonal workers that relocate into the region for a very short time and who are not well documented in the available data, such as some J1 visa holders and international workers.

Data Interpretation

There are important considerations to keep in mind when interpreting the results of this and all prior Housing Needs Assessment prepared for the Tahoe-Truckee region.

This analysis relies on the methods originally developed in 2016, with some exceptions. Both this and prior needs assessments represent “only a reasonable estimation of the existing unmet housing demand within the region, and should be interpreted with caution. The estimates reflect demand originating from existing resident, non-resident, and seasonal worker households and, as such, illustrate the magnitude of the mismatch between the available housing stock in the region and the types of housing that may best suit the needs of the region’s workforce.” The estimates, therefore, do not necessarily reflect the number of housing units that need to be delivered to address the ongoing housing crisis in the region. Because a portion of the identified housing need is driven by overpayment for housing, household overcrowding, and substandard housing conditions, a portion of the estimated housing need may reasonably be addressed through programs and strategies that target those specific symptoms of the housing crisis, such as through home rehabilitation assistance programs, and housing affordability programs, like the Truckee Rooted Renters program,² that aim to lower housing costs for existing households, for example. Nonetheless, many of the housing problems that contribute to the identified housing needs are closely linked to, or are symptoms of, the chronic undersupply of housing in various unit size classes, tenure categories, and at different price points. Therefore, strategies that increase the supply of both rental and ownership housing that is available for full-time occupancy at price points that are affordable at workforce household incomes will be crucial to meeting the identified need. It is also important to note that addressing the housing need in one size or income category may free up housing in another category,³ allowing households to “move up” to housing that better suits their needs.

As such, the results should be interpreted with due caution.

² For more information on the Truckee Rooted Renters program, please visit the program webpage: <https://www.townoftruckee.gov/639/Rooted-Renters>

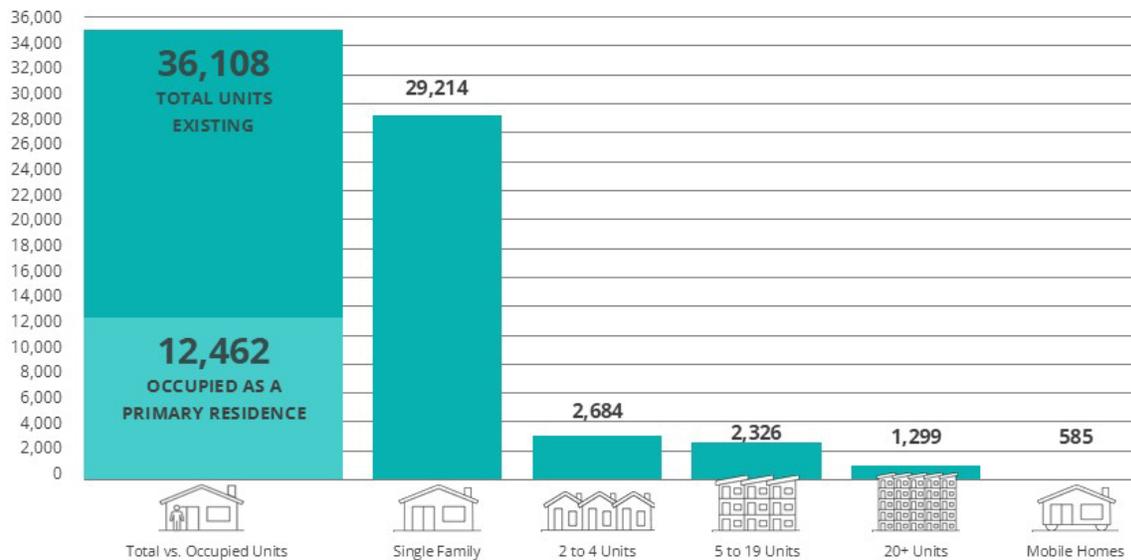
³ Note that for this to occur, the new housing must be occupied by existing resident households and cannot be absorbed by the second home market or by households moving into the region from elsewhere.

EXISTING MARKET CONDITIONS

According to the 2019-2023 Five-Year American Community Survey (ACS), which represents the most recent available estimates of the housing stock, there were just over 36,100 housing units in the study area. Of those, only around 35 percent were occupied on a full-time basis, with most of the remaining 65 percent being held for seasonal and occasional use (i.e., second homes and short-term rentals). The ACS estimated the functional vacancy rate in the rental market to be around 4.4 percent,⁴ with the vacancy rate in the ownership market falling at 1.3 percent; though conversations with members of the local real estate community indicate that those vacancy estimates are likely exaggerated compared to their observations. Most economists consider a healthy vacancy rate in the rental market to be around five percent in the rental market and around two percent in the for-sale housing market.

Data from the ACS, shown in Figure 2, also illustrates that the vast majority (more than 80 percent) of the housing stock in the region is comprised of single-family homes. The multifamily housing inventory, comprised mostly of ownership condominium units, represents around 17 percent of the housing stock, with mobile homes making up around two percent.

Figure 2: Housing Inventory by Unit Type (in Units)

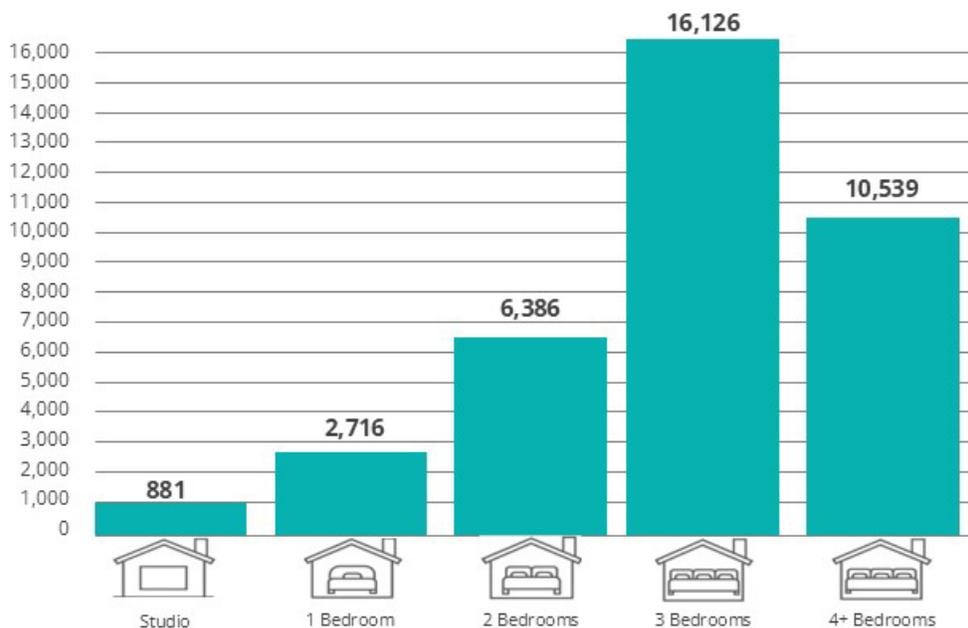


Sources: U.S. Census Bureau, 2019-2023 American Community Survey; TTCF; BAE, 2025.

⁴ The functional vacancy rate equals the share of the housing stock that is available for occupancy by new households moving into the area or existing households looking to relocate to a new housing unit. In rural resort economies like North Tahoe, the total vacancy rate often reflects a large number of housing units held vacant for 'seasonal or occasional use' like second homes and short-term rentals. Therefore, the total vacancy rate for all housing units is often quite high, although very few of those units are actually available for occupancy on a full-time basis. The 'functional vacancy rate' corrects for this by looking only at units that are vacant and listed for rent or for sale, or that have been rented or sold but which have not yet been reoccupied.

Figure 3, by comparison, illustrates the distribution of housing units by number of bedrooms, showing that only eight percent of the housing stock were studio and one-bedroom units. Two-bedroom units accounted for 17 percent, while three-bedroom units represent the largest subgroup at almost 45 percent, followed by four plus bedroom units at around 29 percent. This emphasizes how the housing stock generally skews towards larger, often more costly, units.

Figure 3: Housing Units by Number of Bedrooms (in Units)



Sources: U.S. Census Bureau, 2019-2023 American Community Survey; TTCF; BAE, 2025.

For-Sale Home Pricing

The greater Lake Tahoe for-sale housing market is largely dominated by demand from second home and vacation home buyers, with lower-income/lower-wealth and workforce households often competing at a significant disadvantage. As noted above, single-family homes account for around two-thirds of the total housing stock, with most multifamily units being ownership condominium properties located within large resort developments versus rental apartments.

Home Sales Trends

Figure 4 illustrates the home sales volumes for eastern Placer County and the Town of Truckee, according to the Tahoe Sierra Board of Realtors. These data reflect a relatively stable volume of single-family home sales from year-to-year between 2015 and 2019 throughout the region, followed by a significant increase in home sales volumes corresponding with onset of the COVID-19 pandemic in 2020. Condominium sales show more variation between 2015 and 2019, but also show a significant surge in sales activity in 2020. In the years since, the volume of both single-family and condominium home sales throughout the region has remained below the historical average, contributing to persistently high sale prices.

Figure 4: Housing Units by Number of Bedrooms



Sources: Tahoe Sierra Board of Realtors; BAE, 2025.

Home Sales Prices

Figure 4 also illustrates the weighted average sale price for single-family and condominium units in eastern Placer County and the Town of Truckee over time. The average sale price, while being a less precise statistic compared to the median due to error introduced by the presence of very high-priced sales, is reported here due to the way in which the data are reported by the Tahoe Sierra Board of Realtors. More detailed data on the average and median home sale price by subarea are provided in Appendix A. The data show that prices were relatively stable, on a slow upward trend prior to onset of the pandemic. Starting in 2020, home prices increased rapidly, with escalations continuing through the first quarter of 2025. With significant economic uncertainty playing out in the markets, coupled with relatively high interest rates, home pricing appears to be relatively stable, if softening slightly as of the second quarter of 2025; though prices remain at record highs compared to pre-pandemic.

Affordable Sale Prices

Detailed tables provided in Appendix A summarize the income required to afford a conventional market rate mortgage at different sale price levels for both Nevada and Placer counties. The estimates are based on the adjusted median family income reported by the California Department of Housing and Community Development (HCD) for 2025 of \$124,600 in Nevada County and \$120,800 in Placer County for a family of four. Based on current mortgage underwriting terms, an income of between 120 and 155 percent of the area median income (AMI) would be required to comfortably afford the median priced condominium unit, depending on the submarket area, while an income of closer to 255 percent of AMI could be required to purchase a median priced single-family home.

Please note that the needs assessment summarized below breaks out need at 150 and 245 percent of AMI for consistency with prior reporting periods. These thresholds were originally established in 2016 based on a similar comparison between market rate rents and for-sale prices and household income levels. This indicates that affordability has generally worsened throughout the community, with higher incomes being required to afford market rate housing.

Rental Housing Costs

Due to the small number of dedicated apartment units in Tahoe-Truckee region, the area rental housing market largely consists of private listings of detached single-family homes and condominiums. As a result, data on rental housing cost trends is quite limited. The following subsection reports the data available from CoStar on multifamily rental rates. Additional data collected by BAE on private rental listings are also provided. In general, rental properties in both Nevada and Placer County generally follow similar pricing patterns; though variations do exist due to geography, proximity to amenities, and the size, age, quality, and market orientation of the unit.

Table 1: Multifamily Asking Rents

Existing Multifamily Apartment Rents (a)		
	Count	Ave. Rent (b)
Studio Units	105	\$1,577
One Bedrooms	347	\$1,252
Two Bedrooms	158	\$2,068
Three Bedrooms	25	\$2,036
Four Plus Bedrooms	36	\$4,175
All Units (c)	763	\$1,681
New Construction Multifamily Apartment Rents (d)		
	Count	Ave. Rent
Studio Units	35	\$2,050
One Bedrooms	53	\$2,400
Two Bedrooms	48	\$2,900
Three Bedrooms	3	\$3,056
All Units	139	\$2,499

Notes:

- (a) Based on an assortment of existing multifamily rental apartment projects tracked by CoStar.
- (b) Average asking rents vary considerably by unit size due to variation in age, location, size, and quality of the available units.
- (c) Unit size and rent detail not available for all units.
- (d) Based on the unit mix and average asking rents at Coburn Crossing in Truckee, as an example of newly built inventory.

Sources: CoStar; BAE, 2025.

Multifamily Apartment Rents

Table 1 reports average asking rents for existing multifamily rental apartments throughout the Tahoe-Truckee region. The data shows that asking rents can vary significantly across the market depending on unit size, but also based on location, size, and the quality of the unit. Overall, the weighted average asking rent for existing multifamily rental apartments, most of which are older and of lower quality, was just under \$1,700 per month. However, the lower part of the table also highlights market rate asking rents at the Coburn Crossing project in Truckee, which represents one of the only newly constructed market rate apartment projects in the region. Average asking rents there are notably higher, ranging from \$2,000 to \$3,000 per month, and have increased notably over the last few years since the project was completed, signaling strong regional demand.

Private Rental Listings

Table 2 summarizes the characteristics associated with private rental listings documented over the first two quarters of 2025 as part of research conducted by BAE on behalf of TRPA as part of the Tahoe Living Working Group (TWLG) effort. The data reflect listings for single-family homes and condominium units for rent in eastern Placer County. Prior research indicates that rental rates are generally similar across the Tahoe-Truckee market, with some modest premiums for housing units in proximity to key amenities, like Lake Tahoe.

Table 2: Private Rental Listings, Eastern Placer County

	Studio & 1BR	2 BR	3 BR	4+ BR	Total
Average SF	352	1,047	1,527	2,261	1,531
Average Rent/Month	\$2,995	\$2,925	\$4,248	\$5,333	\$4,210
Average Rent/SF	\$8.51	\$2.83	\$2.87	\$2.43	\$3.12
Number of Listings	1	2	11	3	17

Sources: TRPA; BAE, 2025.

As shown in Table 2, the average asking rent for smaller studio to two-bedroom units averaged just under \$3,000 per month, while larger

units averaged more than \$5,000 per month. Note that these data exclude units that were priced at levels that were well beyond the average per bedroom market rate rent. For example, a number of single-family homes were identified for lease at more than \$10,000 per month for a three- or four-bedroom unit, which is more appropriately positioned for rental on the seasonal luxury ski lease market than for the long-term workforce housing market.

Affordable Rental Rates

Detailed tables summarizing the income required to afford a market rate rental housing in the Tahoe-Truckee region are provided in Appendix A. Based on this data, households earning low-incomes (80 percent of AMI) may be able to afford some existing market rate apartments within the region, however, as noted earlier, the inventory of such units is quite limited. Newly constructed market rate rental housing, by comparison, is much more expensive and is generally affordable to households earning moderate-incomes (120 percent of AMI) or more. The data indicate that private home rentals, in many cases, can be even more expensive than newly built apartments, requiring incomes up to as much as 155 percent of AMI or more.

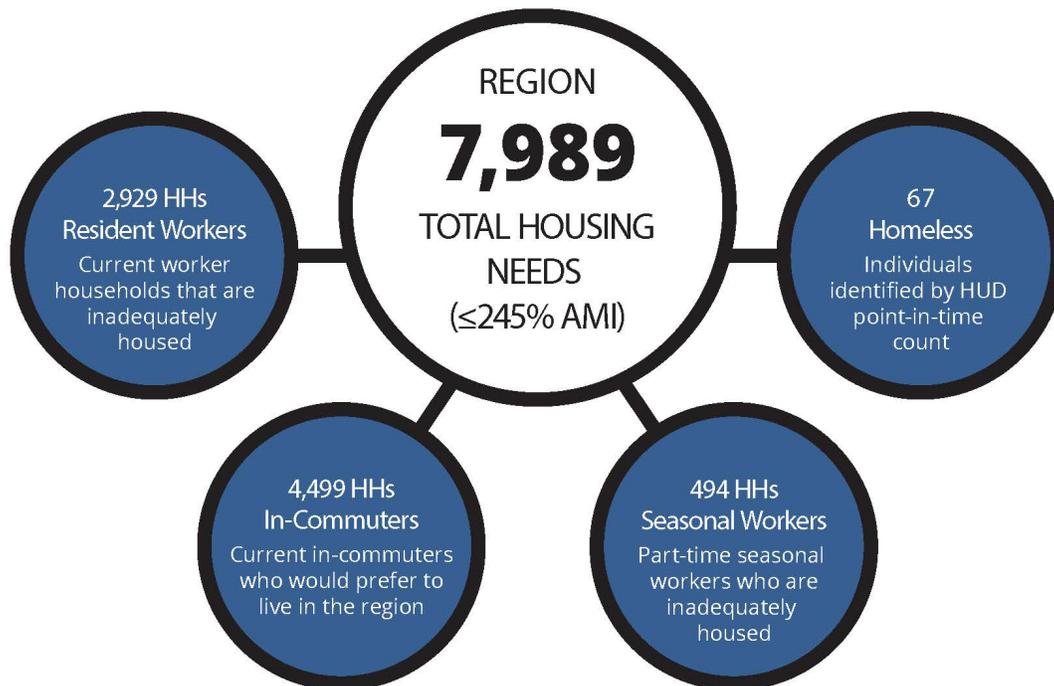
QUANTITATIVE NEEDS ASSESSMENT

The following section summarizes key assumptions and the process used to generate the regional housing needs estimates, as well as key outputs from the housing needs model.

Total Unmet Housing Need

Figure 5 illustrates the total estimated unmet housing need in the Tahoe-Truckee region. The estimates reflect the existing unmet housing demand originating from existing resident and non-resident worker households in the region. The data indicate that 2,929 resident workforce households earning incomes of 245 percent of AMI and below are inadequately housed, accounting for 37 percent of the total unmet need of 7,989 units at incomes of 245 percent of AMI and below. In-commuters represent the largest cohort, reflecting a need of approximately 4,499 units.⁵ Approximately 494 resident seasonal worker households are also inadequately housed. The housing needs model also identified 67 homeless individuals, which are assumed synonymous with households, as part of the 2025 Point-in-Time Count.⁶

Figure 5: Total Unmet Housing Need (in Units) by Cohort, ≤ 245 Percent AMI

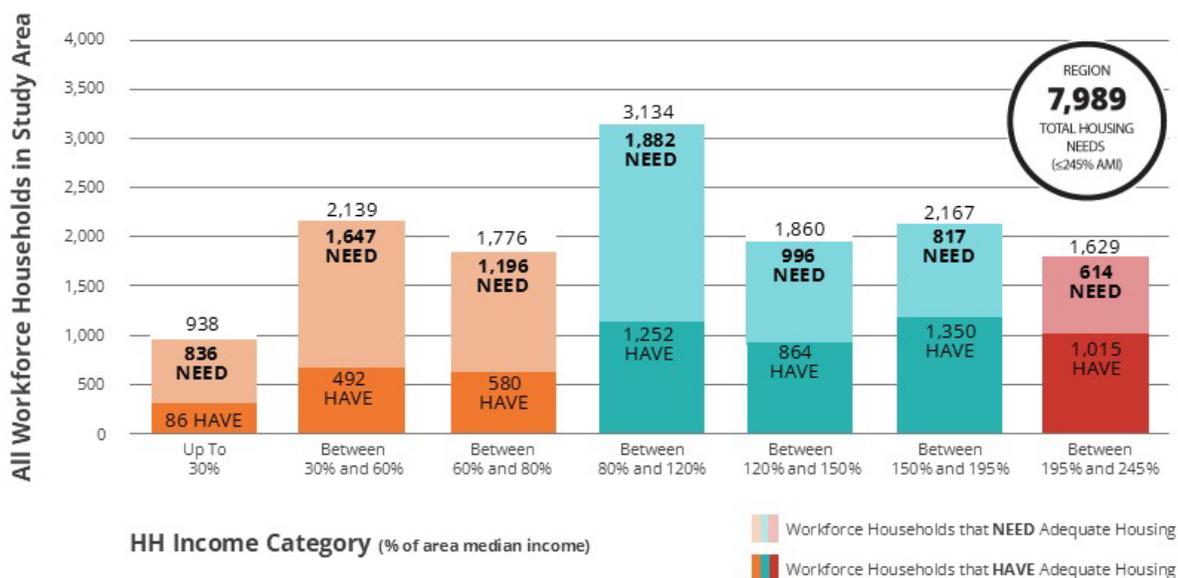


Sources: TTCF; BAE, 2025.

⁵ The in-commuter cohort reflects the portion of in-commuter households that would prefer to live in the region if adequate housing options were available in their price range.

⁶ The Point-in-Time (PIT) count is notably conducted in January, per federal requirements, which likely impacts the number and relative visibility of homeless persons in the community.

Figure 6: Households With(out) Outstanding Housing Needs, ≤ 245 Percent AMI

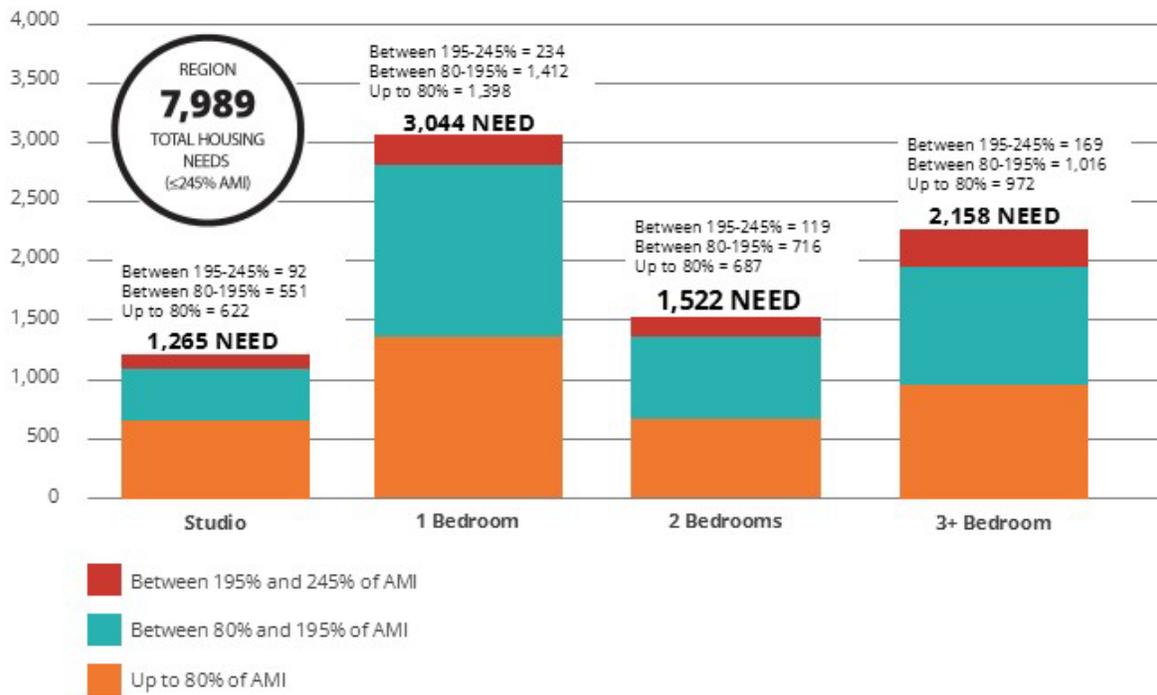


Sources: TTCF; BAE, 2025.

Figure 6 illustrates the order of magnitude of workforce housing demand in the Tahoe-Truckee region by income level, including differentiation between households that are adequately housed and those that are inadequately housed. The data reflect the overall distribution of households by income level, with lower-income households having a higher likelihood of facing various types of housing problems, such as overpayment and overcrowding, and exhibit unmet housing needs. For example, 77 percent of households earning 30 to 60 percent of AMI have unmet housing needs, compared to 38 percent of those earning 150 to 245 percent of AMI.

Figure 7, on the following page, further summarizes the breakdown of unmet housing needs by unit size and income level. Note that unit size is determined based on household size, with households being assumed to occupy the smallest housing unit available without triggering overcrowded conditions. This recognizes that smaller housing units are often more affordable and that housing cost is a primary driver of housing needs within the region. The appropriate size of a housing units was determined based on one of a number of definitions used by the U.S. Department of Housing and Urban Development (HUD), which defines an appropriately sized housing unit as have one person per bedroom, plus one. Under this definition, a four-person family household (i.e., two parents and two children), could occupy a three-bedroom housing unit or larger without triggering an overcrowded condition. By comparison, a one-person household would occupy a studio unit, while a two-person household would occupy a one-bedroom housing unit. While BAE recognizes that many households tend to overconsume housing by occupying units that are larger than they might otherwise need, the purpose of this research is to identify the housing resources that are needed to meet the existing unmet need. Therefore, assuming that households occupy the smallest unit available without being overcrowded appropriately prioritizes housing affordability as a key regional housing goal.

Figure 7: Unmet Need in Units by Size and Income Level, ≤ 245 Percent AMI

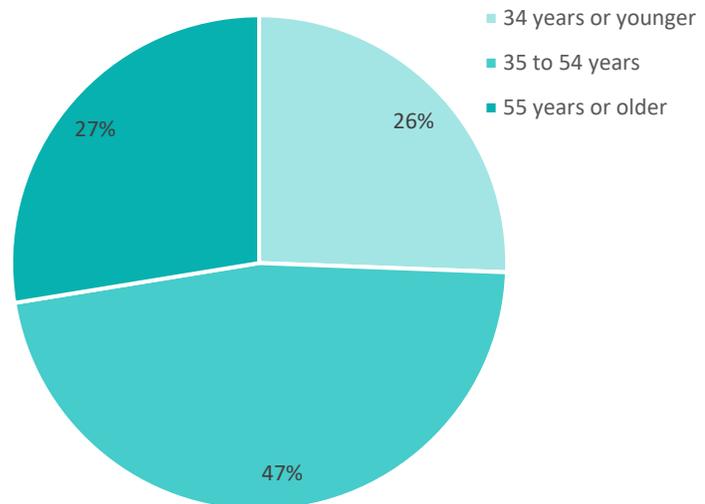


Sources: TTCF; BAE, 2025.

Unmet Housing Need by Age Cohort

Figure 8 shows the distribution of households with unmet housing needs by worker age. The data reflect that almost half of workers living in households with unmet need are age 35 to 54, with around one quarter being under the age of 35 and the remainder being over 55 years of age.

Figure 8: Unmet Housing Need by Worker Age Cohort (in Units)

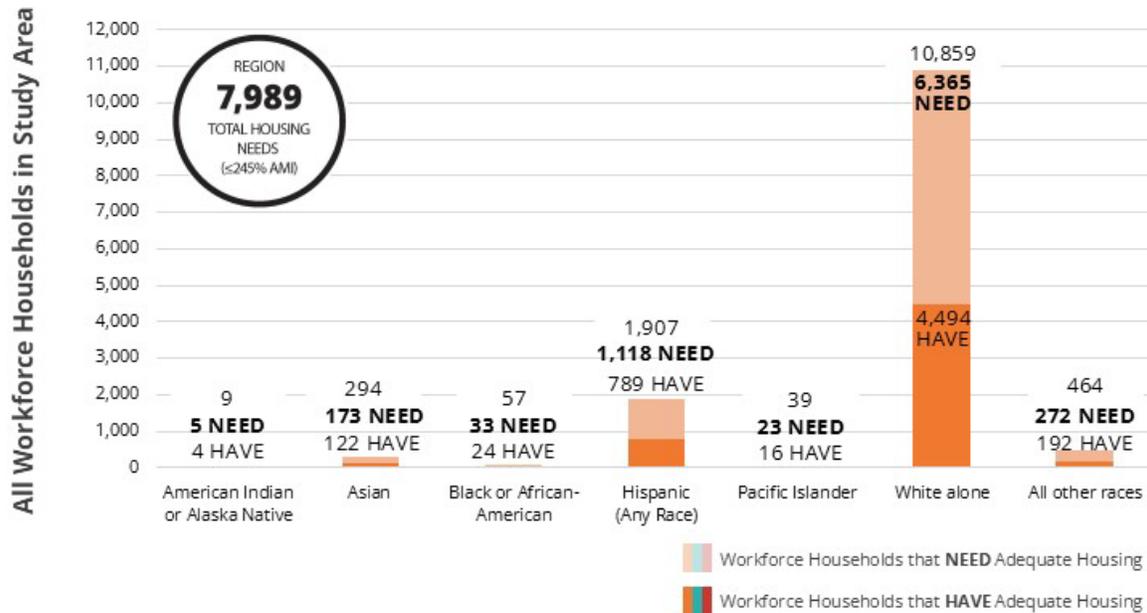


Sources: TTCF; BAE, 2025.

Unmet Housing Need by Race/Ethnicity

Figure 9 illustrates the distribution of workforce households by race and ethnicity. The data reflect two main concentrations, with the largest cohort being white non-Hispanic worker households and the second being Hispanic/Latino worker households.

Figure 9: Unmet Housing Need in Units by Race/Ethnicity, ≤ 245 Percent AMI



Sources: TTCF; BAE, 2025.

Resident Workforce Housing Need

The unmet resident workforce housing demand estimates are based on the existing workforce housing demand from year-round and seasonal resident worker households in the region. This analysis classifies year-round workers and seasonal workers based on the number of weeks worked per year. Year-round workers are defined as those who work 50 or more weeks per year, while seasonal workers are defined as those who work less than 50 weeks per year. According to ACS data covering the 2019 through 2023 period, there were an estimated 9,394 households with at least one year-round or seasonal worker in the region during the 5-year period. BAE applied the 2023 to 2025 household growth rate in the Town of Truckee (approximately 2.2 percent) to the ACS estimate for the 5-year period to estimate the current (2025) number of resident worker households in the region. Based on these assumptions, this analysis estimates that there are 9,598 resident worker households in the region.

BAE used data from the 2019-2023 Public Use Microdata Sample (PUMS) data set published by the U.S. Census Bureau to estimate the total number of existing resident worker households with only seasonal workers and the distribution of seasonal worker-only households by household income level and household size. Based on the PUMS data, seasonal worker-only households make up approximately ten percent of all existing resident worker households in the region. This share was applied to the current total number of resident worker households (9,598 households) to estimate the number of seasonal worker-only households (960 households) and the number of resident worker households with at least one year-round worker (8,638 households) in the region.

The following two sections summarize the unmet housing demand from the existing resident worker households in the region. Additional breakouts by jurisdiction are provided in Appendix B. The estimates are based on the estimated number of resident worker households in each cohort by household income and household size, based on the Census PUMS data, multiplied by the proportion of households within each income category that experienced one of the four HUD defined housing problems between 2017 and 2021, as reported in the HUD Comprehensive Housing Affordability Strategy (CHAS) dataset. Households were translated to housing units based on the HUD definition for an appropriately sized unit referenced above (i.e., one person per bedroom, plus one).

Resident Workforce Housing Need

Table 3 shows the unmet demand by income level and unit size for existing resident worker households with at least one year-round worker. There are an estimated 3,060 resident worker households that are inadequately housed, and 2,929 earning 245 percent of AMI or less (i.e., the income needed to afford market rate for-sale housing). Around 54 percent of the existing resident worker households with unmet housing needs are lower-income households with household incomes less than 80 percent of AMI. Notably, moderate-income households with incomes between 80 percent and 120 percent of AMI account for 25 percent of the existing unmet need from resident worker households with at least one year-round worker.

Table 3: Unmet Housing Demand from Resident Workforce Households by Household Income and Unit Size (a)

HH Income as Percent of AMI	Unmet Demand by Unit Size				Total Unmet Demand (Units)
	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	
Up to 30% of AMI	51	136	73	105	365
Between 30% and 60% of AMI	107	284	153	219	764
Between 60% and 80% of AMI	75	198	107	153	533
Between 80% and 120% of AMI	109	288	155	222	775
Between 120% and 150% of AMI	47	124	67	95	333
Between 150% and 195% of AMI	13	34	18	26	91
Between 195% and 245% of AMI	10	26	14	20	69
Above 245% of AMI	18	49	26	38	131
Total Unmet Demand	430	1,138	614	877	3,060

Note:

(a) Resident workforce households are defined as households with at least one year-round worker. Year-round workers are those who work 50 or more weeks per year.

Sources: U.S. Census American Community Survey, 2019-2023 Public Use Microdata Sample; CA Dept. of Housing and Community Development (HCD), 2023; Dept. of Housing and Urban Development, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS); CA Dept. of Finance, 2025; BAE, 2025.

Seasonal Resident Workforce Housing Need

As shown in Table 4, there are an estimated 499 resident worker households with only seasonal workers that are inadequately housed. Please note that this figure likely excludes some seasonal workers that travel into the region only temporarily. Most of the seasonal worker households with unmet housing needs (74 percent) are lower-income households with

household incomes less than 80 percent of AMI. Moderate-income households with incomes between 80 and 120 percent of AMI account for 14 percent of the existing unmet need from seasonal worker households. Due to the smaller household sizes of existing seasonal worker households, most of the current unmet demand from seasonal resident worker households (approximately 70 percent) could potentially be met with studios or one-bedroom units.

Table 4: Unmet Housing Demand from Seasonal Resident Workforce Households by Household Income and Unit Size (a)

HH Income as Percent of AMI	Unmet Demand by Unit Size				Total Unmet Demand (Units)
	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	
Up to 30% of AMI	28	57	16	20	121
Between 30% and 60% of AMI	40	83	23	29	174
Between 60% and 80% of AMI	17	35	10	12	74
Between 80% and 120% of AMI	16	32	9	11	68
Between 120% and 150% of AMI	11	22	6	8	46
Between 150% and 195% of AMI	2	3	1	1	7
Between 195% and 245% of AMI	1	2	1	1	4
Above 245% of AMI	1	2	1	1	5
Total Unmet Demand	114	237	65	83	499

Note:

(a) Seasonal resident workforce households are defined as worker households with only seasonal workers. Seasonal workers are defined as those who work less than 50 weeks per year.

Sources: U.S. Census American Community Survey, 2019-2023 Public Use Microdata Sample; CA Dept. of Housing and Community Development (HCD), 2023; Dept. of Housing and Urban Development, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS); CA Dept. of Finance, 2025; BAE, 2025.

In-Commuter Workforce Housing Need

BAE utilized 2022 U.S. Census Longitudinal Employment and Household Dynamics (LEHD) Survey data to estimate the number of in-commuting workers who currently are employed in the region but live elsewhere. Based on these data, there were a total of 10,716 workers commuting into the region in 2022. The in-commuter worker growth rate from 2019 to 2022 (approximately 10.2 percent) was used to estimate the current (2025) number of in-commuting workers (11,807 individuals). This figure was translated to worker households based on the average number of workers per worker household in the region according to ACS data for the period between 2019 and 2023 (1.7 workers per worker household), yielding an estimated 6,963 in-commuter worker households in 2025. BAE then utilized the household income distribution for all worker households in the PUMS dataset (including seasonal only-worker households) to estimate the number of in-commuter worker households by household income level and household size. The unmet housing demand from in-commuter worker households was then estimated based on the proportion of in-commuter survey respondents who indicated that they would be ‘somewhat likely’ or ‘very likely’ to relocate to the Study Area if adequate housing options were available (approximately 78.9 percent). As shown in Table 5 below, this analysis estimates an unmet need of 5,494 units for in-commuter households. By comparison, 60 percent of the in-commuting survey respondents indicated that they would be

‘very likely’ to relocate to the Study Area if adequate housing options were available. If this figure were applied instead of the 78.9 percent figure, the estimated unmet need would be effectively reduced with approximately 4,152 units needed to accommodate housing demand from in-commuter workforce households.

Table 5: Unmet Housing Demand from In-Commuter Workforce Households by Household Income and Unit Size

HH Income as Percent of AMI	Unmet Demand by Unit Size				Total Unmet Demand (Units)
	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	
Up to 30% of AMI	42	109	55	78	284
Between 30% and 60% of AMI	106	271	137	195	710
Between 60% and 80% of AMI	88	225	114	162	589
Between 80% and 120% of AMI	155	398	201	286	1,040
Between 120% and 150% of AMI	92	236	119	170	617
Between 150% and 195% of AMI	107	275	139	197	719
Between 195% and 245% of AMI	81	207	105	148	540
Above 245% of AMI	149	380	193	273	995
Total Unmet Demand	821	2,100	1,063	1,509	5,494

Sources: U.S. Census American Community Survey, 2019-2023 Public Use Microdata Sample; CA Dept. of Housing and Community Development (HCD), 2023; Dept. of Housing and Urban Development, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS); U.S. Census Bureau LEHD Origin-Destination Employment Statistics, 2022; BAE, 2025.

Unhoused/Emergency Housing Need

Based on data from the 2025 Point-in-Time Count, there are an estimated 67 individuals experiencing homelessness in the region. Homeless and unhoused individuals are assumed to be synonymous with households due to limited information on household size.

Longitudinal Trends Analysis

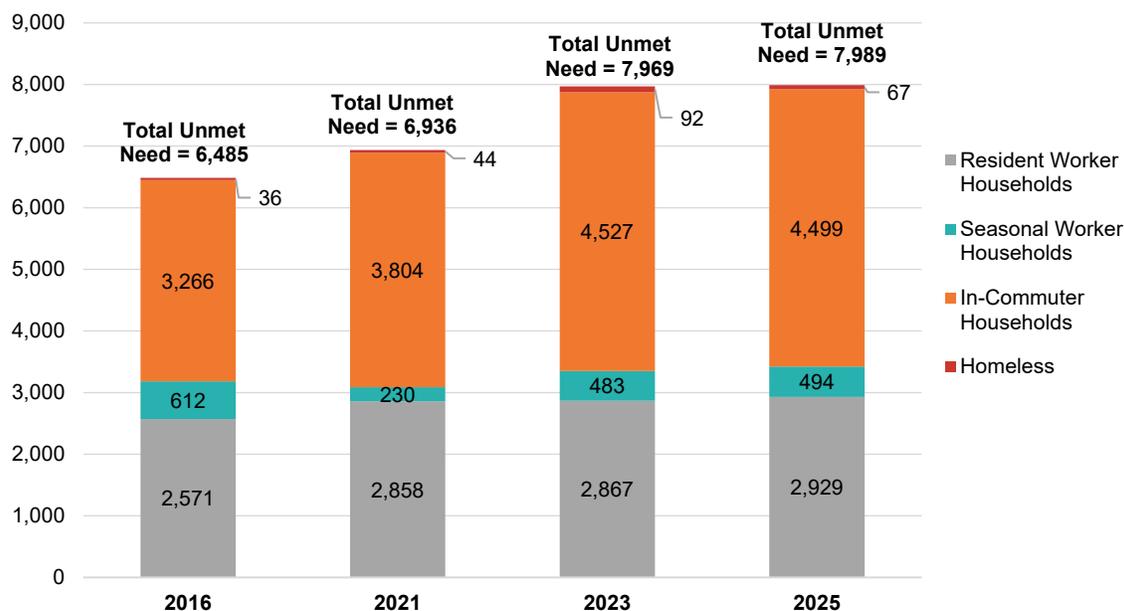
While the results of the above analysis may be beneficial for understanding housing needs at this point in time, comparison to prior historical years can provide important perspective on how housing needs are changing over time in the region. To support trendline analysis, BAE prepared historical estimates using methods and data sources that are consistent across all comparison year, which represents an improvement over prior analyses. Nonetheless, the models rely on a variety of data sources from a variety of vintages, which in some cases overlap between modelled time periods. As such the results of the longitudinal analysis and understood to reflect likely order of magnitude trends and broad directionality only, and should be interpreted with due caution.

Total Regional Unmet Housing Need

Figure 10 shows regional trends in unmet housing needs based on historical estimates for years 2016, 2021, and 2023. The historical estimates were developed using the same methodology and are based on consistent data to allow an analysis of trends over time. As

shown in the figure, the total unmet housing need in the region has increased steadily since 2016, largely due to the increase in-commuter housing needs.⁷

Figure 10: Total Regional Unmet Housing Need at 245 percent of AMI and Below for Historical Analysis Periods of 2015, 2021, 2023, and 2025



Note: Includes housing needs at incomes up to 245 percent of AMI.

Sources: TTCF; BAE, 2025.

Housing Cost Burden Over Time

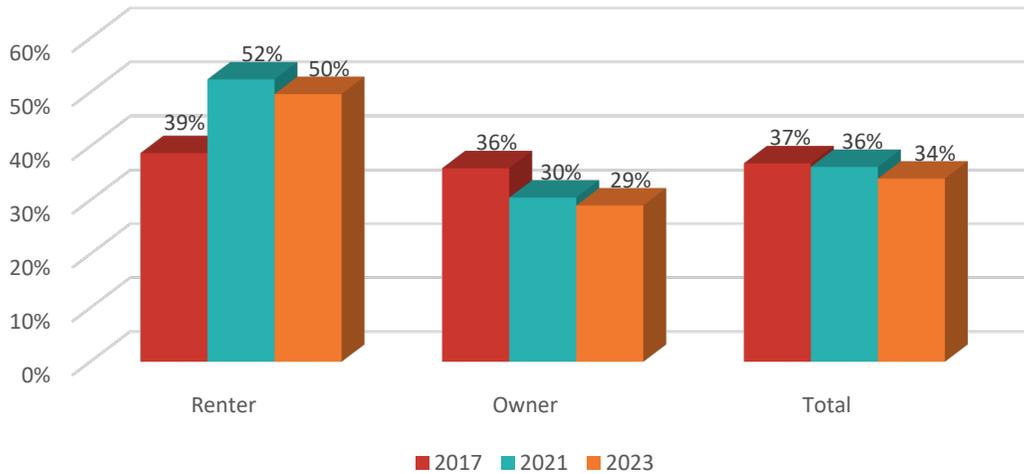
Figure 11 illustrates data from the 2017,⁸ 2021, and 2023 ACS regarding the percent of households that pay more than 30 percent of their gross income on housing costs. As the most prominent housing problem among households in the region, overpayment factors heavily into the unmet housing need estimates summarized above. What is evident from this data is that the overall rate of overpayment for households living within the TTUSD boundary has decreased incrementally over time. While the overpayment rate for owner households decreased substantially since 2017, possibly resulting from a significant turnover among resident households and an inflow of higher-income/wealth households, the overpayment rate among renter households increased from 39 percent 2017 and to 52 percent 2021. While

⁷ Note that the in-commuter estimates are based on survey data indicating the likelihood that in-commuters would relocate into the region if adequate and affordable housing options were made available. The 2016 survey asked the relevant question in a “yes/no” format, while the subsequent surveys in 2021, 2023, and 2025 asked the question using a modified Likert scale. The estimates here, include the share of in-commuter survey respondents who indicated that they were “very likely” or “somewhat likely” to move into the region if adequate and affordable housing options were made available. In 2021 and 2023, EPS estimated in-commuter demand using only the share of respondents who said that they were “very likely” to relocate, as illustrated in Figure 13.

⁸ Similar data from the 2016 five-year ACS was not readily available.

the overpayment rate among renter households decreased slightly between 2021 and 2023, the rate of overpayment among renter households remains quite elevated.

Figure 11: Percentage of Households Overpaying for Housing



Sources: U.S. Census Bureau, American Community Survey, 2013-2017, 2017-2021, 2019-2023; BAE, 2025.

In-Commuter Housing Need

The most current available estimates of employment and the share of total workers that are commuting into the region for work were collected from both the LEHD and the Census Transportation Planning Package (CTPP). The LEHD dataset readily provides data for the period from 2016 through 2022, while the CTPP data provides five year estimates for 2017-2021 and 2012-2016 only. The LEHD data indicate that as of 2022, there were around 4,465 workers commuting into the TTUSD service area, which

represented an in-commuter rate of 24.8 percent, which was up from 20.7 percent in 2016. The CTPP data, by comparison, reported a total of 5,496 workers commuting into Census Tracts that roughly align with the TTUSD service area boundary, which was equal to 35.9 percent of all primary jobs in the region, which was up from an average of 31.2 percent between 2012-2016.

Figure 12: In-Commuters as a Share of Total Primary Jobs

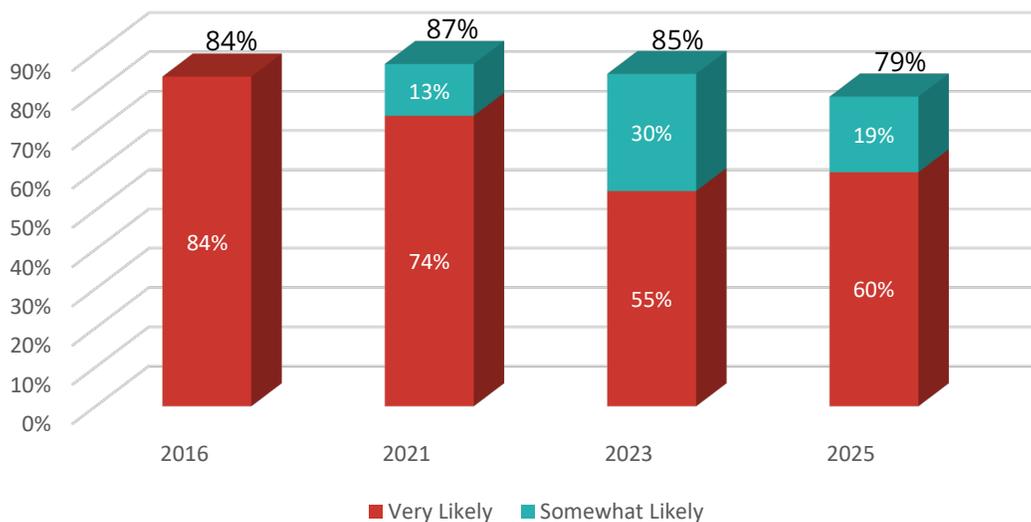


Sources: LEHD; TTCF; BAE, 2025.

Figure 12 the estimated change in the in-commuter rate as reported by the LEHD for the period from 2016 to 2022. The data generally reflect an increasing in-commuter rate over time, with the exception of 2020, when many regional employers temporarily ceased operation.

The four resident/workforce surveys administered in 2016, 2021, 2023, and 2025 all enquired in some way whether in-commuters would be interested in moving into the region if adequate housing (i.e., housing that would meet their needs) was available in their price range. The 2016 survey asked this as a yes or no question, while the other surveys asked if the respondent was “very likely,” “somewhat likely,” or “not likely” to move into the region.

Figure 13: In-Commuter Survey Respondents by Propensity to Relocate



Note: The 2016 survey asked respondents to indicate whether they would relocate into the region if adequate and affordable housing options were made available as a "yes" or "no" question, where the 2021, 2023, and 2025 surveys asked the same question but with the response options of "not likely," "somewhat likely," and "very likely."

Sources: TTCF; Mariposa Planning; EPS; BAE, 2025.

APPENDIX A: HOME PRICING AND AFFORDABILITY TRENDS

Appendix A Table 1: HCD Income Limits, Nevada County and Placer County, 2025

Nevada County					
	Number of People per Household				
	1	2	3	4	5
Acutely Low-Income (15% MFI)	\$13,100	\$14,950	\$16,850	\$18,700	\$20,200
Extremely Low-Income (30% MFI)	\$23,950	\$27,350	\$30,750	\$34,150	\$37,650
Very Low-Income (50% MFI)	\$39,850	\$45,500	\$51,200	\$56,900	\$61,450
Low-Income (80% MFI)	\$63,700	\$72,800	\$81,900	\$91,000	\$98,300
Median Income (100% MFI)	\$87,200	\$99,700	\$112,150	\$124,600	\$134,550
Moderate-Income (120% MFI)	\$104,650	\$119,600	\$134,550	\$149,500	\$161,450
Achievable Rental (155% MFI)(a)	\$135,160	\$154,535	\$173,833	\$193,130	\$208,553
Achievable MF Sale (155% MFI)	\$135,160	\$154,535	\$173,833	\$193,130	\$208,553
Achievable SF Sale (255% MFI)	\$222,360	\$254,235	\$285,983	\$317,730	\$343,103

Placer County					
	Number of People per Household				
	1	2	3	4	5
Acutely Low-Income (15% MFI)	\$12,650	\$14,500	\$16,300	\$18,100	\$19,550
Extremely Low-Income (30% MFI)	\$27,050	\$30,900	\$34,750	\$38,600	\$41,700
Very Low-Income (50% MFI)	\$45,050	\$51,450	\$57,900	\$64,300	\$69,450
Low-Income (80% MFI)	\$72,050	\$82,350	\$92,650	\$102,900	\$111,150
Median Income (100% MFI)	\$84,550	\$96,650	\$108,700	\$120,800	\$130,450
Moderate-Income (120% MFI)	\$101,450	\$115,950	\$130,450	\$144,950	\$156,550
Achievable Rental (155% MFI)(a)	\$131,053	\$149,808	\$168,485	\$187,240	\$202,198
Achievable MF Sale (155% MFI)(b)	\$131,053	\$149,808	\$168,485	\$187,240	\$202,198
Achievable SF Sale (255% MFI)(b)	\$215,603	\$246,458	\$277,185	\$308,040	\$332,648

Notes:

(a) Based on the income needed to afford an average rental housing unit.

(b) Based on the income needed to afford the median price for-sale unit, both for multifamily and single-family homes.

Sources: CA Department of Housing and Community Development (HCD); BAE, 2025.

Appendix A Table 2: Affordable For-Sale Housing Prices, Nevada County, 2025

2025 Income Limits (a)	Persons Per Household				
	One	Two	Three	Four	Five
Low-Income (80% MFI)	\$63,700	\$72,800	\$81,900	\$91,000	\$98,300
Median Income (100% MFI)	\$87,200	\$99,700	\$112,150	\$124,600	\$134,550
Moderate-Income (120% MFI)	\$104,650	\$119,600	\$134,550	\$149,500	\$161,450
Achievable MF Sale (155% MFI)	\$135,160	\$154,535	\$173,833	\$193,130	\$208,553
Achievable SF Sale (255% MFI)	\$222,360	\$254,235	\$285,983	\$317,730	\$343,103

	Amount Avail. for Housing	Principal & Interest	Property Insurance	Property Taxes	Total Monthly Payment	Down-Payment	Affordable Home Price
1-Person Household							
Low-Income (80% MFI)	\$1,593	\$1,329	\$49	\$215	\$1,593	\$51,493	\$257,466
Median Income (100% MFI)	\$2,180	\$1,819	\$68	\$294	\$2,180	\$70,468	\$352,339
Moderate-Income (120% MFI)	\$2,616	\$2,183	\$81	\$352	\$2,616	\$84,561	\$422,807
Achievable MF Sale (155% MFI)	\$3,379	\$2,819	\$105	\$455	\$3,379	\$109,225	\$546,125
Achievable SF Sale (255% MFI)	\$5,559	\$4,638	\$172	\$749	\$5,559	\$179,693	\$898,464
2-Person Household							
Low-Income (80% MFI)	\$1,820	\$1,518	\$56	\$245	\$1,820	\$58,831	\$294,155
Median Income (100% MFI)	\$2,493	\$2,080	\$77	\$336	\$2,493	\$80,585	\$402,927
Moderate-Income (120% MFI)	\$2,990	\$2,495	\$93	\$403	\$2,990	\$96,651	\$483,254
Achievable MF Sale (155% MFI)	\$3,863	\$3,223	\$120	\$520	\$3,863	\$124,870	\$624,351
Achievable SF Sale (255% MFI)	\$6,356	\$5,303	\$197	\$856	\$6,356	\$205,456	\$1,027,278
3-Person Household							
Low-Income (80% MFI)	\$2,048	\$1,709	\$63	\$276	\$2,048	\$66,201	\$331,005
Median Income (100% MFI)	\$2,804	\$2,339	\$87	\$378	\$2,804	\$90,638	\$453,192
Moderate-Income (120% MFI)	\$3,364	\$2,807	\$104	\$453	\$3,364	\$108,740	\$543,701
Achievable MF Sale (155% MFI)	\$4,346	\$3,626	\$135	\$585	\$4,346	\$140,483	\$702,415
Achievable SF Sale (255% MFI)	\$7,150	\$5,966	\$221	\$963	\$7,150	\$231,121	\$1,155,607
4-Person Household							
Low-Income (80% MFI)	\$2,275	\$1,898	\$70	\$306	\$2,275	\$73,539	\$367,693
Median Income (100% MFI)	\$3,115	\$2,599	\$96	\$420	\$3,115	\$100,691	\$503,457
Moderate-Income (120% MFI)	\$3,738	\$3,119	\$116	\$503	\$3,738	\$120,830	\$604,148
Achievable MF Sale (155% MFI)	\$4,828	\$4,028	\$150	\$650	\$4,828	\$156,064	\$780,318
Achievable SF Sale (255% MFI)	\$7,943	\$6,627	\$246	\$1,070	\$7,943	\$256,755	\$1,283,774
5-Person Household							
Low-Income (80% MFI)	\$2,458	\$2,051	\$76	\$331	\$2,458	\$79,454	\$397,270
Median Income (100% MFI)	\$3,364	\$2,807	\$104	\$453	\$3,364	\$108,740	\$543,701
Moderate-Income (120% MFI)	\$4,036	\$3,367	\$125	\$544	\$4,036	\$130,462	\$652,312
Achievable MF Sale (155% MFI)	\$5,214	\$4,350	\$162	\$702	\$5,214	\$168,541	\$842,704
Achievable SF Sale (255% MFI)	\$8,578	\$7,157	\$266	\$1,155	\$8,578	\$277,281	\$1,386,405

Ownership Cost Assumptions	
% of Income for Housing Costs	30% of gross annual income
Mortgage Terms	
Down payment	20% of home value
Annual interest rate (b)	6.7% fixed
Loan term	30 years
Annual property tax rate (c)	1.00% of home value
Annual homeowners insurance (d)	0.23% of home value

Notes:

- (a) Reflects the California Department of Housing and Community Development adjusted median family income.
- (b) Based on an average interest rate in December 2024 on Freddie Mac.
- (c) Based on the Countywide tax rate area by Placer County's Auditor-Controller's Office.
- (d) Based on the Homeowners Premium Survey, published by the California Department of Insurance.

Sources: California Department of Housing and Community Development; California Department of Insurance, Homeowners Premium Survey; Bankrate.com; Placer County; BAE, 2024.

Appendix A Table 3: Affordable For-Sale Housing Prices, Placer County, 2025

2025 Income Limits (a)	Persons Per Household				
	One	Two	Three	Four	Five
Low-Income (80% MFI)	\$72,050	\$82,350	\$92,650	\$102,900	\$111,150
Median Income (100% MFI)	\$84,550	\$96,650	\$108,700	\$120,800	\$130,450
Moderate-Income (120% MFI)	\$101,450	\$115,950	\$130,450	\$144,950	\$156,550
Achievable MF Sale (155% MFI)	\$131,053	\$149,808	\$168,485	\$187,240	\$202,198
Achievable SF Sale (255% MFI)	\$215,603	\$246,458	\$277,185	\$308,040	\$332,648

	Amount Avail. for Housing	Principal & Interest	Property Insurance	Property Taxes	Total Monthly Payment	Down-Payment	Affordable Home Price
1-Person Household							
Low-Income (80% MFI)	\$1,801	\$1,503	\$56	\$243	\$1,801	\$58,217	\$291,084
Median Income (100% MFI)	\$2,114	\$1,764	\$65	\$285	\$2,114	\$68,334	\$341,672
Moderate-Income (120% MFI)	\$2,536	\$2,116	\$79	\$342	\$2,536	\$81,975	\$409,877
Achievable MF Sale (155% MFI)	\$3,276	\$2,733	\$101	\$441	\$3,276	\$105,896	\$529,478
Achievable SF Sale (255% MFI)	\$5,390	\$4,497	\$167	\$726	\$5,390	\$174,230	\$871,150
2-Person Household							
Low-Income (80% MFI)	\$2,059	\$1,718	\$64	\$277	\$2,059	\$66,557	\$332,783
Median Income (100% MFI)	\$2,416	\$2,016	\$75	\$325	\$2,416	\$78,096	\$390,482
Moderate-Income (120% MFI)	\$2,899	\$2,419	\$90	\$390	\$2,899	\$93,709	\$468,546
Achievable MF Sale (155% MFI)	\$3,745	\$3,125	\$116	\$504	\$3,745	\$121,056	\$605,280
Achievable SF Sale (255% MFI)	\$6,161	\$5,140	\$191	\$830	\$6,161	\$199,152	\$995,762
3-Person Household							
Low-Income (80% MFI)	\$2,316	\$1,932	\$72	\$312	\$2,316	\$74,864	\$374,320
Median Income (100% MFI)	\$2,718	\$2,268	\$84	\$366	\$2,718	\$87,858	\$439,292
Moderate-Income (120% MFI)	\$3,261	\$2,721	\$101	\$439	\$3,261	\$105,411	\$527,054
Achievable MF Sale (155% MFI)	\$4,212	\$3,514	\$130	\$567	\$4,212	\$136,152	\$680,758
Achievable SF Sale (255% MFI)	\$6,930	\$5,782	\$215	\$933	\$6,930	\$224,010	\$1,120,050
4-Person Household							
Low-Income (80% MFI)	\$2,573	\$2,147	\$80	\$347	\$2,573	\$83,171	\$415,857
Median Income (100% MFI)	\$3,020	\$2,520	\$94	\$407	\$3,020	\$97,621	\$488,103
Moderate-Income (120% MFI)	\$3,624	\$3,024	\$112	\$488	\$3,624	\$117,145	\$585,723
Achievable MF Sale (155% MFI)	\$4,681	\$3,906	\$145	\$630	\$4,681	\$151,312	\$756,559
Achievable SF Sale (255% MFI)	\$7,701	\$6,425	\$239	\$1,037	\$7,701	\$248,932	\$1,244,662
5-Person Household							
Low-Income (80% MFI)	\$2,779	\$2,319	\$86	\$374	\$2,779	\$89,830	\$449,151
Median Income (100% MFI)	\$3,261	\$2,721	\$101	\$439	\$3,261	\$105,411	\$527,054
Moderate-Income (120% MFI)	\$3,914	\$3,266	\$121	\$527	\$3,914	\$126,519	\$632,594
Achievable MF Sale (155% MFI)	\$5,055	\$4,218	\$157	\$681	\$5,055	\$163,401	\$817,006
Achievable SF Sale (255% MFI)	\$8,316	\$6,938	\$258	\$1,120	\$8,316	\$268,812	\$1,344,060

Ownership Cost Assumptions	
% of Income for Housing Costs	30% of gross annual income
Mortgage Terms	
Down payment	20% of home value
Annual interest rate (b)	6.7% fixed
Loan term	30 years
Annual property tax rate (c)	1.00% of home value
Annual homeowners insurance (d)	0.23% of home value

Notes:

- (a) Reflects the California Department of Housing and Community Development adjusted median family income.
- (b) Based on an average interest rate in December 2024 on Freddie Mac.
- (c) Based on the Countywide tax rate area by Placer County's Auditor-Controller's Office.
- (d) Based on the Homeowners Premium Survey, published by the California Department of Insurance.

Sources: California Department of Housing and Community Development; California Department of Insurance, Homeowners Premium Survey; Bankrate.com; Placer County; BAE, 2024.

Appendix A Table 4: Affordable Rents, Nevada County, 2025 (a)

2025 Income Limits (b)	Persons Per Household				
	One	Two	Three	Four	Five
Acutely Low-Income (15% MFI)	\$13,100	\$14,950	\$16,850	\$18,700	\$20,200
Extremely Low-Income (30% MFI)	\$23,950	\$27,350	\$30,750	\$34,150	\$37,650
Very Low-Income (50% MFI)	\$39,850	\$45,500	\$51,200	\$56,900	\$61,450
Low-Income (80% MFI)	\$63,700	\$72,800	\$81,900	\$91,000	\$98,300
Median Income (100% MFI)	\$87,200	\$99,700	\$112,150	\$124,600	\$134,550
Moderate-Income (120% MFI)	\$104,650	\$119,600	\$134,550	\$149,500	\$161,450
Achievable-Income (155% MFI)(b)	\$135,160	\$154,535	\$173,833	\$193,130	\$208,553

Affordable Rents (c)	Unit Size				
	Studio	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm
Acutely Low Income					
1-Person	\$158	\$130			
2-Person		\$176	\$78		
3-Person			\$125	\$39	
4-Person			\$172	\$86	-\$16
5-Person				\$123	\$22
Extremely Low Income					
1-Person	\$429	\$401			
2-Person		\$486	\$388		
3-Person			\$473	\$387	
4-Person			\$558	\$472	\$371
5-Person				\$559	\$458
Very Low Income					
1-Person	\$826	\$798			
2-Person		\$940	\$842		
3-Person			\$984	\$898	
4-Person			\$1,127	\$1,041	\$940
5-Person				\$1,154	\$1,053
Low					
1-Person	\$1,423	\$1,395			
2-Person		\$1,622	\$1,524		
3-Person			\$1,752	\$1,666	
4-Person			\$1,979	\$1,893	\$1,792
5-Person				\$2,076	\$1,975
Moderate					
1-Person	\$2,446	\$2,418			
2-Person		\$2,792	\$2,694		
3-Person			\$3,068	\$2,982	
4-Person			\$3,442	\$3,356	\$3,255
5-Person				\$3,654	\$3,553
Achievable					
1-Person	\$3,209	\$3,181			
2-Person		\$3,665	\$3,567		
3-Person			\$4,050	\$3,964	
4-Person			\$4,532	\$4,446	\$4,345
5-Person				\$4,832	\$4,731

Notes:

- (a) Reflects the California Department of Housing and Community Development adjusted median family income.
- (b) Based on the income needed to afford an average rental housing unit.
- (c) Affordable rents equal 30 percent of gross monthly income, minus a utility allowance. The utility allowance is published by the Placer County Housing Authority. Utility allowance assumes all heating, cooking, and water heating would be done using natural gas. Other electricity includes, accounting for lighting, refrigeration, and small appliances.

Sources: California Department of Housing and Community Development; Placer County Housing Authority; BAE, 2025.

Appendix A Table 5: Affordable Rents, Placer County, 2025

2025 Income Limits (a)	Persons Per Household				
	One	Two	Three	Four	Five
Acutely Low-Income (15% MFI)	\$12,650	\$14,500	\$16,300	\$18,100	\$19,550
Extremely Low-Income (30% MFI)	\$27,050	\$30,900	\$34,750	\$38,600	\$41,700
Very Low-Income (50% MFI)	\$45,050	\$51,450	\$57,900	\$64,300	\$69,450
Low-Income (80% MFI)	\$72,050	\$82,350	\$92,650	\$102,900	\$111,150
Median Income (100% MFI)	\$84,550	\$96,650	\$108,700	\$120,800	\$130,450
Moderate-Income (120% MFI)	\$101,450	\$115,950	\$130,450	\$144,950	\$156,550
Achievable-Income (155% MFI)(b)	\$131,053	\$149,808	\$168,485	\$187,240	\$202,198

Affordable Rents (c)	Unit Size				
	Studio	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm
Acutely Low Income					
1-Person	\$218	\$198			
2-Person		\$245	\$206		
3-Person			\$251	\$214	
4-Person			\$296	\$259	\$217
5-Person				\$295	\$253
Extremely Low Income					
1-Person	\$578	\$558			
2-Person		\$655	\$616		
3-Person			\$712	\$675	
4-Person			\$808	\$771	\$729
5-Person				\$849	\$807
Very Low Income					
1-Person	\$1,028	\$1,008			
2-Person		\$1,168	\$1,129		
3-Person			\$1,291	\$1,254	
4-Person			\$1,451	\$1,414	\$1,372
5-Person				\$1,542	\$1,500
Low					
1-Person	\$1,703	\$1,683			
2-Person		\$1,941	\$1,902		
3-Person			\$2,159	\$2,122	
4-Person			\$2,416	\$2,379	\$2,337
5-Person				\$2,585	\$2,543
Moderate					
1-Person	\$2,438	\$2,418			
2-Person		\$2,781	\$2,742		
3-Person			\$3,104	\$3,067	
4-Person			\$3,467	\$3,430	\$3,388
5-Person				\$3,720	\$3,678
Achievable					
1-Person	\$3,178	\$3,158			
2-Person		\$3,627	\$3,588		
3-Person			\$4,055	\$4,018	
4-Person			\$4,524	\$4,487	\$4,445
5-Person				\$4,861	\$4,819

Notes:

- (a) Reflects the California Department of Housing and Community Development adjusted median family income.
(c) Based on the income needed to afford an average rental housing unit.
(b) Affordable rents equal 30 percent of gross monthly income, minus a utility allowance. The utility allowance is published by the Placer County Housing Authority. Utility allowance assumes all heating, cooking, and water heating would be done using natural gas. Other electricity includes, accounting for lighting, refrigeration, and small appliances.

Sources: California Department of Housing and Community Development; Placer County Housing Authority; BAE, 2025.

Appendix A Table 6: Median Sale Price by Sub Area, Tahoe Sierra Board of Realtors, 2015-Q2 2025

SINGLE-FAMILY

<u>Period</u>	<u>N Shore</u>	<u>W Shore</u>	<u>Alpine/ Palisades</u>	<u>Northstar</u>	<u>Truckee</u>	<u>Tahoe Donner</u>	<u>Out of Area</u>
2015	\$535,000	\$570,000	\$815,000	\$800,000	\$500,000	\$585,000	\$439,900
2016	\$575,000	\$610,000	\$900,000	\$855,000	\$585,000	\$613,000	\$395,500
2017	\$682,500	\$640,000	\$905,000	\$1,107,500	\$619,000	\$678,500	\$490,000
2018	\$682,500	\$695,000	\$1,044,500	\$1,085,000	\$700,000	\$721,555	\$443,500
2019	\$722,500	\$729,487	\$1,023,000	\$1,217,500	\$717,000	\$730,000	\$409,000
2020	\$839,000	\$793,300	\$1,185,000	\$1,275,000	\$860,000	\$818,500	\$532,500
2021	\$1,010,000	\$1,250,000	\$1,715,000	\$1,537,500	\$1,100,000	\$1,150,000	\$595,000
2022	\$1,125,000	\$1,125,000	\$2,000,000	\$1,872,500	\$1,191,944	\$1,200,000	\$684,000
2023	\$1,200,000	\$1,095,000	\$1,627,000	\$1,620,000	\$1,175,000	\$1,130,000	\$659,500
2024	\$1,152,500	\$1,150,000	\$2,050,000	\$1,750,000	\$1,208,000	\$1,190,000	\$715,000
Q1 2025	\$1,397,500	\$1,362,827	\$1,820,000	\$1,372,500	\$1,677,500	\$1,544,500	\$802,500
Q2 2025	\$1,080,000	\$1,316,000	\$2,250,000	\$1,795,000	\$1,370,000	\$1,217,500	\$495,000

CONDOMINIUM

<u>Period</u>	<u>N Shore</u>	<u>W Shore</u>	<u>Alpine/ Palisades</u>	<u>Northstar</u>	<u>Truckee</u>	<u>Tahoe Donner</u>	<u>Out of Area</u>
2015	\$336,000	\$684,000	\$422,000	\$390,000	\$379,500	\$286,500	\$322,500
2016	\$348,000	\$415,000	\$357,500	\$441,000	\$467,000	\$310,000	\$298,500
2017	\$393,750	\$623,000	\$480,000	\$460,000	\$510,000	\$345,000	\$442,500
2018	\$400,000	\$1,350,000	\$475,000	\$530,000	\$592,000	\$362,450	\$397,500
2019	\$395,000	\$600,000	\$463,750	\$465,000	\$525,000	\$394,000	\$410,000
2020	\$435,425	\$726,407	\$541,000	\$555,000	\$630,000	\$384,000	\$524,000
2021	\$640,000	\$1,590,000	\$629,500	\$759,000	\$740,000	\$550,000	\$549,000
2022	\$665,000	\$984,500	\$705,000	\$850,000	\$810,000	\$548,350	\$710,000
2023	\$653,500	\$1,650,000	\$735,000	\$935,000	\$803,014	\$560,000	\$710,000
2024	\$658,000	\$1,792,500	\$835,000	\$805,000	\$998,000	\$575,000	\$686,250
Q1 2025	\$737,500	\$500,000	\$805,000	\$1,300,000	\$640,000	\$650,000	\$536,500
Q2 2025	\$638,000	\$666,500	\$799,250	\$737,500	\$792,500	\$692,500	\$555,000

Sources: Tahoe Sierra Board of Realtors; BAE, 2025.

Appendix A Table 7: Weighted Average Sale Price by Sub Area, Tahoe Sierra Board of Realtors, 2015-Q2 2025**SINGLE-FAMILY**

<u>Period</u>	<u>N Shore</u>	<u>W Shore</u>	<u>Alpine/Squaw</u>	<u>Northstar</u>	<u>Truckee</u>	<u>TahoeDonner</u>	<u>Out of Area</u>
2015	\$868,386	\$1,014,055	\$938,438	\$1,015,500	\$880,322	\$646,585	\$642,866
2016	\$816,620	\$1,101,394	\$1,177,024	\$1,353,174	\$1,151,016	\$674,424	\$597,703
2017	\$938,716	\$1,106,478	\$1,035,348	\$1,439,905	\$1,140,265	\$730,930	\$627,417
2018	\$1,164,355	\$1,731,533	\$1,150,313	\$1,373,781	\$1,403,505	\$774,715	\$802,441
2019	\$957,680	\$1,320,559	\$1,196,214	\$1,361,089	\$1,335,935	\$795,393	\$632,650
2020	\$1,181,621	\$1,191,958	\$1,339,204	\$1,550,146	\$1,583,646	\$895,697	\$1,026,011
2021	\$1,534,841	\$2,286,704	\$1,813,700	\$1,811,280	\$2,048,430	\$1,216,948	\$1,377,143
2022	\$1,602,374	\$2,000,056	\$2,123,265	\$2,188,300	\$2,245,451	\$1,303,072	\$1,398,629
2023	\$1,695,825	\$1,411,172	\$2,033,092	\$1,899,462	\$2,201,683	\$1,209,688	\$1,216,484
2024	\$1,578,102	\$2,080,816	\$2,339,235	\$1,967,500	\$2,127,110	\$1,269,451	\$1,839,340
Q1 2025	\$2,034,166	\$3,127,681	\$1,580,000	\$2,852,200	\$2,648,398	\$1,519,276	\$1,212,071
Q2 2025	\$1,441,576	\$1,436,583	\$1,826,000	\$1,795,000	\$2,299,872	\$1,286,763	\$1,532,858

CONDOMINIUM

<u>Period</u>	<u>N Shore</u>	<u>W Shore</u>	<u>Alpine/Squaw</u>	<u>Northstar</u>	<u>Truckee</u>	<u>TahoeDonner</u>	<u>Out of Area</u>
2015	\$429,628	\$1,120,993	\$495,102	\$612,284	\$560,731	\$270,677	\$372,941
2016	\$454,563	\$561,835	\$411,993	\$746,651	\$584,668	\$295,619	\$327,122
2017	\$534,278	\$1,047,298	\$514,187	\$594,567	\$628,767	\$330,343	\$458,875
2018	\$532,282	\$1,471,850	\$478,369	\$840,004	\$689,839	\$329,389	\$486,915
2019	\$452,613	\$897,500	\$528,725	\$754,440	\$632,388	\$371,579	\$463,068
2020	\$512,920	\$1,454,559	\$598,651	\$844,433	\$811,012	\$390,912	\$741,500
2021	\$708,812	\$1,630,625	\$714,163	\$1,074,425	\$972,743	\$536,183	\$932,360
2022	\$804,171	\$1,177,710	\$803,844	\$1,188,211	\$1,075,410	\$524,255	\$806,198
2023	\$750,759	\$2,076,545	\$802,983	\$1,456,192	\$1,103,933	\$559,235	\$1,243,884
2024	\$852,854	\$1,984,250	\$943,360	\$1,157,290	\$1,212,801	\$561,520	\$816,300
Q1 2025	\$747,750	\$500,000	\$847,409	\$1,647,941	\$1,046,957	\$564,166	\$536,500
Q2 2025	\$952,250	\$909,500	\$799,250	\$1,245,071	\$1,076,120	\$713,500	\$555,000

Sources: Tahoe Sierra Board of Realtors; BAE, 2025.

Appendix A Table 8: Home Sale Volumes by Sub Area, Tahoe Sierra Board of Realtors, 2015-Q2 2025

SINGLE-FAMILY

<u>Period</u>	<u>N Shore</u>	<u>W Shore</u>	<u>Alpine/Squaw</u>	<u>Northstar</u>	<u>Truckee</u>	<u>TahoeDonner</u>	<u>Out of Area</u>
2015	181	168	31	16	363	243	137
2016	171	157	49	43	417	267	151
2017	194	152	53	38	441	282	172
2018	182	151	30	32	407	281	180
2019	156	154	49	28	375	279	187
2020	261	231	82	69	595	366	242
2021	207	161	65	40	435	294	205
2022	129	102	47	30	340	260	106
2023	112	119	27	27	285	185	86
2024	118	116	39	25	299	213	95
Q1 2025	18	16	5	4	50	34	14
Q2 2025	26	18	5	1	81	42	19

CONDOMINIUM

<u>Period</u>	<u>N Shore</u>	<u>W Shore</u>	<u>Alpine/Squaw</u>	<u>Northstar</u>	<u>Truckee</u>	<u>TahoeDonner</u>	<u>Out of Area</u>
2015	74	11	39	47	66	38	17
2016	63	17	70	60	80	67	24
2017	106	23	72	63	59	81	28
2018	91	11	59	64	46	56	30
2019	80	17	70	60	62	66	29
2020	110	22	90	106	95	66	17
2021	63	8	116	109	75	71	25
2022	45	10	61	47	43	40	29
2023	66	11	52	55	52	37	13
2024	73	8	43	31	51	25	10
Q1 2025	12	1	11	17	13	3	1
Q2 2025	16	4	2	14	20	5	2

Sources: Tahoe Sierra Board of Realtors; BAE, 2025.

APPENDIX B: 2025 HOUSING NEED ESTIMATES WITH SUBAREA DETAIL

Appendix B Table 1
Unmet Demand by Household Income Category, 2025
Truckee/North Tahoe Workforce Housing Needs Assessment Update

Truckee/North Tahoe Study Area

Percent of AMI	Resident Workforce		In-Commuting Workforce		Seasonal Workers		Homeless	Total	
	Worker Households	Inadequately Housed HHs	Worker Households	Inadequately Housed HHs	Worker Households	Inadequately Housed HHs	Worker Households	Total Worker Households	Inadequately Housed HHs
Up to 30% of AMI	373	365	360	284	123	121	67	923	836
Between 30% and 60% of AMI	1,009	764	899	710	230	174	0	2,139	1,647
Between 60% and 80% of AMI	904	533	747	589	126	74	0	1,776	1,196
Between 80% and 120% of AMI	1,670	775	1,318	1040	147	68	0	3,134	1,882
Between 120% and 150% of AMI	947	333	782	617	131	46	0	1,860	996
Between 150% and 195% of AMI	1,165	91	911	719	91	7	0	2,167	817
Between 195% and 245% of AMI	890	69	685	540	54	4	0	1,629	614
Above 245% of AMI	<u>1,680</u>	<u>131</u>	<u>1,261</u>	<u>995</u>	<u>58</u>	<u>5</u>	<u>0</u>	<u>3,000</u>	<u>1,130</u>
Total	8,638	3,060	6,963	5,494	960	499	67	16,628	9,119

Eastern Placer County

Percent of AMI	Resident Workforce		In-Commuting Workforce		Seasonal Workers		Homeless	Total	
	Worker Households	Inadequately Housed HHs	Worker Households	Inadequately Housed HHs	Worker Households	Inadequately Housed HHs	Worker Households	Total Worker Households	Inadequately Housed HHs
Up to 30% of AMI	167	164	162	128	55	54	28	413	374
Between 30% and 60% of AMI	454	343	404	319	104	78	0	961	740
Between 60% and 80% of AMI	406	239	336	265	57	33	0	798	537
Between 80% and 120% of AMI	750	348	592	467	66	31	0	1,408	846
Between 120% and 150% of AMI	426	150	351	277	59	21	0	836	448
Between 150% and 195% of AMI	524	41	409	323	41	3	0	974	367
Between 195% and 245% of AMI	400	31	308	243	24	2	0	732	276
Above 245% of AMI	<u>755</u>	<u>59</u>	<u>567</u>	<u>447</u>	<u>26</u>	<u>2</u>	<u>0</u>	<u>1,348</u>	<u>508</u>
Total	3,881	1,375	3,129	2,469	432	224	28	7,470	4,096

Appendix B Table 1 (continued)
Unmet Demand by Household Income Category, 2025
Truckee/North Tahoe Workforce Housing Needs Assessment Update

Town of Truckee									
Percent of AMI	Resident Workforce		In-Commuting Workforce		Seasonal Workers		Homeless	Total	
	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Total Worker Households</i>	<i>Inadequately Housed HHs</i>
Up to 30% of AMI	202	197	195	154	67	65	38	501	454
Between 30% and 60% of AMI	546	413	487	384	124	94	0	1,157	891
Between 60% and 80% of AMI	489	288	404	319	68	40	0	961	647
Between 80% and 120% of AMI	903	419	713	562	79	37	0	1,696	1,018
Between 120% and 150% of AMI	512	180	423	334	71	25	0	1,006	539
Between 150% and 195% of AMI	630	49	493	389	49	4	0	1,172	442
Between 195% and 245% of AMI	481	37	371	292	29	2	0	881	332
Above 245% of AMI	<u>909</u>	<u>71</u>	<u>682</u>	<u>538</u>	<u>32</u>	<u>2</u>	<u>0</u>	<u>1,623</u>	<u>612</u>
Total	4,673	1,655	3,767	2,972	519	270	38	8,997	4,935

Eastern Nevada County									
Percent of AMI	Resident Workforce		In-Commuting Workforce		Seasonal Workers		Homeless	Total	
	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Total Worker Households</i>	<i>Inadequately Housed HHs</i>
Up to 30% of AMI	4	4	3	3	1	1	1	9	9
Between 30% and 60% of AMI	10	7	9	7	2	2	0	21	16
Between 60% and 80% of AMI	9	5	7	6	1	1	0	17	12
Between 80% and 120% of AMI	16	8	13	10	1	1	0	30	18
Between 120% and 150% of AMI	9	3	8	6	1	0	0	18	10
Between 150% and 195% of AMI	11	1	9	7	1	0	0	21	8
Between 195% and 245% of AMI	9	1	7	5	1	0	0	16	6
Above 245% of AMI	<u>16</u>	<u>1</u>	<u>12</u>	<u>10</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>29</u>	<u>11</u>
Total	84	30	67	53	9	5	1	162	89

Appendix B Table 2
Total Unmet Demand by Unit Size, 2025
Truckee/North Tahoe Workforce Housing Needs Assessment Update

Truckee/North Tahoe Study Area (in units)

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	188	302	144	203	836
Between 30% and 60% of AMI	253	638	313	443	1,647
Between 60% and 80% of AMI	180	459	230	327	1,196
Between 80% and 120% of AMI	280	718	365	519	1,882
Between 120% and 150% of AMI	150	382	192	273	996
Between 150% and 195% of AMI	122	312	158	225	817
Between 195% and 245% of AMI	92	234	119	169	614
Above 245% of AMI	<u>168</u>	<u>431</u>	<u>219</u>	<u>312</u>	<u>1,130</u>
Total	1,433	3,476	1,741	2,469	9,119

Eastern Placer County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	83	136	65	91	374
Between 30% and 60% of AMI	114	287	141	199	740
Between 60% and 80% of AMI	81	206	104	147	537
Between 80% and 120% of AMI	126	323	164	233	846
Between 120% and 150% of AMI	67	171	86	123	448
Between 150% and 195% of AMI	55	140	71	101	367
Between 195% and 245% of AMI	41	105	53	76	276
Above 245% of AMI	<u>76</u>	<u>194</u>	<u>99</u>	<u>140</u>	<u>508</u>
Total	642	1,562	782	1,110	4,096

Town of Truckee

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	103	163	78	110	454
Between 30% and 60% of AMI	137	345	169	240	891
Between 60% and 80% of AMI	97	248	125	177	647
Between 80% and 120% of AMI	151	388	198	281	1,018
Between 120% and 150% of AMI	81	206	104	147	539
Between 150% and 195% of AMI	66	169	86	122	442
Between 195% and 245% of AMI	50	127	64	91	332
Above 245% of AMI	<u>91</u>	<u>233</u>	<u>119</u>	<u>169</u>	<u>612</u>
Total	776	1,880	942	1,336	4,935

Appendix B Table 2 (continued)
Total Unmet Demand by Unit Size, 2025
Truckee/North Tahoe Workforce Housing Needs Assessment Update

East Nevada County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	2	3	1	2	9
Between 30% and 60% of AMI	2	6	3	4	16
Between 60% and 80% of AMI	2	4	2	3	12
Between 80% and 120% of AMI	3	7	4	5	18
Between 120% and 150% of AMI	1	4	2	3	10
Between 150% and 195% of AMI	1	3	2	2	8
Between 195% and 245% of AMI	1	2	1	2	6
Above 245% of AMI	<u>2</u>	<u>4</u>	<u>2</u>	<u>3</u>	<u>11</u>
Total	14	34	17	24	89

Appendix B Table 3**Resident Workforce Unmet Demand by Unit Size, 2025****Truckee/North Tahoe Workforce Housing Needs Assessment Update**

Truckee/North Tahoe Study Area (in units)

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	51	136	73	105	365
Between 30% and 60% of AMI	107	284	153	219	764
Between 60% and 80% of AMI	75	198	107	153	533
Between 80% and 120% of AMI	109	288	155	222	775
Between 120% and 150% of AMI	47	124	67	95	333
Between 150% and 195% of AMI	13	34	18	26	91
Between 195% and 245% of AMI	10	26	14	20	69
Above 245% of AMI	18	49	26	38	<u>131</u>
Total	430	1,138	614	877	3,060

Eastern Placer County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	23	61	33	47	164
Between 30% and 60% of AMI	48	128	69	98	343
Between 60% and 80% of AMI	34	89	48	69	239
Between 80% and 120% of AMI	49	129	70	100	348
Between 120% and 150% of AMI	21	56	30	43	150
Between 150% and 195% of AMI	6	15	8	12	41
Between 195% and 245% of AMI	4	12	6	9	31
Above 245% of AMI	8	22	12	17	<u>59</u>
Total	193	511	276	394	1,375

Town of Truckee

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	28	73	40	57	197
Between 30% and 60% of AMI	58	154	83	118	413
Between 60% and 80% of AMI	41	107	58	83	288
Between 80% and 120% of AMI	59	156	84	120	419
Between 120% and 150% of AMI	25	67	36	52	180
Between 150% and 195% of AMI	7	18	10	14	49
Between 195% and 245% of AMI	5	14	8	11	37
Above 245% of AMI	10	26	14	20	<u>71</u>
Total	233	616	332	475	1,655

Appendix B Table 3 (continued)
Resident Workforce Unmet Demand by Unit Size, 2025
Truckee/North Tahoe Workforce Housing Needs Assessment Update

East Nevada County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	0	1	1	1	4
Between 30% and 60% of AMI	1	3	1	2	7
Between 60% and 80% of AMI	1	2	1	1	5
Between 80% and 120% of AMI	1	3	2	2	8
Between 120% and 150% of AMI	0	1	1	1	3
Between 150% and 195% of AMI	0	0	0	0	1
Between 195% and 245% of AMI	0	0	0	0	1
Above 245% of AMI	0	0	0	0	1
Total	4	11	6	9	30

Appendix B Table 4**In-Commuting Workforce Unmet Demand by Unit Size, 2025****Truckee/North Tahoe Workforce Housing Needs Assessment Update**

Truckee/North Tahoe Study Area (in units)

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	42	109	55	78	284
Between 30% and 60% of AMI	106	271	137	195	710
Between 60% and 80% of AMI	88	225	114	162	589
Between 80% and 120% of AMI	155	398	201	286	1,040
Between 120% and 150% of AMI	92	236	119	170	617
Between 150% and 195% of AMI	107	275	139	197	719
Between 195% and 245% of AMI	81	207	105	148	540
Above 245% of AMI	<u>149</u>	<u>380</u>	<u>193</u>	<u>273</u>	<u>995</u>
Total	821	2,100	1,063	1,509	5,494

Eastern Placer County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	19	49	25	35	128
Between 30% and 60% of AMI	48	122	62	88	319
Between 60% and 80% of AMI	40	101	51	73	265
Between 80% and 120% of AMI	70	179	90	128	467
Between 120% and 150% of AMI	41	106	54	76	277
Between 150% and 195% of AMI	48	123	62	89	323
Between 195% and 245% of AMI	36	93	47	67	243
Above 245% of AMI	<u>67</u>	<u>171</u>	<u>87</u>	<u>123</u>	<u>447</u>
Total	369	944	478	678	2,469

Town of Truckee

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	23	59	30	42	154
Between 30% and 60% of AMI	57	147	74	105	384
Between 60% and 80% of AMI	48	122	62	88	319
Between 80% and 120% of AMI	84	215	109	155	562
Between 120% and 150% of AMI	50	128	65	92	334
Between 150% and 195% of AMI	58	149	75	107	389
Between 195% and 245% of AMI	44	112	57	80	292
Above 245% of AMI	<u>80</u>	<u>206</u>	<u>104</u>	<u>148</u>	<u>538</u>
Total	444	1,136	575	816	2,972

Appendix B Table 4 (continued)
In-Commuting Workforce Unmet Demand by Unit Size, 2025
Truckee/North Tahoe Workforce Housing Needs Assessment Update

East Nevada County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	0	1	1	1	3
Between 30% and 60% of AMI	1	3	1	2	7
Between 60% and 80% of AMI	1	2	1	2	6
Between 80% and 120% of AMI	2	4	2	3	10
Between 120% and 150% of AMI	1	2	1	2	6
Between 150% and 195% of AMI	1	3	1	2	7
Between 195% and 245% of AMI	1	2	1	1	5
Above 245% of AMI	<u>1</u>	<u>4</u>	<u>2</u>	<u>3</u>	<u>10</u>
Total	8	20	10	15	53

Appendix B Table 5
Seasonal Workforce Unmet Demand by Unit Size, 2025
Truckee/North Tahoe Workforce Housing Needs Assessment Update

Truckee/North Tahoe Study Area (in units)

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	28	57	16	20	121
Between 30% and 60% of AMI	40	83	23	29	174
Between 60% and 80% of AMI	17	35	10	12	74
Between 80% and 120% of AMI	16	32	9	11	68
Between 120% and 150% of AMI	11	22	6	8	46
Between 150% and 195% of AMI	2	3	1	1	7
Between 195% and 245% of AMI	1	2	1	1	4
Above 245% of AMI	<u>1</u>	<u>2</u>	<u>1</u>	<u>1</u>	<u>5</u>
Total	114	237	65	83	499

Eastern Placer County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	12	26	7	9	54
Between 30% and 60% of AMI	18	37	10	13	78
Between 60% and 80% of AMI	8	16	4	6	33
Between 80% and 120% of AMI	7	15	4	5	31
Between 120% and 150% of AMI	5	10	3	3	21
Between 150% and 195% of AMI	1	2	0	1	3
Between 195% and 245% of AMI	0	1	0	0	2
Above 245% of AMI	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>2</u>
Total	51	107	29	37	224

Town of Truckee

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	15	31	8	11	65
Between 30% and 60% of AMI	22	45	12	16	94
Between 60% and 80% of AMI	9	19	5	7	40
Between 80% and 120% of AMI	8	17	5	6	37
Between 120% and 150% of AMI	6	12	3	4	25
Between 150% and 195% of AMI	1	2	0	1	4
Between 195% and 245% of AMI	1	1	0	0	2
Above 245% of AMI	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>2</u>
Total	62	128	35	45	270

Appendix B Table 5 (continued)
Seasonal Workforce Unmet Demand by Unit Size, 2025
Truckee/North Tahoe Workforce Housing Needs Assessment Update

East Nevada County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	0	1	0	0	1
Between 30% and 60% of AMI	0	1	0	0	2
Between 60% and 80% of AMI	0	0	0	0	1
Between 80% and 120% of AMI	0	0	0	0	1
Between 120% and 150% of AMI	0	0	0	0	0
Between 150% and 195% of AMI	0	0	0	0	0
Between 195% and 245% of AMI	0	0	0	0	0
Above 245% of AMI	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	1	2	1	1	5

Appendix B Table 6
Resident Workforce Unmet Demand by Unit Size - Working Veterans, 2025
Truckee/North Tahoe Workforce Housing Needs Assessment Update

Truckee/North Tahoe Study Area

Percent of AMI	Veteran Workforce		Veteran Workforce Unmet Demand (in units)				Total Units
	Worker Households	Inadequately Housed	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	
Up to 30% of AMI	10	10	1	4	2	3	10
Between 30% and 60% of AMI	25	19	3	7	4	5	19
Between 60% and 80% of AMI	21	12	2	5	2	3	12
Between 80% and 120% of AMI	37	17	3	7	3	5	17
Between 120% and 150% of AMI	22	8	1	3	1	2	8
Between 150% and 195% of AMI	25	2	0	1	0	1	2
Between 195% and 245% of AMI	19	1	0	1	0	0	1
Above 245% of AMI	<u>35</u>	<u>3</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>3</u>
Total	194	72	11	28	14	20	72

Eastern Placer County

Percent of AMI	Veteran Workforce		Veteran Workforce Unmet Demand (in units)				Total Units
	Worker Households	Inadequately Housed	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	
Up to 30% of AMI	2	2	0	1	0	1	2
Between 30% and 60% of AMI	5	4	1	1	1	1	4
Between 60% and 80% of AMI	4	2	0	1	0	1	2
Between 80% and 120% of AMI	7	3	0	1	1	1	3
Between 120% and 150% of AMI	4	1	0	1	0	0	1
Between 150% and 195% of AMI	5	0	0	0	0	0	0
Between 195% and 245% of AMI	4	0	0	0	0	0	0
Above 245% of AMI	<u>7</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
Total	38	14	2	5	3	4	14

Town of Truckee

Percent of AMI	Veteran Workforce		Veteran Workforce Unmet Demand (in units)				Total Units
	Worker Households	Inadequately Housed	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	
Up to 30% of AMI	8	8	1	3	2	2	8
Between 30% and 60% of AMI	20	15	2	6	3	4	15
Between 60% and 80% of AMI	17	10	1	4	2	3	10
Between 80% and 120% of AMI	30	14	2	5	3	4	14
Between 120% and 150% of AMI	18	6	1	2	1	2	6
Between 150% and 195% of AMI	20	2	0	1	0	0	2
Between 195% and 245% of AMI	15	1	0	0	0	0	1
Above 245% of AMI	<u>28</u>	<u>2</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>1</u>	<u>2</u>
Total	156	58	9	22	11	16	58

Appendix B Table 7
Resident Workforce Unmet Demand by Unit Size - Working Seniors, 2025
Truckee/North Tahoe Workforce Housing Needs Assessment Update

Truckee/North Tahoe Study Area

Percent of AMI	Senior Workforce		Senior Workforce Unmet Demand (in units)				Total Units
	Worker Households	Inadequately Housed HHs	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	
Up to 30% of AMI	46	45	7	17	9	12	45
Between 30% and 60% of AMI	114	86	13	33	17	24	86
Between 60% and 80% of AMI	95	56	8	21	11	15	56
Between 80% and 120% of AMI	167	78	12	30	15	21	78
Between 120% and 150% of AMI	99	35	5	13	7	10	35
Between 150% and 195% of AMI	116	9	1	3	2	2	9
Between 195% and 245% of AMI	87	7	1	3	1	2	7
Above 245% of AMI	<u>160</u>	<u>12</u>	<u>2</u>	<u>5</u>	<u>2</u>	<u>3</u>	<u>12</u>
Total	884	328	49	125	63	90	328

Eastern Placer County

Percent of AMI	Senior Workforce		Senior Workforce Unmet Demand (in units)				Total Units
	Worker Households	Inadequately Housed HHs	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	
Up to 30% of AMI	24	24	4	9	5	7	24
Between 30% and 60% of AMI	61	46	7	18	9	13	46
Between 60% and 80% of AMI	51	30	4	11	6	8	30
Between 80% and 120% of AMI	89	41	6	16	8	11	41
Between 120% and 150% of AMI	53	19	3	7	4	5	19
Between 150% and 195% of AMI	62	5	1	2	1	1	5
Between 195% and 245% of AMI	46	4	1	1	1	1	4
Above 245% of AMI	<u>85</u>	<u>7</u>	<u>1</u>	<u>3</u>	<u>1</u>	<u>2</u>	<u>7</u>
Total	472	175	26	67	34	48	175

Town of Truckee

Percent of AMI	Senior Workforce		Senior Workforce Unmet Demand (in units)				Total Units
	Worker Households	Inadequately Housed HHs	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	
Up to 30% of AMI	20	19	3	7	4	5	19
Between 30% and 60% of AMI	50	38	6	14	7	10	38
Between 60% and 80% of AMI	41	24	4	9	5	7	24
Between 80% and 120% of AMI	73	34	5	13	7	9	34
Between 120% and 150% of AMI	43	15	2	6	3	4	15
Between 150% and 195% of AMI	50	4	1	1	1	1	4
Between 195% and 245% of AMI	38	3	0	1	1	1	3
Above 245% of AMI	70	5	1	2	1	1	5
Total	384	143	21	55	28	39	143

Appendix B Table 7 (continued)
Resident Workforce Unmet Demand by Unit Size - Working Seniors, 2025
Truckee/North Tahoe Workforce Housing Needs Assessment Update

East Nevada County

Percent of AMI	Senior Workforce		Senior Workforce Unmet Demand (in units)				Total Units
	Worker Households	Inadequately Housed HHs	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	
Up to 30% of AMI	1	1	0	1	0	0	1
Between 30% and 60% of AMI	4	3	0	1	1	1	3
Between 60% and 80% of AMI	3	2	0	1	0	0	2
Between 80% and 120% of AMI	5	2	0	1	0	1	2
Between 120% and 150% of AMI	3	1	0	0	0	0	1
Between 150% and 195% of AMI	4	0	0	0	0	0	0
Between 195% and 245% of AMI	3	0	0	0	0	0	0
Above 245% of AMI	5	0	0	0	0	0	0
Total	28	10	2	4	2	3	10

Appendix B Table 8
Unmet Demand by Race/Ethnicity, 2025
Truckee/North Tahoe Workforce Housing Needs Assessment Update

Truckee/North Tahoe Study Area									
Race/Ethnicity Category	Resident Workforce		In-Commuting Workforce		Seasonal Workers		Homeless	Total	
	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Total Worker Households</i>	<i>Inadequately Housed HHs</i>
American Indian or Alaska Native, non-Hispanic	6	2	4	4	1	0	0	11	6
Asian alone, non-Hispanic	187	66	150	119	21	11	2	359	197
Black or African-American alone, non-Hispanic	36	13	29	23	4	2	0	69	38
Hispanic, any race	1,209	428	974	769	134	70	9	2,326	1,276
Pacific Islander alone, non-Hispanic	25	9	20	16	3	1	0	47	26
White alone, non-Hispanic	6,883	2,438	5,548	4,377	765	397	53	13,249	7,266
All other races	<u>294</u>	<u>104</u>	<u>237</u>	<u>187</u>	<u>33</u>	<u>17</u>	<u>2</u>	<u>566</u>	<u>311</u>
Total	8,638	3,060	6,963	5,494	960	499	67	16,628	9,119

Eastern Placer County									
Race/Ethnicity Category	Resident Workforce		In-Commuting Workforce		Seasonal Workers		Homeless	Total	
	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Total Worker Households</i>	<i>Inadequately Housed HHs</i>
American Indian or Alaska Native, non-Hispanic	6	2	4	4	1	0	0	11	6
Asian alone, non-Hispanic	75	26	60	48	8	4	1	144	79
Black or African-American alone, non-Hispanic	22	8	18	14	2	1	0	42	23
Hispanic, any race	592	210	478	377	66	34	4	1,140	625
Pacific Islander alone, non-Hispanic	14	5	11	9	2	1	0	27	15
White alone, non-Hispanic	3,058	1,083	2,466	1,945	340	177	22	5,887	3,228
All other races	<u>114</u>	<u>40</u>	<u>92</u>	<u>72</u>	<u>13</u>	<u>7</u>	<u>1</u>	<u>219</u>	<u>120</u>
Total	3,881	1,375	3,129	2,469	432	224	28	7,470	4,096

Town of Truckee									
Race/Ethnicity Category	Resident Workforce		In-Commuting Workforce		Seasonal Workers		Homeless	Total	
	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Total Worker Households</i>	<i>Inadequately Housed HHs</i>
American Indian or Alaska Native, non-Hispanic	0	0	0	0	0	0	0	0	0
Asian alone, non-Hispanic	99	35	80	63	11	6	1	191	105
Black or African-American alone, non-Hispanic	14	5	12	9	2	1	0	28	15
Hispanic, any race	616	218	496	392	68	36	5	1,186	650
Pacific Islander alone, non-Hispanic	10	4	8	7	1	1	0	20	11
White alone, non-Hispanic	3,759	1,332	3,030	2,391	418	217	30	7,238	3,970
All other races	<u>174</u>	<u>62</u>	<u>140</u>	<u>111</u>	<u>19</u>	<u>10</u>	<u>1</u>	<u>335</u>	<u>183</u>
Total	4,673	1,655	3,767	2,972	519	270	38	8,997	4,935

Appendix B Table 8 (continued)
 Unmet Demand by Race/Ethnicity, 2025
 Truckee/North Tahoe Workforce Housing Needs Assessment Update

Eastern Nevada County									
Race/Ethnicity Category	Resident Workforce		In-Commuting Workforce		Seasonal Workers		Homeless	Total	
	Worker Households	Inadequately Housed HHs	Worker Households	Inadequately Housed HHs	Worker Households	Inadequately Housed HHs	Worker Households	Total Worker Households	Inadequately Housed HHs
American Indian or Alaska Native, non-Hispanic	0	0	0	0	0	0	0	0	0
Asian alone, non-Hispanic	13	5	10	8	1	1	0	25	14
Black or African-American alone, non-Hispanic	0	0	0	0	0	0	0	0	0
Hispanic, any race	0	0	0	0	0	0	0	0	0
Pacific Islander alone, non-Hispanic	0	0	0	0	0	0	0	0	0
White alone, non-Hispanic	65	23	52	41	7	4	1	124	68
All other races	6	2	5	4	1	0	0	12	7
Total	84	30	67	53	9	5	1	162	89

Appendix B Table 9
Unmet Demand by Householder Age, 2025
Truckee/North Tahoe Workforce Housing Needs Assessment Update

Truckee/North Tahoe Study Area

Age	Resident Workforce		In-Commuting Workforce		Seasonal Workers		Homeless	Total	
	Worker Households	Inadequately Housed HHs	Worker Households	Inadequately Housed HHs	Worker Households	Inadequately Housed HHs	Worker Households	Total Worker Households	Inadequately Housed HHs
34 years or younger	2,211	783	1,782	1406	246	128	17	4,256	2,334
35 to 54 years	4,045	1,433	3,261	2,573	450	234	31	7,787	4,271
55 years or older	2,382	844	1,920	1515	265	137	18	4,585	2,515
Total	8,638	3,060	6,963	5,494	960	499	67	16,628	9,119

Eastern Placer County

Age	Resident Workforce		In-Commuting Workforce		Seasonal Workers		Homeless	Total	
	Worker Households	Inadequately Housed HHs	Worker Households	Inadequately Housed HHs	Worker Households	Inadequately Housed HHs	Worker Households	Total Worker Households	Inadequately Housed HHs
34 years or younger	1,036	367	835	659	115	60	8	1,993	1,093
35 to 54 years	1,746	618	1,407	1,110	194	101	13	3,360	1,843
55 years or older	1,099	389	886	699	122	64	8	2,116	1,160
Total	3,881	1,375	3,129	2,469	432	224	28	7,470	4,096

Town of Truckee

Age	Resident Workforce		In-Commuting Workforce		Seasonal Workers		Homeless	Total	
	Worker Households	Inadequately Housed HHs	Worker Households	Inadequately Housed HHs	Worker Households	Inadequately Housed HHs	Worker Households	Total Worker Households	Inadequately Housed HHs
34 years or younger	1,161	411	936	738	129	67	9	2,235	1,226
35 to 54 years	2,258	800	1,820	1,436	251	130	18	4,348	2,385
55 years or older	1,254	444	1,011	797	139	72	10	2,414	1,324
Total	4,673	1,655	3,767	2,972	519	270	38	8,997	4,935

Appendix B Table 9 (continued)
Unmet Demand by Householder Age, 2025
Truckee/North Tahoe Workforce Housing Needs Assessment Update

Eastern Nevada County

Age	Resident Workforce		In-Commuting Workforce		Seasonal Workers		Homeless	Total	
	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Total Worker Households</i>	<i>Inadequately Housed HHs</i>
34 years or younger	15	5	12	9	2	1	0	28	16
35 to 54 years	41	15	33	26	4	2	1	79	43
55 years or older	28	10	23	18	3	2	0	55	30
Total	84	30	67	53	9	5	1	162	89