

Survey Results: Regional Housing

Survey Info - This survey was sent on behalf of the Tahoe Regional Planning Agency to the FlashVote community for Lake Tahoe Basin NV, CA.

These FlashVote results are shared with local officials

1255

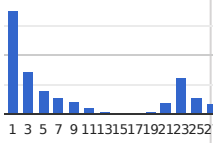
Total Participants

921 of 2335 initially invited (39%)
334 others
Margin of error: ± 3%

Applied Filter:
Locals only

Participants for filter:
979

Response Time (hours)



Started:
Sep 25, 2023 10:46am PDT

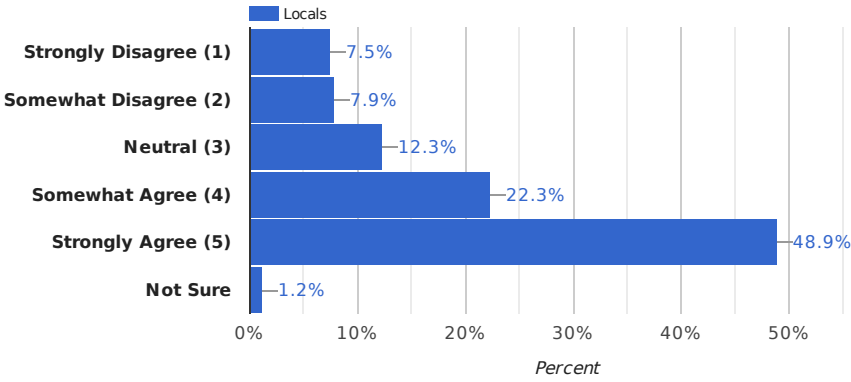
Ended:
Sep 27, 2023 10:45am PDT

Target Participants:
All Lake Tahoe Basin NV

Q1 How much do you agree or disagree with the following statement?
"People who work in the Tahoe Basin should be able to afford to live in the Tahoe Basin"
(979 responses by)

Options	Locals (979)
Strongly Disagree (1)	7.5% (73)
Somewhat Disagree (2)	7.9% (77)
Neutral (3)	12.3% (120)
Somewhat Agree (4)	22.3% (218)
Strongly Agree (5)	48.9% (479)
Not Sure	1.2% (12)

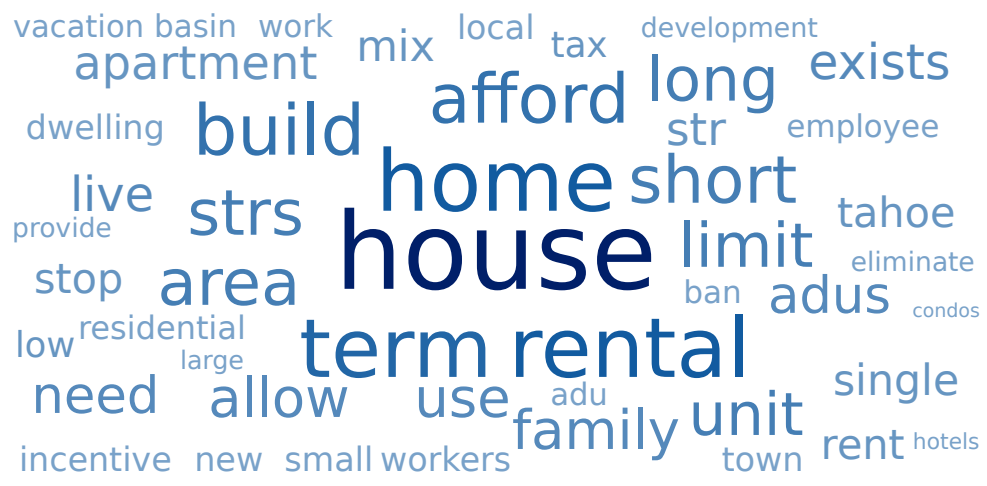
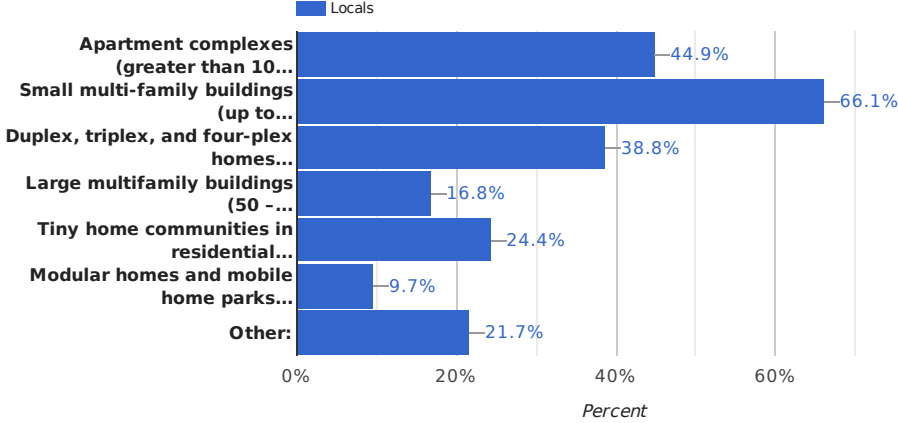
Average rating: 3.99



Q2 Which of the following, if any, do you think are the best options to provide more housing in the Tahoe Basin (Choose all that apply)
(915 responses by)

Options	Locals (915)
Apartment complexes (greater than 10 units) in and near town centers	44.9% (411)
Small multi-family buildings (up to 10 units) near town centers, in areas that already allow for multi-family housing	66.1% (605)

Options	Locals (915)
Duplex, triplex, and four-plex homes in residential areas	38.8% (355)
Large multifamily buildings (50 - 200+ units) in town centers	16.8% (154)
Tiny home communities in residential areas	24.4% (223)
Modular homes and mobile home parks in residential areas	9.7% (89)
Other:	21.7% (199)



- ADUs!
- not sure.
- We should include "off the hill" housing combined with effective work force transportation.
- less STR and ADUs. The cap is already too high. Instead of caps, stop renewals and reclaim rentals
- single family homes only on 1/4 acre minimum lot size
- LIMIT STRs AND IMPOSE A VACANCY TAX ON 2nd HOMES!
- Reno is 45 minutes away. Carson City is 45 minutes away. Bay Area, New York, LA would like that
- No more new development only replacement for residential
- Unless we start BACKING OFF ON ALL THE NEW RULES AND REGULATIONS NOBODY CAN AFFORD TO BUILD

Stop STRs

accessory dwelling units or partitioned additions to existing homes.

Utilize existing empty buildings to create athletically pleasing apartments.

Close down short-term rentals so those dwellings go back onto the long-term rental market!

Much improved "workforce" transportation in and out of the basin

Affordable single family homes in residential areas

Reduce the number of STRs

Mixed-use buildings in town centers

a mix of all of these

Increase use of ADUs.

Ban short term rentals. We have plenty of additional tourist accommodations currently in the works.

I believe the hotels, ski areas and other large businesses should provide housing

Limit short term rentals

Eliminate EVERY VHR in an R1 zoned neighborhood. Do it now. TRPA caused this disaster.

Nothing without an comprehensive environment and safety impact study,

Any all kinds of multi family dwellings... preferably near transit

Tahoe should not end up as an urban sprawl area

ADUs in our backyard for family and offices to work from home

Offer transportation to basin employees.

Ski areas should provide on-site dorm type housing for their workers, not more expensive condos

Additional dwelling units allowed on large lots

Given emergency egress limitations, no additional housing or population is wise.

Additionally small units added to existing properties

repurposing of old lodges around the lake that could be rebuilt for resort employee housing

Do not raise building height

tax the wealthy, tax multiple home ownership and ban STRs.

If they can't figure out how to make a living in Tahoe, they shouldn't live here

Employers should provide transportation or, in the case of hotels and ski resorts, on-site housing

Incentivize building of small "starter" homes for purchase

Adus

Limit Airbnb. Allow mother-in-law units. We can't handle the traffic from large apartment buildings

supply and demand

Allow relatively easy building for current homes to add additional units on their property.

Open up housing by banning STRs.

None of above

Reduction in short term rentals

No preference

Stop allowing STR's

Don't let big companies tear down small houses to build mansions

mixed use / apts over stores

I do not believe any of the above six would be good for the Tahoe Area.

None of these options are suitable. Think alpine environment, not flatland.

Rebuild commercial retail buildings with apartments above

we do not need to build more, we need to increase wages so workers can afford to live in hime here!

Get the broken down resorts running, an eliminate vacation rentals so people can go back to long te

Transit system similar to Aspen to move workers IN and OUT of the area for work

Encourage second units in single family residential area either as separate structures or units wit

New housing in unfashionable areas at higher elevation

Easier and cheaper process to build ADUs

Ban Airbnb and vacation rentals.

Eliminate short term rentals in the Tahoe Basin.

Truly affordable housing for affordable and low income. Large employers should provide in sie

the markerplace should decide. i have no capability to live in Montecito nor do i expect housing t

Commute

Limit vacation rentals

stop development to reduce impacts, less people required to support tourist trade

higher wages

all ideas

Incentives to non-resident homeowners to rent to long-term instead of STRs.

Washoe ran out the working people w/ their tax mess & now wants to "fix it". Who's kidding whom?

Real estate tax incentives to existing vacant homeowners

Offer credits to homeowners to update, repair rehabilitate existing homes that are not being used

Social engineering outside of supply and demand, will predictable lead to unintended consequences

all of the above

Apartments less than 30 units- 2 story

Small patio homes for families .

Ban short term rentals to open up long term rentals

Do not allow short term rentals and monitor rent prices

Banning Short Term Rentals

Low income/dense housing makes employees slaves & corporations rich (can keep lower salaries).

Ban short term rentals or regulate the heck out if them. Offer tax breaks for long-term leases

ADU's

Proper management of current housing supply

Realistic mix consisting of acceptable high density housing outside of sensitive areas?

WAY fewer STRs!!! They're small businesses, not residences.

Stop VRBOs and other type of short term rentals DO NOT BUILD TO ACCOMMODATE

rooms for rent in shared homes; homes/houses for rent

smaller homes, less vacation homes, no VHRs

We do not need or want more housing In the Basin.

Stop the greed short term of VHR. Allow people to rent/lease long term

long term campgrounds

None

Like in El Dorado Co. strictly limit STRs, which will drive down housing costs!

Why do we need to build housing? Why can't they commute in?

Build a bunch of affordable apartments in the big hole. Convert the Hard Rock into apartments.

Towns around the lake are small. It is called a daily commute, ride share, public transportation.

not needed

I have no idea

ToT funded supplemental rent payments

The problem is that NO new construction will be affordable.

Pay should be higher to take into consideration the commute, but I do m

None of the above

Where ever employees wish to live: homes, apartments, dorms, etc. In any area of the Tahoe basin

get local hotels finished to take the demand off STR's so those properties can go to long term

Normal cabins and residences that are affordable because the county cuts way back on VHRs.

ADUs that are NOT deed restricted. Homeowners do NOT want deed restricted

None of the above

Eliminate Short Term Rentals

Regulate STR and build nothing larger than small scale housing in any neighborhood

Mixed use buildings with apartments over shops

Single family homes, removing some of the numerous VHRs and Air BnBs to be used for local housing.

Fewer short-term rentals would solve all these problems!

NO apartment bldgs!!!

ALL OF THE ABOVE!?we need apts houses tiny houses mobile homes modular homes

Mixed use development with multistory apartments above businesses.

trains and buses from Reno

I feel like we have a lot of vacant homes that could be utilized before building new ones.

Any mix of the above that suit the area. NO city construction. This is mountain NOT city.

Real "affordable housing". We had enough empty promises. Where is the affordable housing??

None of the above

Tiny homes for homeless community

All of the above

Single family affordable houses with available public transportation

Tax vacant homes

Allow more "granny units"

Decrease short term rentals and increase long term rentals with incentives for home owners

Need to use the concept of "Specific Plan" for placement of affordable housing, separate from visitor

Employee housing provided on site for new development, rental housing within current heights

Depends on zoning laws. Scale back on STR's

This is a complex issue. Building more is questionable.

live and work where you can afford to live and work

Live and work where they can afford.

Ski areas should house there employees

Don't build subsidized housing in existing residential areas. It is. It fair to existing homeowners

None of the above. Limit VHRs. Reward long-term rentals. Don't spread into residential areas more.

Limit the number of short term rentals. They did it in South Shore and now there's all these houses

More rentals than purchase for wf housing.

mixed use with smaller condos in town centers that can't be short term rentals

The housing that already exists should be affordable for workers of South lake Tahoe.

Reduce number of STRs

Affordable houses that cannot be used as STR.

First, ban STRs to open availability of long-term rentals. This is the fastest, lowest-cost fix.

Anything that will fill this desperate need

Reduce STR/VHR

Accessory dwelling unit.

anything that doesn't involve cutting down more trees; maybe getting rid of STRs

use existing available space above commercial areas. May need code changes, but the space is avaiab

Affordable housing for teachers, nurses, emts, etc. Should be top priority.

More STR restrictions. Requirement that each home have at least one full time resident.

all of above

Commuting. Low cost housing is not a right.

I have seen affordable housing built, and after a certain amount of time they seem to fall out!

Single family homes, like everyone else!!! We do not want HUGE buildings at North Tahoe.

Repurpose buildings that may not be occupied into housing units.

ADUs

allow homeowners to build ADUs , quit the restrictions

Limit short term rentals

Infill development, renovating existing structures, and accessory dwelling units (ADUs)

apartments in the town center walking distance to hotels/casinos and majority of the business

Anything that will be affordable based on local minimum wages

stop STRs, use as as long term rentals

Limit abd strictly enforce STRs around the entire basin

None. Let the private market figure it out. A solution does not need or require government interv

Combo of units that dont pack it in with unlimited density and huge land coverage.

all options should be considered, catered to various opportunities and neighborhoods.

Provide incentives for absentee owners to rent long-term to local employees (like in Truckee)

Less vacation rentals. Those houses can be used for long term rentals.

FREE MARKET applies only

Reduce STR inventory (i.e., permits) and incentivize long-term

I am not sure why we are having this discussion. Many condos have become apartments.

End STRs! STRs are often in homes/condos that would otherwise be used for workforce housing.

Tiny home communities in county owned spaces, commercial zoning, residential multi family zoning.

Instead of huge developments for the wealthy with no thought of housing for workers or low income

Commercial zoning to allow workforce housing above, businesses below. 947 Luxury is WRONG!

Multi-family complexes 20 unit or more in and out of town centers

Limit STRs

Live in Carson and commute

allow ADU's in Washoe and Douglas County

small single family homes out in the county like meyers

using the current housing stock more wisely- must be el dorado fulltime resident to own

Allow the ski resorts to build apartment buildings near the slopes for employee housing.

Single homes at a price that locals can afford to purchase.

Eliminate STR's

We need fire / evacuation safety first and foremost. Stop development!

Modular home at new sites not within existing residential areas.

Offer incentives for first time home buyers and people who work in the basin. Have work address in

Whatever it takes to get affordable workforce housing

Severely restrict STRs. Opening up more long term rentals Respecting neighborhoods

The housing is there. It's just been turned into 3900 little hotels (STRs)

allow for more cottages and mother-in-law units

Better utilize the current supply. Create an incentive for homeowners to rent to fulltime locals

Incentives for long-term rentals for working class. Severely limiting or banning short term rentals

Limit STRs

Apartment complexes 6-10 NOT near town center.

Multiperson dwellings where several families share a common kitchen, dining room and living room.

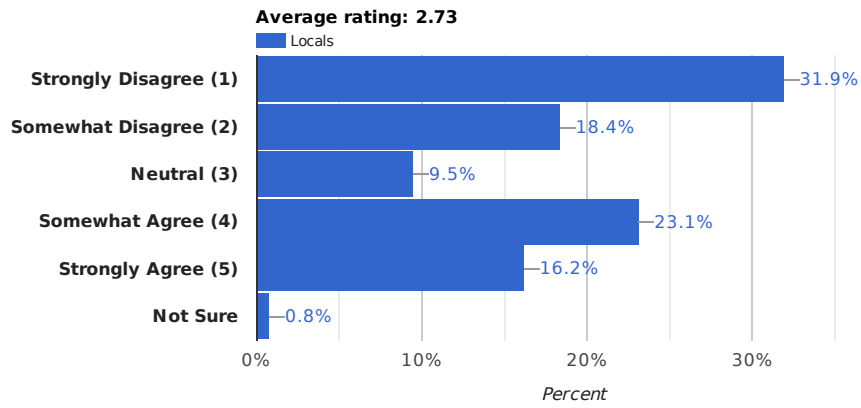
none we don't need more people in the Tahoe basin

Q3 How much do you agree or disagree with the following statement?

"I would be OK with taller and larger buildings in and around our town centers if that created more affordable housing options"

(949 responses by)

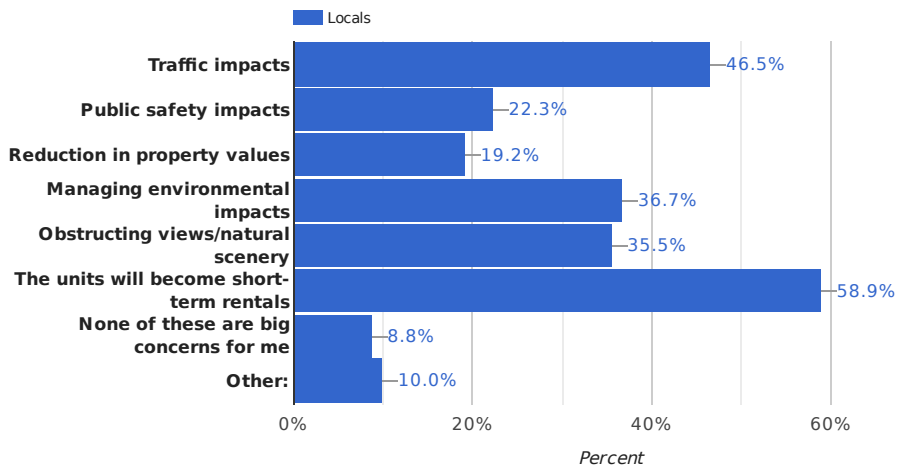
Options	Locals (949)
Strongly Disagree (1)	31.9% (303)
Somewhat Disagree (2)	18.4% (175)
Neutral (3)	9.5% (90)
Somewhat Agree (4)	23.1% (219)
Strongly Agree (5)	16.2% (154)
Not Sure	0.8% (8)



Q4 What are your biggest concerns, if any, about making it easier and less expensive to build smaller and lower cost “workforce housing” units in the Lake Tahoe Basin? (You can choose up to THREE, if any)

(918 responses by)

Options	Locals (918)
Traffic impacts	46.5% (427)
Public safety impacts	22.3% (205)
Reduction in property values	19.2% (176)
Managing environmental impacts	36.7% (337)
Obstructing views/natural scenery	35.5% (326)
The units will become short-term rentals	58.9% (541)
None of these are big concerns for me	8.8% (81)
Other:	10.0% (92)





"Missing Middle"

The new units actually being affordable for those working here.

They won't stay affordable, housing near towns centers is always expensive.

Housing for out of town telecommuters

Affordable housing is not the issue. Jobs that pay enough is the issue.

no financially feasible

The Placer County Tahoe Area Plan already allowed increased height in town centers; don't need more

Environmental

Not reasonable to build low-income housing of very expensive land.

Parking for residents who live in them. Many currently park on streets.

crime increasing

Changes to zoning aren't actually used for workforce housing (ala 947 Tahoe disaster in IV)

Keeping site on the long-term community character and wellbeing

Free up the old Garni (Tahoe Inn) at Stateline for employee housing... must show paycheck every mon

There are plenty of houses. The current administration made it impossible for workers to buy

AFFORDABLE should actually=affordable, NOT using police or nurses as a gauge (\$\$\$\$)

The character of the vacation resort area would change too much!

Still not affordable...

I do not support having local government solve this problem, let local businesses figure it out

Developers using the building code to build high value condos on the property not affordable housi

All of the above

will bring to many new people into the area

Terrible people in the community pushing regular people out

Cannot answer question without knowing what "making it easier and less expensive " means. I.e. how

Fire evacuation impact of increased density.

It creates workforce slavery. They get paid artificially low salary and economic freedom is taken.

Investors will buy them and they will no longer be affordable

That would make North Tahoe back into a trailer park

To high of density resulting in lower quality of life.

Small town living needs to stay small

RUUs are the same for ADU or one apartment or 1200sf home. Keep RUU for local workers/FT residency

Never

Driving 30 minutes from Reno is not a hardship - it would be the same if you lived in Southern CA

Need to be attractive buildings, not cheap buildings.

Don't want it to become trashy

Wildfire Evacuation Impacts in Denser Town Centers which become evcuation chokepoints.

Eliminate short term rentals

Quality of living for our workforce

parking concerns

Workforce folks deserve real housing options, not some shitty tiny home.

not tall highrises.

We should have a building moratorium in Lake Tahoe, we don't have the infrastructure to accommodate

We don't need to build new. We have plenty empty to choose from. 100's that just need some updates

How about people who are worried can suxk it up. People deserve to live comfortably. Tax the rich.

Fire evacuation due to increased densities

All of the above

Managing growth of any kind at LT is getting disastrous and out of control. I don't trust any agen.

All are critical concerns.

Parking - workforce needs to be coupled with means for workers to get around without driving

socialism

Subsidized housing can attract people undesirable people-crime, drugs, behavior

The units will be rented to the wrong people. And/or the rent will still be unaffordable

Public transportation needs overhaul, bikes/E bikes need safe and accessible roads/trails

I don't want single family residential neighborhoods turned into hotel or multi family use.

We need to think differently. Use avaiable 'commercial space and convert to residential studios/on

general concerns about loss of community character --- although incline isnt that friendly to begin

New units need to be able to park enough cars —NOT add more cars to park on the street.

Relegating "locals" to multi family housing with little/no option for ownership

Water and sustainability impacts are not being addressed

Fire evacuation concerns

People should not be entitled to co

Placer Co and TRPA created this mess with the STR program. END IT!!!!

Traffic mitigation has to go along with housing

Density, impact on neighborhood, cleanliness / trash

These questions are biased in one direction. I expect more of TRPA.

limit STR's/sub division. Multi own/Corp. "time shares" not allowed. New owners req. 3yr long term

I am worried about the ability to leave the area. 89 full of traffic. Paradise 2.0

overcrowding residential areas. concentrate by the hotels and town center. do not spread out.

They won't be affordable for average worker & seasonal workers

do not support more construction in the Basin!.

expanding infrastructure costs: i.e. water, sewer, trash, fire and police service, etc

Low income housing will turn into slums. Look at any big city in the east.

I am opposed to excessive height density and coverage.

short term solutions may expire; properties will be poorly managed

Look first at ways to incentive property owners to rent to local employees

Taxes to subsidize building

Fire & Evacuation

Instead of huge and TALL developments that are inappropriate for our communities

What's work force housing? Please define

TRPA dropped the ball decades ago on this issue. Commercial should have had mixed use allowed!

overcrowding and not able to get residence out of the basin in the event of Fire

Cost of fees to TRPA and other agencies to build the housing

New development is too expensive; must redevelop using old materials when possible. Minimize STRs

we need more blue collar people to live and work in south lake tahoe ban all VHR's in Meyers

You all wouldn't hesitate to help the rich people out.

Workforce housing should be incorporated into the development property, not community.

It will help lower class and not middle class

units not stay "workforce housing", just adding more residents making matters worse

We have plenty of houses. Incentivize existing homes to be workforce instead of STRs.

"Affordable housing" should be evenly dispersed throughout the resorts, not just Kings Beach.

Ensuring that affordable housing eligibility rules match realistic wages in our area

Require Lrg developers to build NEW Workforce hsg for new staff, not buy/rent existing motels

Management of the resale price if they for sale units

Q5 Any other comments or suggestions about housing in the Lake Tahoe Basin?

(408 responses by)

vacations. Now there are 24 STRs in our small complex, which represents almost 50% of the entire complex. The same is true in all the areas around me, here in North Tahoe (Tahoe city). More building is NOT the solution!!!

There are so many empty old properties in the basin. Why not create a win win and house locals while cleaning up the blight?! Time to cut through the red tape!

We need it, a lot of people are traveling from off the hill making traffic/commuting issues. Especially during the winter, we need people to be able to live and enjoy the same area that the second homeowners & primary homeowners enjoy.

I would like to build an additional building on my property, or an addition to my house with some partitioned areas that I could rent to local workers. This is common in college towns, would provide additional housing for workers, and income for homeowners without the impacts of STRs.

Stop OKing luxury condo and resort builds. What we don't need are more low occupancy units that will destroy Tahoe's charm without at all addressing the housing situation. Please consider instituting a second home/less than FT occupancy tax.

We need to have more density in our town centers

while I appreciate the opportunity for input, this is a nationwide/statewide/regional problem. Tahoe not going to be able to tackle on its own

I believe casinos, ski areas and other large businesses should provide housing for their employees

It seems like current government actions are throwing away the protections that were in place, just for economic gain.

Allow small parcels to be bought by workforce people to build small homes or put on manufactured/modular homes. There is plenty of land that will fit this idea. And streamline the permitting process and lower fees.

TRPA cause residential neighborhoods to turn into commercial lodging investment opportunities when it delegated VHR permitting to the counties. This delegation needs to be sunset and ALL VHR's removed from R1 zoned neighborhoods in the Tahoe basin. If communities want still more housing they can impose vacancy taxes to strongly encourage empty houses to become available for rent.

Do it fast, and stop vilifying second home owners for a problem that has been around since the 20's...

Housing in the Lake Tahoe Basin needs to be at various price points to be accessible for all who choose to live (and work) in the Basin. TRPA, stop kowtowing to developers who seek to build multi-million dollar luxury housing. You're destroying our Tahoe communities and pushing out the people who make the towns and communities run. People who can afford to buy multi-million dollar properties are not going to bag groceries at Safeway serve drinks and dinners at our local bars and restaurants. Stop with your greed!

Stop trying to create more housing. If short term rentals were banned, there'd be no issue for housing.

turning Tahoe into an urban area is not the solution

Control short term rentals in all the Tahoe basin

The proposals to raise height and expand development in the area is terrible for commuting workers, residents trying to get to appointments, and will prove detrimental to evacuation efforts in a disaster.

Housing for all who work in the Tahoe Basin is important. The reduced environmental impacts for their travel to and from the Basin will outweigh the additional impacts from the increase in housing units. Centralizing the new units in community centers will further reduce those impacts by making the communities more walkable.

Over regulation and "climate change" virtue Has inflated the cost of building and prices many out. It cost almost twice as much to build a home in CA than MT.

Overbuilding in the Basin has already become a huge fire-safety problem. TRPA has totally lost sight of it's reason for being. They were created to protect Lake Tahoe and the Basin from over-development. Now they are the ones encouraging just that!!! For the safety of the residents it must stop

If you effectively limit/ban STRs by ending access to IVGID recreational amenities (except Diamond Peak) to anyone other than PPH and ACCOMPANIED guests, many of the properties now in vacation rental will become seasonal rentals for the workforce. Two problems solved, no expense.

we have to do something. we are losing our teachers, cops, firefighters, students, waitresses, retail workers, bus drivers, healthcare workers....anyone who isn't buying homes with cash. If you didn't buy in 2011-2018, there is no way. Our local kids will never be able to afford to live here.

The basin is maxed out or even over populated with respect to available emergency egress.

TRPA needs to research other options to help with Tahoe basin housing issues. None of the current TRPA low-income housing is restrictions are enforced or monitored.

Ski resorts should provide housing on-site, which should also be used for summer hires in the basin.

Rental units in downtown corridors are essential for walkable access to grocery stores, restaurants, laundromats, and public transit. Adding units in residential areas will add more cars and pollution and will negatively impact the health of Lake Tahoe

Reduce short term rentals and encourage long term rentals

The county should do more to limit the vacation rental inventory or rental days. Too many people are buying property in the Tahoe basin with the intent to rent them out and not use them as their own property. As an owner, this affects the amount and cost of affordable housing.

Workforce housing planning MUST consider the actual income levels of the work force. For example, proposing workforce housing requiring a \$200K annual income to buy or lease would be foolish and should NOT be done. Choose a different approach.

I support larger affordable and achievable housing projects in areas with adequate services (eg top of Dollar Hill). I DON'T support more height on the lakeside of the highway anywhere for housing or any other use; in fact I didn't support the recently approved increase in the Placer County Plan for the lakeside. On the mountain side of the highway, I only support increased height in those locations that don't block ridgeline or lake views and where nearby mature trees will continue to be taller than the structure proposed. I think a 3-4 story structure can fit within our North Shore small towns character, and in certain conditions could see a 5-story structure doing so, but I don't have much faith in the TRPA scenic protection system anymore to protect the visual quality of our town centers. I don't think the system is good at making individual project distinctions based on site specific characteristics and specific design proposals.

Mass transportation focused on seasonal employees from outside the Tahoe basin to employer or employment centers inside the Tahoe basin must be investigated. Building affordable housing in the Tahoe Basin only has negative impacts and implications. The rural Tahoe basin cannot be changed to an urban/suburban environment. TRPA needs to limit not encourage and accommodate development as it previously did to protect the Lake Tahoe rural environment.

Change the rules so the old hotel in Brockway can be renovated to low cost housing

Being close to groceries and public transportation lines is important for year round transportation while minimizing the need for cars.

Don't talk to me about these concerns. And don't talk to IVGID. Insofar as Incline Village is concerned, talk to our true governance - Washoe County. If Washoe County chooses to do nothing, then why is TRPA sticking its nose in this non-issue?

Looking at the West Shore as an example, there are a number of old lodge properties with cabins on them along Hwy 89. Those would be prime candidates for redevelopment, with essentially zero impact to the surrounding communities, and would bode well for the resorts for locating dense seasonal employee lodging requirements. In addition, longer-term units designed for full-time staff could be built there. The Tahoe community needs to find an answer for the major challenge of short-term seasonal employment (resorts, parks, restaurants, summer activities) and make this viable for the benefit of all Tahoe basin residents. A concerted effort to buy out existing holders of these properties and redevelop will require deep coordination and determination, but is the "right answer" in my opinion - and that of many others.

Larger employers in the basin(Resorts, Casinos) should contribute to funding housing

Why not improve bus transport to Lake Tahoe from Reno and Carson City ?

I realize workforce housing is necessary and complicated, however, building larger and taller structures will create other issues

The housing you want doesn't exist, you must tax the wealthy to make it a more equal world!

We need more lower cost permanent housing, but not at the expense of safety and property values.

There needs to be incentives for construction and development of workforce housing. For every "luxury" or high-end development, a certain number of workforce housing units should be required that can never be converted from workforce housing.

We don't need more structures... All I will do is bring more people and will need more housing and more housing and more housing... We don't need it and we don't want it... If they can't figure out how to make a living in Tahoe, they shouldn't live here

Workforce housing is needed but massive changes to the zoning regulations will only be exploited by developers (ala 947 Tahoe in Incline). We need to maintain Tahoe's small town character while also providing reasonable housing options for the folks who provide us locals with all our services (e.g., restaurants, ski resorts, housecleaning, groceries, laundry, etc etc)

Employers with more than 30 employees should contribute to a workforce housing fund to obtain housing.

Utilize the many short-term rentals (motels) we already have available in South Lake Tahoe. Remodeling and improving current rentals first. And promote more small single family housing and less large multi-family short-term rental properties.

Important to maintain character and sense of place in tahoe. Really important to maintain mixed uses so that the development pattern doesn't skew to primarily residential up here at the lake and all services are down in the valley or elsewhere

Modular housing should be considered like silicon Valley. New developments should be required to provide affordable housing like martis camp. All should be minimized like growth in tahoe basin

I want no growth

You can't legislate a solution to the cost of housing. I do think your ideas about pre-made housing are good from a cost perspective and perhaps it circumvents some of the insane oversight and fees that drive the prices up and introduce years

worth of planning and delays. But unless you can just drive it in, plug it in, and connect up water I don't expect much will change. The insane fees, oversight, and delays will continue. The real issue is income inequality which you're not going to address at this level. If businesses want to have employees and they can't find any they'll have to pay more until they can. Which means that they will raise their prices. Which means less people will come. That's not necessarily a bad thing. At some point they'll find a wage sweet spot (equilibrium) that works for everyone. If not, they'll go out of business. The local economy will tank. Housing prices will come down to make things more affordable. And so it begins again.

TRPA is an environmental natural resources conservation agency. That's where TRPA focus should begin and end.

There need to be serious environmental impact studies of the vastly increased tourism of the past two years. Our infrastructure does not allow the basin to remain a relaxing vacation designation or safe place to live. TRPA, Washoe County, and Placer County are not being realistic about the impact they are having and have not taken into account the very valid concerns of North Shore residents...it's all about development that encourages larger population being squeezed into an area restricted by nature. The needs of developers first, residents last.

Rather than changing the rules re: height, coverage, or more # of units, re-think the zoning restrictions re: ADUs, tiny homes, & higher density, but low height maximums. Remember there are limited avenues of emergency egress in times of fire. One only need remember the Caldor Fire in South Shore to see how quickly plans can run awry.

Just do it, now!!

Cut the cost of permits, hook up fees, and TRPA fees to build. Spread bonds over 20 years to reduce up-front costs.

I feel that Tahoe is so special, maybe an entrance into the basin fee? Funding seasonal housing under the guise of seasonal vacation rental properties. Designated camp areas, Yurts and Tiny homes? Utilizing the existing housing through public encouragement to property owners and vacation home owners. Leasing contracts and vetting applications. Just a few of my ideas. Thanks

Small houses/tiny homes that people can own that are deed restricted to local workers would be amazing!

IF we would eliminate Short term rentals those units might become available as longer leases to our work force, but only if STR are eliminated entirely otherwise the owners will make the long term leases priced out of the reach of the workforce

Only people with certain jobs should qualify, and they should be those with work that benefits Incline and Crystal Bay: firefighters, teachers, police, IVGID workers (rec center), etc.

The proposed fix of low income housing will result in more crime and create more adverse environmental impacts.

We need to do more for the middle class too. No middle class workers can afford a home and should not have to live in low income multi-family units.

I am not in favor of large multi-units. Period. We need to disperse others throughout the community in small numbers.

Again...STR/VHR should be drastically reduced, especially those built specifically for this purpose.

No

Most similar mountain communities (Aspen, Vail, Park City, etc) do not house all their workers on site. The long term solution needs to be efficient and frequent bus services from park-and-rides in Carson City, Reno, etc

Stop letting people build on the cliffs of the lake as in Crystal Bay. Stop letting the billionaires build on every square inch of their lakefronts. Oh forgot they already have.

Create an easier, streamlined system for current properties to be able to add on to their home if it will provide workforce housing. Like building a garage with an apartment over top, you'd get help on coverage, permits, and taxes.

Need transport for these buildings. Probably no land to build in/near town. Best build as far out as possible yet within city/town boundaries.

It is absolutely VITAL that we house more than just Cody in Incline. Get it together and make housing more affordable. I'm a single mom with w kids and can't afford a rental after my lease is up.

NO MORE Short-term rentals! They are killing our communities and our lake!!!!

Keep creating incentives for locals to purchase/selling to locals. \$600,000 is not affordable. Seems like Placer County is on the right track with Deed restriction incentives but it's still not enough to bring prices down to something more affordable for first time home buyers.

We must have affordable housing for those who work in the Basin. Most ppl in service jobs (and we are an economy based on tourist dollars) cannot afford 3K a month for a 2 bedroom apt.

Don't let investment companies buy small individual houses. BAN SRTs!

If it's subsidized by public funds, the homes should be for full time residents that provide proof of working.

We desperately need more affordable housing. Hand in hand with housing is more public transportation that is reliable and inexpensive. Housing needs to be near where people work - and that includes the ski resorts as well as shops/restaurants, etc...

It won't happen unless it is profitable to do it. TRPAs current rules will not allow it to be profitable without huge subsidies.

I don't like the idea of building more homes to support locals. I like the idea of encouraging people with rentals or second home getting incentives to allow locals to live there with affordable rents.

There should be a way to build stunning resorts that blend in with nature and affordable housing for all the people who work there. Nature and Nurture.

I support the fact that more middle and low income housing is needed, and understand the difficulty in finding development money. I would like to see more projects similar to those like Artist Lofts in Truckee and DOMUS in KB. There is a real need for housing but we need to be mindful of environmental, traffic and safety issues.

Stop it. Just stop it. You don't need to live where you work. And Tahoe doesn't need to turn into a giant slum.

There is absolutely no need for even one more single family home to be built, unless it's replacing an existing SFR.

Such efforts never end well. Economics drives the result: either the housing prices are bid up by new buyers (thus eliminating affordability) or prices are artificially depressed by rent control, leading to deterioration of facilities.

Local govt are going to need to be active in this project.

STPUD and other entities involved in bldg new housing need to be part of the solution in affordability. Incentives need to be offered to bring the costs down so it makes financial sense for someone to build these types housing and TRPA needs to stop giving out allocations at all until affordable housing is figured out. Bldg big takes away our limited space/ coverage, and all anyone is creating now is NON affordable housing

I thing too tall, but affordable housing for workers is desperately needed.

If the temporary workers are primarily at ski resorts, perhaps a sort of studio apartment situation could be studied with restrictions that one must be employed in the Tahoe Basin as well as income restrictions. But, if I have a job in Malibu as a secretary? in a real estate office, I do not think that entitles me to live in Malibu & require others to make it happen.

Workforce housing is not achieved by building tall and low parking multi-million dollar condos. You snoozed thru the Incline vote because is a sales office making it multipurpose. Your plans for increased density might fix one problem but create wholly unmanageable traffic and egress problems. The traffic study released but the big task force does not match local observations and frustrations with traffic. Lower cost housing is needed and was here before the STRs blew up far bigger than when We began visiting and then buying in mid 90s. It is a patchwork of local rules and Washoe County refuses to act. Do the right thing and make a basin wide restriction on STR permit numbers and with 30 min response phone number posted on home.

Encourage current home owners with unoccupied units to consider long- term rentals. I have been very successful providing "ski leases" during the fall, winter & spring seasons yet still enjoy using it during the summer. Some many homes, townhouses & condos remain empty most of the time. Such a pity...

government support and education on home ownerera ship

None

No more new construction. Work with what is already there.

Need to stop large development like the Ritz in Crystal bay. Need to figure out evacuation plans. . .instead of all the rocks placed along Route 28, could have built another lane.

Reduce the possibility of short-term rentals: make it more interesting for homeowners to rent long-term.

I think our current situation with short term rentals giving those owners more income than long-term rentals is a serious dilemma. I was wondering if county or state entities could construct affordable housing for workers to live in the area and thus be employed locally. Thank you for addressing this problem.

Inexpensive public transportation from areas outside of the immediate Tahoe Basin.

LT gas in will never be able to accommodate suburban or metro building plans. Stop wasting everybody's time trying to put square peg in round hole. Leave stupid tall buildings in south shore and flatland. This is not Tokyo or los angeles.

Put many more restrictions on STR permits.

Units built on landed away out of the local town and transportation (Tart connect) used to get people to and from work.

Be careful what we ask for, we don't need local government officials addressing this issue, best let local business owners solve this

They have to commute like the rest us! This is an expensive area and will get paid well and this will commute/carpool. This is not a problem for you to resolve. Let the market solve it.

The questions in this survey make it unclear as to what problems we are really trying to solve. Is it the cost of labor? Is it to reduce commuters? We should try to be honest about the problem we are trying to solve and the impacts we are willing to accept to solve the problem.

Resorts should be for housing tourists! Houses and apartments should be available for long term, workforce rental. Eliminate vacation rentals!!!! Not to mention how vacation rentals are blighting our neighborhoods and broken down boarded up resorts and hotels sit empty and bombed out!

Explore modern panelized building methods such as SIPs to speed construction, reduce costs, and provide energy-efficient housing.

Our work force needs to be paid livable wages for the area...Part-time homes should be heavily taxed or required to have a full-time caretaker on the property in adu. STR's should only be operated by full-time residents that can adequately care for their own property. Prohibit company's like Va Casa to promote STR's because they do not responsibly care for the neighborhoods or homes. If they have more than 3 complaints, on any 1 house, they should not be allowed to operate.

Workforce housing is a problem and solutions are not available. Employers need to provide solutions because they benefit from the workforce.

The social fabric in Incline Village is becoming increasingly unhealthy. I like to be able to cross paths with people in their daytime jobs and also with their kids in school, and run into teachers doing their shopping at Raleys or getting their oil changed, and so on. We had that to a greater degree when we were raising our own kids. Part time residency, even apart from STR, becomes toxic when it's too large a percentage.

vacancy taxes

Stop short term rentals in residential areas.

All of these surveys are fine and dandy but before anything can start a piece of land must be available. Nothing will work unless the land is subsidized and then by whom. Wish what you want then the grim realities set in. Federal tax credits and tax exempt bond financing is the only way to even begin to scratch the surface to obtain "affordability.

I think that spreading the housing throughout the neighborhoods is preferable to constructing large concentrated "Local Workers" communities in various areas within the Lake area

Achievable housing is not affordable. This survey is patently misleading because it fails to discuss that achievable housing isn't really affordable housing.

Nothing to add.

The root cause of the housing shortage, as well as several other problems in the Tahoe Basin, is the large number of housing units that have been turned into short term rentals. Instead of building additional housing of any kind, first eliminate short term rentals, then see if there is still a housing shortage.

to finish my earlier statement - nor do i expect anyone to construct housing for me there, that i could afford.

Don't give in to NIMBYism. "Unobstructed views" and "ever rising property values" are not human rights.

Build it! They will come, hell, they're already here!

Turn the old fire station in Tahoe City into affordable (workers) condos

We need affordable house for full time year round employees and perhaps a different solution for part time/seasonal employees

This is the most important initiative in the basin. People are literally living in their cars and are homeless because a select few in the community don't feel that people here deserve a place to live. Stop listening to the dissenters who think Tahoe belongs to them. It doesn't. Everyone deserves to experience this place, and if you don't like that, leave.

Continue to limit vacation rentals in residential neighborhoods. Disincentive second, third, fourth homeownership. Use fund from disincentives to help subsidize rents etc.

The estimates that are frequently published about how many units are needed are wildly inaccurate. Numerous private developers I've talked to say there is nowhere near the demand that is estimated.

The problem is not lack of housing! It is that the tourist trade is over promoted by a relatively small number of businesses who benefit. This creates the demand for workers who want cheap housing. Continuing to grow tourism will damage the lives that the vast majority of residents want to enjoy.

our infrastructure can not sustain any additional housing or large housing complexes. We need to redesign the area first. We were created as a tourist community and now we are a fulltime bedroom community/tourist community.

Reduce STRs

This has always been a 2nd home community for more than those who call it full-time. The only real change with STR's is that technology opened up underutilized residences which often sit empty. This changes the community dynamics, but also sustains more local businesses who otherwise would not be visiting our community.

You are RUINING North Shore by trying to 'Californicate' it. STOP THIS MADNESS.

I think the huge costs incurred to build new workforce/affordable housing is out of control. Also second home owners that use the homes can't be forced to rent but if people with abandoned homes/neglected homes could be given grants or low cost

loans to rehabilitate that could open up a lot of housing.

Need enforcement for existing deed restricted properties

If larger/taller buildings are considered, they should not be within close proximity to the lake, with height/size on a more moderate scale - 4 or 5 stories tall, max. Deed restrictions to prevent them from becoming STRs.

Need less short term rentals to achieve greater community spirit and to disincentivise development for the sole purpose of economic gain.

It would make more sense and deliver more community value to build reasonably priced housing than the mega \$ condo complex projects that seem to be getting approved

I am not in favor for Short Term Rentals

Can we get proposals from urban planning consulting firms? No need to reinvent the wheel when there are professionals who focus on these issues.

We desperately need it!

Units should be rentals for workers controlled by the business community. Owned properties will become second home cabins and short term rentals.

We have no choice but solve the issue of affordable housing. I'm very pleased to see a survey like this. I just hope something real can actually be done about it.

Tahoe Prosperity Center is a mask for big developers.

Compelling changes in the housing situation could negatively affect property values, introduce the slums of tomorrow, create overcrowded in these "units," not remain "low cost housing" without strict oversight, stress required services (schools, parking, garbage...), add to the overcrowding beyond tourist seasons, might cause an increase in crime, could drastically change the ambience of the current small town environment,

Don't rape the lake to build affordable housing - it won't be affordable for long. Don't change the zoning. Don't allow more density. Let the chips fall where they may

My biggest concern is developers buying out commercial properties and put in high rise condos, which the working class cannot afford.

Reuse old buildings - there are lots of empty hotels that could be turned into housing. Don't allow short term rentals. The cost of a low income housing is still unattainable- offer options to buy homes cheaper than half a million dollars.

Less airbnbs

Short-term rentals, fractional ownership, corporate ownership in single family neighborhoods are the problem. Prioritize long-term leases

There are lots of companies and employees willing to drive and charge more to the local residents. It is part of the expense of living in a mountain community. Everything costs more and employees should get paid more. Making artificially discount housing hurts employees, who then get paid less. They have less economic freedom to participate in our community. Corporations (like Northstar & Palisades) profit the most from discount housing for workforce.

Higher density and realistic coverage would provide many opportunities for locals and investors

Put a limit on the number of short term rentals allowed in Incline Village. Give landlords incentives to rent to long term tenants.

Deed restrictions are not a good idea

Listen to the locals before committing tax dollars to temporary solutions.

Providing affordable housing for our workers gives them a chance to be part of and care for our communities.

Stop allowing VHR in non tourist core areas

Can the biggest employers create their own employee housing?

Severely limit STRs. Improved transportation to/from out of basin.

Any new housing shouldn't allow for more short-term rentals. There needs to be an enforced cap as to how many can operate. A small committee could oversee this.

If short term rentals were reduced people who work in The area would have more housing options like they had before short term rental happened

Since moving here in 2014, and trying to make Tahoe my forever home, the struggle to stay has been a real doozy. In 2021 I was kicked out of a rental 4 days after having my son because the owners sold to someone to turn into an STR. STRs are the problem, we have plenty of properties, just horrible landlords.

Stop trying to urbanize the Tahoe basin!

Cap STR' in Incline Village as other Tahoe communities have and focus on long term housing for the workforce. STR's in Incline are excessive and overwhelming. The over abundance of STR's have abandoned the workforce housing needs.

You're doing great work!

We need affordable housing for our workers. Please incentivize development

The old fire station in Tahoe City could be converted or torn down and have apartments. In the right areas I'm all for smaller square footage units to accommodate workers

VHR ruin the neighborhood feel of our small communities. VHR are greed based mechanisms that eventually will be owned by large corporations. Stop all VHR now!

Don't build anymore we are over built as we speak in the basin, especially Incline Village. We have the worst infrastructure there is we have more electrical lines that go forever on outside, instead of burying him under the ground too much construction.

If anyone can not afford to live in the Tahoe Basin, then don't move here.

Don't allow so many STR's and those properties could become affordable long term housing for low income qualified workers.

The questions were very biased - why can't people commute in?

I would like to see as much effort and money put towards converting STRs to LTRs as building new. There used to be adequate housing in the basin; it wasn't cheap but people seemed to make it work. I'm also concerned about timelines. There are two hotel projects opening in 2026 and 2027. It will take a couple of years for rehabbed or new workforce housing to be available. I suspect STR incomes will drop when the hotels open, which could result in a number of properties for sale. Then communities will be complaining about too many vacancies.

As seen in El Dorado Co. with strict STR permit numbers & low density STR locations, housing costs have lowered due to buyers not being allowed to turn their houses into STRs. ALSO - if someone buys a house from out of the area, maybe have a grace period for 2-3 years where they can't have a short term rental at their house, this would weed out the people who have to count on the STR income to afford the house. But allow them to use the house as a long term rental in the grace period.

Too little too late

Employers of large business should be allowed and should provide housing in or around their business locations. Employees need to be more accountable for maintaining the home in good condition, respecting occupancy limits and leaving the homes in the same condition as they received it. Many home owners will not rent to local tenants do to concerns about damage to the property. Tenants come, work, stay for limited time and leave without concern about activities.

It would be great to be able to provide work force housing in the basin, but doubt it will happen. I think that we will have to provide good transportable from the Reno/ Carson City areas, such as buses

I'm not happy about having more traffic in the basin.

Too many STRs have reduced affordable long-term rentals. Reduce STRs!

Employees over "x" number of employees must pay "y" to the supplemental fund unless they house them.

I have no problem with STRs.

Turn the old motel in California on Highway 28 a block from Crystal Bay Club into affordable housing. TRPA has been approving a lot of new building in Crystal Bay/Incline Village. Why not use the old motel for affordable housing instead of building new housing? Or tear it down if it can't be used for coverage it looks AWFUL. A waste of good affordable housing space just to make Kirkwood private for the entitled. What a joke. Like they say....bring money to Tahoe and you can build what you want. Is there a shortage of workers for Incline? I don't see local businesses or government offices/services closing because there is not enough employees/staff. We have TART to cart around tourists why can't we have the same for workers who live in Reno to transport them to Incline? It is already too crowded in Incline during the summer and you want to add affordable housing instead of affordable transportation?

The TRAP must provide a supplemental EIS/EIR to the 2012 Regional Plan EIS per the TRPA Code of Ordinances and CEQA.

Any new commercial builds should require some residential housing.

The Lease to Local program is the best solution.

I'm NOT surprised, since I've lived here 45 yrs and no one seems to care about work force housing except a few business owners who have taken it upon themselves to help house their employees?

Public transit and shuttles. I strongly agree with a vacancy tax

I am a 45 year resident of Lake Tahoe. Housing was not an issue decades ago. What is the solution? Billionaires have discovered this gem. Concessions need to made to accommodate employees.

It would be very stupid to build high rise apartments, etc. There is NOT the infrastructure to support it!

Just my thought. I would so much rather have low cost housing full of people who live here and care about our home then a bunch of str people who come and trash our beaches, our trails, and certainly my complex.

Increased height and density is not appropriate for the Tahoe basin until environmental impacts and safe egress in emergencies are addressed.. Tahoe is at the tipping point. Developers will build condos and townhomes for second home owners or STRs, rather than the workforce. Also, Town Center development is a joke.....the land in Kings Beach and Tahoe City is much too expensive for "affordable" or "achievable" housing.

Property tax reductions for long term rentals

Perhaps better mass transit solutions from areas that currently have more affordable housing such as Truckee, Carson and Reno.

We really need affordable workforce housing.

There are already smaller housing units but they've been turned into STRs. Radically cut back STR permits. Stop permitting mega huge residences.

ADUs should NOT be deed restricted. Homeowners worked hard to buy their property and they do NOT want a deed restriction. The ADU can go to someone who can afford it which then leaves an empty unit elsewhere for someone else who can rent at their appropriate level.

Stop trying to equalize outcomes!

Stop the corruption where developers get to skip out on their commitments to have a certain % of the units they build be affordable, like Gondola Vista. They never met their affordable % when they built it and now the units are short term rentals.

It's essential for working locals to be able to afford housing.

With so many STR taking over the town the problem for low income housing has grown more acute. Limit or stop STRs - this would solve some of the problem

New building projects should actually have to build the housing mandated in their project requirements rather than just pay a fee/fine to skip it.

There should be no more housing built, including luxury condos and huge single family homes, except affordable housing and entry level homes (1200 sqft). Also, small homes are now being sold and torn down to make way for huge houses. This needs to stop!!

We should make it easier for home owners to add 1-2 residences on their property without needing to pay for a development right and without having to "guarantee" that they will rent it to low income residents. This makes it impossible to build an in laws quarters for use by aging parents who are not low income. Very unjust.

Do not make it easier for developers to build. Stop building more luxury condos and hotels. Control STRs When I moved here 40 years there was no problem finding rentals.

Housing for seasonal workers (J-1's) could be FEMA-style trailers located on parking lots not used in that season (eg: park the trailers at ski resorts in summer and beach areas during winter).

Incentivize long-term rentals for homeowners. STR is far more lucrative for owners than renting long-term under current conditions.

New homes over 2000 square feet should pay an escalating exponential fee (\$/sf) for land conservation AND affordable workforce housing fund. Casinos should be required to provide housing. Motorized boats, bouys should pay permit that goes to affordable housing. Non-resident vehicles entering basin (creating the need for workers) should pay fee for AH. figure out nexus and create fee.

The focus on housing should be primarily in the Carson Valley. That should be combined with improved mass transit options from the Valley to the Basin. A 30 to 45 minute commute is not excessive. SF Bay Area folks of every socio-economic class do it every day.

Housing should be affordable. Building more seems like a reactive rather than proactive approach. What really needs to happen is a reduction in VHRs, Air BnBs, and the overwhelming viewpoint that this town is here to cater to tourist. Locals must come first. As well intentioned as this seems, I have the feeling this will likely not actually yield anything productive in real time. Reduce the number of VHRs etc, raise the city's minimum wage, stop encouraging tourism.

If we have fewer short-term/vacation rentals, all our housing issues would be solved. That is the crux of the issue

New affordable housing is currently being built on my street. With 244 new units bringing so much more traffic, it was a terrible decision to REDUCE the # of traffic lanes @ the Y. Expecting many accidents/fatalities @ Raley's parking lot entrance.

Limit the # of days an str can rent per year. It'll weed out those who use STRs as a business, free up some smaller homes and encourage STR owners to rent long term to locals

We desperately need housing for workers in Tahoe. Our economy is suffering due to a lack of employees to run our banks, grocery stores, restaurants, repair our houses and provide medical services. Also, our teachers need comfortable places to live. In order to attract or keep our workforce we need afford housing.

AFFORDABLE Is there any way to stop the for short term rental buyers from profiting on our labor?? Plus CAN WE LIMIT THE NUMBER OF CARS coming into the basin. This summer was worst summer as far as traffic on 50 in All the years I've lived here (moved here Aug 1985). Friends co workers just gave up trying to go to store even in the weekdays hwy 50 was a NIGHTMARE THIS SUMMER!!! PLEASE can we limit our precious Lake being taken advantage of Greedy people who don't care a bit about cars adding to our air quality as long as they spend night here and eat here and play here! July 5th SHOULD TELL YOU SOMETHING ABOUT WHO THE SO CALLED VISITORS ARE, AND HOW MUCH THEY CARE ABOUT THE LAKE!

While more housing needs to be built (especially in town centers), there is a lot of housing that sits empty in the Tahoe Basin. A housing plan that doesn't address and minimize these empty potential homes is missing the largest opportunity available to improve the situation. This survey was focused on housing but the TRPA's lack of effective support for real transit options in Tahoe is another hindrance for working folk and everyone else.

(1) I am opposed to "pack & stack" retail/condominium development (Agenda 21). Architecture rising greater than 2 stories is inappropriate outside the core city centers & should be avoided at all costs. (2) Commuting is an American standard. A workforce will figure out how to commute or live in or close to the community providing work. Destroying the natural beauty of another American community for a workforce (that is most probably transient) is criminal.

Do not allow a "vacancy tax" for legitimate vacation home owners who occupy their vacation home for more than three months a year.

Apartment buildings that are not over 3 stories high would be ideal. Maybe 4 stories if there are carports below. Not huge behemoth buildings. they are eyesores. do not allow any residential in commercial zones. they planned a luxury condo complex in Incline Village instead of low income housing. they changed the zoning to accommodate this. Do not re-elect Alexis Hill

Increase taxes on vacation and short term rentals not locals that own businesses and homes. Charging tourist taxes for us so you can send the money down the hill out of our community is absurd. I'm a professional in health care and I make 150k plus a year and I cannot afford a house here. I'm lucky I purchased in a down turn. It's absurd that our doctors, nurses, firefighters, police, teachers and other major essential workers at the local level cannot afford a home. When this level of workers can't afford it you lose all sense of community. Maybe incorporating ourselves is a solution???

Have better transit for workers to commute into basin and live in areas with more affordable housing.

This is a very serious problem and I hope we can do something so that people who are not millionaires can live in the Tahoe Basin.

Do not build any. The basin cannot support more people, it is too crowded as it is. Workforce will have to commute from Reno and Carson and possibly Truckee. Provide good busing and possibly trains. Filling up the Lake area with more people will degrade the region. This is not a city, it is an area that should have been designated a National Park.

We absolutely need much, much more housing - for people that live and work here! If new residential construction is limited, then all new construction permits should be allocated to housing that is affordable to low- and middle-income workers in the basin. ADUs should be encouraged. Parking requirements should be decreased. Denser housing near town centers should be encouraged. Vacancy taxes are an option that should be explored to make use of more existing housing. Lots of options should be on the table because it is a big problem. Thank you!

NO MORE MAJOR CONSTRUCTION personal or public around the lake. We are saturated. We can hold no more safely.

There are plenty of houses in the basin already. The problem is a substantial portion are mostly unoccupied, and way over priced.

We have a HUGE housing problem that will only get worse. A big chunk of our workforce is commuting from Carson and Reno, and when they will be able to get decent paying jobs down the hill they will not be willing to commute anymore. The clock is ticking...we are building luxury resort after luxury resort...who will work in those places that need hundreds of employees each?? A breaking point will come if no immediate action is taken.

With our current climate change and threat of fire increasing the population is wreck less and extremely ignorant!!!

Not sure if piling up FEMA structures should be considered 'housing'. Am against 15 minute cities.

Needs to be done right

Create a tax on vacant homes to create an incentive to rent to long term tenants

I've been lucky to pay the least amount for rent but the conditions match it = not great. People deserve a clean and spacious living area without having roommates or having to pay half or more of their paycheck we need housing without having to work multiple jobs

Allow ADUs, reduce the building fees for ADUs, make sure new units are truly low cost housing.

Are we doing our best to insure that housing currently leased to community members do not get turned into more short term housing?

There is plenty of housing in Lake Tahoe Basin, just not available to people to rent on a long term basis -make it more appealing to do long term rentals versus short term rentals Require all new construction to include housing for workers in the buildout.

Increase Transient Occupancy Tax to help publically fund affordable housing. Do not give density bonus to luxury development (they do not solve housing issues, only create more luxury housing). Develop Town Center Specific Plans (rather than blanket overall code updates) to define builders rights. Keep increased density in the town center areas, subject to evacuation planning (EIR/EIS). Maintain 36' height in lakeside, 46' on mountain side. Create parking districts in Town Center to manage parking. Do not mixed residential and tourist accommodations - ensure STR's are limited (enough already, should be capped). Have income caps on local only affordable housing - teachers, police, fire, etc. (no remote tech workers in affordable housing). Complete updated Lake Carrying Capacity Study to re-set baselines, conduct full EIR/EIS. The goal is to solve the regional housing needs for workers, not create more luxury & vacation homes or visitor accommodations - we have enough!

Dont change zoning, increase height or density allowances! Redevelop and find developers of affordable rental housing - incentivize !

Transportation starting outside of the Basin. No more Transportation Hubs in the basin. We have no more room. We are over loaded. Look for outside alternatives. Our agencies are full of and pro development. Not pro LT. TRPA has lost its mission.

The young workforce has traditionally been willing to live very simply,. whether living in units with many roommates, having fewer amenities (like kitchenettes rather.thannfull kitchens), or getting around with owning cars. Major employers like ski areas are now housing workers in places like former motels - that's great! Workforce housing needs to be clean and safe. It doesn't need to be fancy, spacious, or have views. Many of us who live at Tahoe made sacrifices to end up here. I don't think we need to remove all sacrifices. We just need to make living here possible for workers who have critical jobs at the lake (as opposed to people who want to remote-work here). New housing can be sparse enough in features and unit size so that it doesn't attract people to turn it into vacation rentals. It should be dense. Perhaps we should find a way to discourage building more luxury homes in areas designated as workforce centers, i.e. zoning changes.

Using beautiful Tahoe land to build more, adding yet more people to the Basin, further straining its resources and compromising its beauty/cleanliness and serenity is deeply concerning. When people don't take pride in owning their properties, and the landlords are in it solely for the money, lots of "affordable housing" rentals turn into a blight for the community because tenants (whether long-term or short-term) do not respect the dwellings they don't own, which often extends to disrespecting the beauty and the surrounding community. Tahoe is special because it's unique. It doesn't mean that everyone has "a right" to live in Tahoe. Entitlement is not a right. Many things in life are out of reach or impractical for some people. That's life. We all have to realize that and make sound decisions for our individual situation. If you can't find housing in the Basin or can't afford the available housing, maybe it's not in the cards for you to live there. Adding more people isn't the answer.

leave it alone and let it take care of itself

Let the free market determine housing. It is not the job of government to provide affordable housing. Government needs to get out if the way.

We have a density problem - we need more affordable housing, but also need to find a way to improve traffic in the basin as we will also have a public safety issue if we bring more cars here. Our roads are already at max and if there was an emergency, it would be challenging to get out.

Get rid of STR'S and let the market adjust

Have a large tax on second homes. If the landlord has long term rental then they dont have to pay this tax

If doing it, build them away from existing areas like incline village. Or put them in reno or Carson. I and many had or have to commute to their jobs. Pay them better. To attract workers, not subsidized housing- how are you doing to enforce if the person is really working a critical job locally or with limited number of units rank those interested based on the importance of jobs . Subsidized housing has been terrible in other parts of the country

I think it's important to provide a variety of affordable options for different lifestyles. A grown adult with a family, working full time, shouldn't have to live in an apartment with 20 something's that want to party all the time. Also, the requirements should take into consideration: number of hours worked (30 weekly should be considered full time as that is often what a lot of workers in the food, beverage and recreation industries are able to get, making it 40 hrs required would exclude a huge portion of the population that needs it most), maximum income requirements (different options available for different levels of income, rather than just "affordable" or not), and incentives for local developers! If someone's primary/only residence is in Tahoe, they should get priority as a developer.

Limit or even get rid of short term rentals. They did it in South Shore and now all the short term rentals are long term housing for people.

All of my children work in the basin and commute daily from the valleys...no big deal

Don't add more people until you figure out how to protect the ones that are already here! Emergency evac planning, address traffic congestion, updated the EIS for the Regional Plan with CURRENT conditions, inc. increased wildfire occurrence, intensity, and rates of spread. Fund affordable housing from TOT \$s, incentivize long term rentals of existing homes and disincentivize VHRs. Regulate VHRs like TAUs, as you should have been doing. Support basin entry fee to pay for transit and our roads, this should not be on the backs of the locals (e.g. prop taxes, sales tax, etc.) when the majority of impacts are from visitors. People will still come - they are used to paying tolls and other fees where they live. This is not a novel or untried concept and physical booths are no longer required, can be done with cameras as is done just about everywhere else. Public tax dollars will never be enough to fund the transportation plans you keep adopting and can't afford to implement.

We should also expect a large percentage (50%) of Tahoe workforce should also outside of the Basin.

Make density and height restrictions different for wf apartment buildings than for condos. Better compliance measures for deed restrictions. Do what it takes to make the Tahoe Inn...that shuttered motel on California border close to the Waldorf, a viable wf housing choice. Make it easy for developers trying to build wf housing through easing of hurdles to jump through..

Taller buildings have more shade which does not allow for sun to melt snow and ice. The taller buildings are not safe on the north side.

Temporary works. Temporary housing. Trailers, longer term on Federal and State land or parks with access to public transportation. Serviced on site for propane, water and waste. Solar panels on roofs for battery charging.

Regulations are the enemy of low cost housing.

I oppose vacancy taxes on homes

No more in lieu of. Build it now. Business can co-op together & build apartment complexes & have first right of refusal for their employees.

Why has the conversation around ADUs been left out of this survey?

Reduce the number of STRs

Start vacancy tax for homes without full time residents, short term rentals should not exist in residential areas unless owner of property also lives on site

Short Term Rentals are driving residents out and flooding the Lake Tahoe Basin with tourists.

The insane costs of buying and developing property in the Basin makes it prohibitive to mandate low income housing.

It is important to recognize that Tahoe doesn't have the environmental space to have every business that wants to be there. Residents should support and to address tourism support. Share Tahoe

Before chasing expensive, tax-payer subsidized solutions to housing, limit or ban short-term rentals. This will re-open much of the housing stock and stabilize the long-term rental market. Otherwise, tax payers are subsidizing (by paying for affordable housing) short-term rental businesses. Be less concerned with enabling 2nd, 3rd, 4th, etc. home ownership and more concerned with primary residences.

Whatever is done needs to be attractive and kept up. Enough with the blight in South Lake Tahoe. It is embarrassing to drive visitors through town... Build nice looking buildings and make sure they are kept up.

We need to prioritize housing that local workers and families can afford, and make it more difficult to build high-end, market rate real estate. If all existing housing stock were owned by/rented to local workers, we wouldn't need to build new housing, with new coverage and othe rimpacts

Again, VHR/STR are detrimental our community in multiple ways.

Keep in character with Tahoe, interperse small affordable housing projects, control STRs, have large companies (hotels, ski resorts) include housing as salary package.

It's always been difficult for young professionals and families to live in tahoe. I've lived here over 40 years ago. I had to move in with roommates. Families also had roommates. It's the nature of a vacation town.

Eliminate STRs to build up a longterm housing market instead of cutting down trees to build more UNaffordable housing.

Short term rentals should never be allowed in single family residential areas

Affordable housing is a crisis in Tahoe. We need to make it a priority for the workforce

Large complexes causing evacuation concerns in emergencies. These need more exits onto highways and not just into neighborhoods.

The number of people living and visiting the Tahoe basin SHOULD be limited by available housing. To continue to expand and increase housing, tourist attractions, and road capacity to meet demand will eventually make Tahoe into the "Worlds Best Circus" attraction.

Housing is not the number one issue. Housing availability has been cyclical based on the economy. This topic has been pushed for 30+ years with no positive movement on 'solving' problem. I suggest we think differently and actually encourage private sector and government organizations to provide for their own solutions. This is not a government problem.

You can choose to build housing or not build housing. Issuance of STR permits creates a have and have nots where the landed gentry profit and new comers lose.

Please stop trying to micromanage our lives and housing. Free market!

Must be worker housing— not more STR's.

Don't give up on the under paid locals trying to survive!

The problem with using Flashvote surveys for this kind of feedback is that a) Flashvote only surveys those who have signed up for Flashvote, 2) no pre-survey informational content is provided on the survey subject to improve the chances of getting

INFORMED opinions, 3) survey questions can be designed to promote the answers that the purchaser wants to hear, and eliminate responses they don't want to hear (i.e. bias is easier when there are fewer questions, and 4) Flashvote is designed to be a crutch for policy makers who want a quick and dirty, rather than careful and thorough, assessment of public opinion - legislation by polling is the crutch of the lazy politician.

This is a unique environment. Not everybody will be able to afford to work and live here. I would like to live in Malibu or Santa Barbara but I can't afford it. Carson City is only 30 minutes away

Stop letting residential neighborhoods, be run like commercial hotels. It ruins communities. So far you are letting this happen so do something about it.

Make TRPA more ecologically responsible as opposed to its current push for higher density.

I am a member of the disabled community living in Tahoe. Make housing that is accessible!

Create more pathways to home ownership, reduce and restrict STR's, deed restrictions. Stop allowing development of multi million vacation homes. Treat workforce/locals with the recognition and respect they deserve, which includes opportunities to own homes in the basin.

State and local governments need to be much more aggressive in subsidizing development of workforce housing in Tahoe.

We need it. I'm curious, what are Aspen and Vail doing? They are years ahead in terms of this situation.

Housing should not be government involved. There are lots of small units throughout the basin. Yes, housing is more expensive in prime areas. Most people have worked very hard for most of their lives to afford to live in the basin. We should not have to have anyone subsidize housing for others in some of America's most prime real estate.

Close all entry to basin except certified locals. Make tourists/visitors ride a bus or tram into basin

The Tahoe basin is changing and not for the better! Living here for over 30 years I've seen so many changes! To Me the TRPA is just another pay out for newcomers! People who have the money seem to get whatever they want! I really wish they would stick to their own rules. I have seen so many construction sites who pour concrete after what I thought was an October 15 deadline, only to get some kind of permit to do it long after this deadline! Just another payout? Then we get to listen to construction all winter long! Two new projects just started a week ago around where I live! It is September and they are just starting! Why can't they start in the spring when they are suppose to!

Maybe creating mixed use housing and business properties?

Need to change policy that doesn't support luxury over necessity

Traffic mitigation to eliminate "choke points" is essential

People need a place to live and work. The proper housing should be a high priority for all.

Convert some of the empty office space to studio or 1 bedroom apartments.

you drove out really good owners when you prohibited vacation rentals of single family housing and the tradition of tahoe vacation homes being a shared vacation experience for thousands of people except for the few in " the club" of So Lake Tahoe that benefitted from measure T by being allowed to continue to rent when no one else could. typical So Tahoe politics.

The county should deed restrict areas of new and older construction to only allow residence of said housing to those employed in the basin.

I agree with more incentives to encourage home owners to have long term rentals that are affordable

These questions are really biased in one direction. Like asking "would you let your 15 year old daughter date a man with (a) one year of prison (b) two to five years (c) still incarcerated" etc. I'm not sure the implied premise (people who work here can't live here) is exactly correct. Should every expensive area be seeded with inexpensive areas so over time all areas are in the middle and there is no such thing as a nicer area than others? Is that really a goal? It seems like King's Beach has low cost housing, IV probably doesn't. Is that a huge problem to solve? Or is it OK that some places are less expensive than others?

Got it done now!

Local jurisdictions need to take local action to protect mobile home parks from conversion to non-affordable housing. We must protect the variety of affordable/achievable housing types that we have while also thinking about building new. While HCD is a regulator of mobile home law, local jurisdictions have power and a role to play as well - examples below. CA Mobile Home Park Rent Stabilization Ordinances: <https://mhphoa.com/ca/rso/> Humboldt County Mobile Home Park Conversion Ordinance: <https://humboldt.gov/DocumentCenter/View/61351/Adopted-Manufactured-Home-Conversion-Ordinance-PDF?bidId=> San Jose Mobile Home Park Conversion Ordinance <https://www.sanjoseca.gov/your-government/departments-offices/housing/mobilehome-residents-park-owners/mobilehome-conversion-ordinance> Half Moon Bay Mobile Home Park Conversion Ordinance <https://www.codepublishing.com/CA/HalfMoonBay/html/HalfMoonBay18/HalfMoonBay1830.html> Thank you, Teresa Crimmens Sierra Community House

Limited number of occupants, NO STR's, give tax advantages to those owners who build for employee housing, DO NOT go against what local property owners want, do NOT increase density!

It's very sad to see that people can't afford to live here. I work with so many people who commute from Reno. They do it because they love Tahoe and hope to be able to live here once again.

There should be more focus on limiting the number of tourists to the area. The infrastructure cannot support these large numbers. If there were fewer tourists, businesses may not need the number of employees they do now...which would impact the "shortage" of affordable housing.

Make sure that the workers who reside in any low cost housing are actually employed in Tahoe and are LEGAL residents of the U.S.A.

Get rid of the Covid 2nd home owners

Multi-modal transportation options are desperately needed, not just cars. We need to prioritize humans over vehicles in the Tahoe basin. More housing is great, but unless you also make significant investments in providing non-car means of transportation for the additional people, the problems with traffic, parking, gridlock will only get worse.

We need STR limits & we need incentives for home owners to rent & lease long term.

There should be a study on the use of Gondolas to reduce traffic, number of accidents & emissions from vehicles around the Lake as well as MT ROSE Hwy. It is a job creator and can bring skiers to Mt. Rose in winter, hikers in non winter. Final gondola stop would be in Incline Village off hwy 431. The TART system can shuttle people around the Lake.

The Tahoe community must embrace change and development. We all must recognise the need to thoughtfully plan for the inevitable growth in our community. The old thinking that we need to keep Tahoe "old school" is unrealistic, selfish and results in terrible outcomes for - let's face it - the locals. We live in a world class location that will attract only more residents and visitors. Not planning for this with adequate housing and zoning is well proven recipe for disaster.

do not spread out the housing. concentrate in a larger apartment complex by the hotels. will keep with obstructions and allow for walking distance to work, keeping traffic to a minimum in the town center as well.

Must have fortitude to avoid NIMBY pushback

Make the permitting and building processed quick and easy.

Build environment lasts for generations. Design criteria is very important to the character of a town. Yes, such criteria, or design review panels, can be abused. But the alternative is generations of ugly and the denigration, instead of improvement, of a community character.

It's a major crisis and should be address ASAP. It should have been addressed years ago when the area started growing in popularity and so many homes sit empty due to so many second home owners.

Short term rentals should be limited in number (no more than 350) and restricted to only a central small area. The STR permits should have high fees to completely cover enforcement costs. The limits and fees should be strictly enforced. Noncompliance should carry high fines plus cancellation of permit after an additional violation.

Affordable housing must also be pet friendly

Get subsidies or funding from gov't agencies or non-profits to build ONLY affordable housing in town centers of King's Beach & Tahoe City (not in small quaint villages). DO NOT mix with luxury or visitor housing, (which we don't need) to be used as justification for affordable housing. Require that only local workers, esp. teachers & first responders (below a certain income level as evidenced by tax returns) can occupy affordable housing. Building on the lake side should not be higher than 36 ft (to preserve scenic views) and not higher than 48 ft on the mountain side (to maintain rustic village atmosphere at Lake Tahoe). Need EIR/S to analyze & mitigate emergency evacuation concerns, traffic & other environmental concerns.

This was never a problem in the past, even for people living in more affluent communities around the lake. There were enough rentals and they were affordable. Families, the local workforce, seasonal workers all had a place to live. The root cause for lack of affordable housing is STRs and millionaires buying homes at ridiculous prices, driving up values. And people came in droves during Covid due to their ability to work remotely which forced many renters out. The solution isn't to build more, more, more and further damage the environment. STRs should be banned and used for long term rentals. I know that costs make it difficult to keep rents low but something's gotta give with this STR situation. Or are there opportunities to utilize existing properties for affordable housing? Existing motels, warehouses, and the like which can be "repurposed"? We have to stop the development at the lake.

Reduce str to 3 per square mile

Placing housing near bus stops would be good. Also housing should be able to accommodate two off street parking spots per unit.

Local government particularly in Washoe an eye to the negative impact of short term rentals because county govt is collecting tax revenue that exits our community.

Short term vacation rentals are not the problem

Reducing or eliminating short term rentals would go a long way to solving many issues, including available housing for workforce.

Enough housing stock exists. Please stop insisting that more, taller & larger buildings need to be built, and at the expense of the environment and the thing that makes us unique and is irreversible once taken -- sense of place; sight lines to mountains

and lakes. Once you develop to where that sense is lost, you've erased what's unique about Tahoe. Instead of more building, put in place policies that better reign in short-term rentals (esp those used exclusively as profit ventures v people who actually live in these homes and occasionally rent them out), follow other jurisdictions in banning or severely limiting companies like Pacaso, etc. Better enforce existing policies and put in place those that center on the people who live and work here full-time. It's a values question. Current policies & enforcement value bigger money. Instead, put people first.

This concept of work force housing is just a sop to the small business community who do not want to pay higher wages to get employees to to commute here to work. We do not need to be socializing their cost of doing business. We also do not need to be increasing the population of the basin. Please study what happened in Aspen and their work force housing effort: 1/2 the units are ski leases for the well to do in Denver. Government / NGOs do not need to be involved in this. Markets will find a much better, more cost effective solution.

This poll does not represent trpa proposals

Figure out how to minimize the impacts of unoccupied second homes.

There is no good solution.

WE NEED WORK FORCE HOUSING NOT MORE SHORT TERM RENTALS, HOTELS, OR HIGH PRICE CONDO"S

We need more affordable homes & fewer millions dollar homes

In many cases even "affordable housing" is not affordable in the Lake Basin.

Consider all incentives to accelerate change and additional housing options. TRPA incentives will go a long way.

We NEED low income housing. We DO NOT need more high end-condo complexes!!!

Placer County created a nice work force housing in Kings Beach. It looks clean and tidy.

The TRPA (2004) redefined vacation rentals as a residential use and further did not require TAUS to operate as lodging businesses. This alone has been a significant factor in redirecting residential housing (for owners and renters) to be used commercially. There are likely 8,000 of these conversions in the Tahoe Basin. Only the voters of SLT have seen fit to correct this violation of zoning and land use by passing Measure T. Measure T bans VHRs in residential areas and the TRPA should reverse their 2004 decision that has caused this imbalance.

if you can't afford to live here, and do not want to commute, do not live here. The market will work itself out in terms of cost of living, home values, businesses, etc. Lake Tahoe cannot support more people, building more small unit housing will only encourage more population, which after the pandemic is already too many people.

Housing should only be a part of the work of a sustainable planning document. Tahoe's fragile environment can sustain the kind of growth that is going on in the the Central Valley of California and in the Reno Area. The Tahoe Keys area is an example of unintended consequences from expanded housing without adequate environmental analysis.

I think large scale housing complexes should not be placed in or around residential neighborhoods that can impact the character of the existing neighborhoods. If a large complex was put in or at the edge of a residential neighborhood it could potentially destroy the neighborhood. These larger housing complexes need to be in or closer to town centers. There must also be adequate parking on site as well as space for snow storage.

Resorts and major employers need to share housing development costs with the public taxpayers. New business permits should be contingent on employee housing planning.

I'd love to see the trailer park on National Ave. in Tahoe Vista replaced with apartments similar to the newer ones in Kings Beach.

Concern for the Lake and environment have always been the primary concern of development. Why is that being attempted to change? We don't need any development at all. A minimum for work force housing can be attempted but not to the detriment of our surroundings and environment

Cheaper housing is definitely needed for workers in the area!

This discussion should be moot. All approvals still have to go through county. Many of us moved away from high-density housing areas for a reason. I commuted to Reno to work for years and it did not hurt me. Why do we want to become the eyesore Truckee and Kings Beach are? Many condos here have converted to apartments already. People will find a way if they want it badly enough. (I know as I worked three jobs for awhile.)

Stop developing more and more high-end condos and monstrously sized houses and put a limit on the Short-Term Rentals in the Basin, all of which are preventing people from finding affordable housing.

End STRs then look at the situation.

Do encourage addition housings in the Basin.

Perhaps the older hotels could be converted to employees housing

If the developers of the Biltmore are going to create a very high end resort, why don't they also create a housing development for their workers?

Housing prices are appreciating rapidly reflecting the limited supply of property at Tahoe, the growing population and wealth of California, and the increasing ability of highly paid professionals to work remotely from Lake Tahoe. We need to keep intact the ability of the people who provide services in the basin the ability to live in the basin. Solutions need to cater to single people and families.

I think that Tahoe should focus on mixed use housing that includes retail and housing along with parking garages as it looks to the future for affordable housing/workforce housing. I would also advocate that through joint agency collaboration including state parks, federal parks, BLM, counties in CA and NV, local agencies and NGO that ANY property that comes on the market on the Lake should be purchased for public use so that over the next 100 years, Lake Tahoe has a public shoreline and expanded public access to the water for people and for animals. This is the type of "big" dream that government and NGOs should focus on with items like housing and public transportation as prongs of a larger scale plan to protect the Lake while making it a great place to live, work and vacation.

Placer County and the TRPA are willing to sell north Lake Tahoe to the highest bidders without taking into consideration the local charm of the area and/or the environmental impacts. They refuse to take into serious consideration the real danger of our inability to evacuate the community when (not if) we have a wildfire on the north shore of Lake Tahoe. The TRPA is not doing the job it was originally created for and Placer County is holding hands with them .

People need to understand that affordable/ workforce housing by definition is dangerous in the form that it turns into low income/ welfare housing

There is ample room in and around Truckee and don't think that the addition of dense housing will ruin anything. We just need to make sure those housing cannot be turned into STR.

More restrictions on STRs and incentives for property owners to long-term rent. Fast-track permit process for tiny homes and ADUs

Reverse the recent zoning approval of the Incline Village, Tahoe Blvd/HWY 28 despite community opposition comments were extremely opposed to this. Our voices are not being heard at TRPA and Washoe County Level. DO what's right! Allow current commercial zoning to have business below and work force housing above. Seek to find government grant funding for this which is long overdue.

We have 2 seasons, Winter and road repair season. In the Summer it can take 1-2 hrs to drive 4 miles to Kings Beach, and the same driving to highway 50. What we need is to build the Bus Hub out of the basin and bring visitors and employees to the basin by bus. A reliable bus could bring employees into the basin and we also need to be able to take a bus around the lake.

There's enough housing if we limit short term rentals.

Workforce housing is desperately needed in the Lake Tahoe Basin and all impediments to delay or stop that from happening should be pursued by the staff and governing board. Including removing all fees for deed restricted housing and adding the 25% density bonus to achievable housing. Do any of the people that complain about your recommended code changes ever offer any solutions to our housing crisis?

Permit only redevelopment with BMP upgrades. Do not increase density: (a) urban town center rules don't apply to rural Tahoe Basin. (b) No ADUs on less than 1 acre. Increased density = increased fire evacuation risk and psychological stress . (c) Minimize STRs. (d) No new \$million condos. Use unused college dorms for seasonal workers. Convince Greg Hoff to upgrade Village Center with mixed use small apartments (2 story/1 bdrm; 1 underground garage/unit). Tahoe workers w/equipment need cars in winter. They aren't "commuting" to work with a briefcase. Don't apply SB 9 and SB 35 to Nevada. (These are CA's ideological laws. If Nevadans wanted to live under CA laws, they'd move there.) VMT is best reduced by minimizing tourist autos in the basin, not by forcing local workers to live cheek by jowl in town centers and ride a bus to work.

Facilitate ADU potential for land that is 'maxed out' according to TRPA guidelines for coverage

The homes currently being built in the Tahoe Basin are monster houses for tourist rentals and second homes. They are an enormous presence and block lake, meadow and mountain views. Please drive down Argonaut or El Dorado Streets in Al Tahoe. Who can afford \$120,000. for a monthly rental? Where are the moderate sized and priced homes for families and workers? It appears that not only will we have unoccupied second homes, we will have HUGE unoccupied second homes.

Our workers need to be paid more to justify the commute, and limit short term rentals!

1) use current housing stock more wisely before building more: must be fulltime el dorado county resident to own, can't own more than 3 residential units, no short term rentals allowed 2) drastically improve public transportation to eliminate traffic apprehension & mitigate environmental impacts: walking/biking and public transit NEED to be the primary ways of getting around before we can shove even more people into this slowly dying Basin

Ban all VHR's in meyers . Double property tax on all 2nd homes and cut in half all property tax on single family primary homes under 1200 square foot in size. Also extend this property tax cut to 2nd homeowners whom rent out to local people. Ban all VHR's in the county of El Dorado especially focused on meyers

Please help the poor, someone has to serve the rich that you love so much.

Placer County needs stricter rules on vacation rentals. Tahoe Vista needs to be maxedout. NO More Oermits!

How do we keep the rustic, rural, natural beauty while accommodating increased population?

Stop dumping low income housing into Kings Beach. ie for the Waldorf Astoria, keep their housing in Nevada on their own site. We have at least 6 low income buildings in the grid alone. Fix the squalor that already exists before adding more.

Eliminate STR's. They are destroying communities and removing workforce housing. Single family communities were never meant to be used as hotels.

I have lived here 30 years. Not everyone that works in the basin needs to live in the basin. If the jobs/pay/benefits are attractive enough, people will commute from Carson City/Valley for them. The problem has become that many businesses are using "housing" as an excuse and not raising wages/benefits to attract employees. They want the tax payers to foot the bill. The basin is crowded enough and the roads are already clogged up, we do not need more housing.

These need to be done quickly as our community is suffering without enough of a workforce

Rebates for homeowners who can rent either rooms or homes to lower income families. This would be above any state or federal subsidies.

I don't think more buildings is the answer. There are plenty of rundown motels that can be used for employee housing. I think if you work here you should be able to afford a house and a normal life and not feel like you are living in a city. If you are employed in the basin you should get incentives to buy a house here in the form of help with down payment or something of that nature

Fire safetyEvacuation These boondoggles for public housing are meant to break the development and density defenses intended to protect our lake. From the tax greed of our supervisors

It is vital that we provide TRUE low-income housing. Would be excellent to see existing assets and footprints being used, such as Motel 6 and many other condemned and dilapidated motel sites. Rather than continuing to allow urban sprawl, we need to build up, with taller buildings containing more units if we hope to make even a dent in this issue. Perhaps you can stop spending money to decimate our forests with harmful and dangerous commercial logging projects, and instead focus on projects which would improve our community, like this. Please support local funding going towards building these true firewise communities with affordable housing for all, and no more handouts to USFS and timber interests.

I am in favor of larger structures to house work force employees. I am not in favor of buildings over three stories. I am not in favor of more beds for visitors. I would like to see the unused hotels and motels in Kings Beach be repurposed or torn down and larger building on the other side of the highway.

The incline elementary school is a hood olace for a large apt complex with adequate parking. Parking is a problem and can be put on the backside of the buildings.

Please provide housing where the people work locally and not have to commute.

There seems to be a limit on affordable housing. Housing that in ten years appears to fall out of affordable!

Placer county is destroying Lake Tahoe by allowing STRs that are driving over tourism, destroying residential neighborhoods, and having numerous other negative environmental impacts. We have plenty of housing available. Placer county needs to incentivize the transition from short to long term and workforce housing. We don't need more buildings. We need the right policy environment. Please stop focusing on your own budget and TOT revenue and start focusing on the constituency you are serving that lives in Lake Tahoe! Get rid of STRs - and so many problems will be solved!

I support affordable housing. TRPA has to be cautious on this issue. You do not want to create very large and concentrated low-income housing development in any region because you are then creating economic ghettos like those in San Francisco, Oakland etc. This large high-density low-income units can create anti-social conduct and provides little opportunity for upward mobility. This "pack em and stack em" approach is not healthy for residents or for the adjacent neighborhood. New affordable housing in the basin should be first and foremost for working families and existing residents in need.

As a resident in Placer County, I feel the county needs to be a better advocate to the Tahoe community. Kings Beach has the vast majority of these large "affordable housing" developments. The ski resorts need to be included in the solution since that is where the employees work. It is not fair to make Kings Beach the "catch-all" of the North shore.

Some mountain communities have residential areas only available for purchase and rent to people who can show they work or live full time in the area. Tahoe has a lot of existing homes that remain empty as second homes.

Ease town construction permit costs and requirements

many projects on the east shore with no additional safety, traffic, and environmental studies that can preserve the lake.

In an area like Incline Village, comparable to Malibu, CA, in their geographic restrictions, it is ludicrous to imagine any low cost housing. The solution is improved transportation to and from the basin.

Charge a fee for every property sold. Residential and commercial. Use that money to purchase land. Then build affordable housing. Boulder Co. does this but leaves the land as "open space."

Changing the rules to make it easier to build more affordable housing could be a good thing. In my view, just manage it correctly and use good planning so that all the affordable housing is not in "one area"...it should be spread out and not just in South Lake Tahoe too.

We need it badly, need to significantly reduce STRs, and we don't need Uber rich property owners that "live" in their mega-mansions only 2-4 weeks a year.

Almost everyone I speak with comes up from Reno to work here. Even through last winter! In larger cities, the cost of living is high enough to keep away people who might want to live there. It's nice to think we can help everyone, but sometimes, it's not necessarily reasonable. Life is different now, but that's simply the way it is. I believe people do what they can to better

their lives, so if living here is too expensive they need to wait until the time is right. I recognize it's a hard pill to swallow, but it's just the way it is. I wish them all the luck and good jobs to help put the pennies in the piggy bank.

Concerns that more luxury condos are being added (Incline Village). What we need is affordable housing in order to maintain our local workforce.

Location and building is important, but managing housing on a long-term basis is more important t.

The way you ask the questions have too much bias and assume low income housing is desirable

No

Lack of workforce housing seriously limits local economy and increases air pollution from commuting workers. Housing shortage from converting existing housing to STR helped create shortage. Now converting local motels to workforce housing decreases economic base for small businesses dependent on local permanent, not seasonal, residents. Need to subsidize small property owners to add/convert space to affordable housing. Achievable housing does not really meet the dire need for low/moderate income housing.

The area should be updated and allow housing above commercial space, where feasible.

Stop trap driven growth which is environmentally dangerous

[Additional survey reports](#)