

FlashVote helps you make a difference in your community

## Survey Results: Accessory Dwelling Units

 Survey Info - This survey was sent on behalf of the County of Placer to the FlashVote community for Placer County, CA.

**These FlashVote results are shared with local officials**

# 1988

**Total Participants**

1965 of 4341 initially invited (45%)

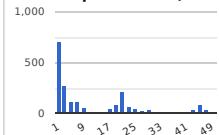
23 others

Margin of error: ± 2%

Applied Filter:  
**Locals only**

Participants for filter:  
**1820**

Response Time (ho...



Started:

**Aug 21, 2019 1:17pm**

Ended:

**Aug 23, 2019 1:15pm**

Target Participants:

**All Placer County**

**Q1** In previous surveys on housing costs and options, we learned that improving the range of housing options is important.

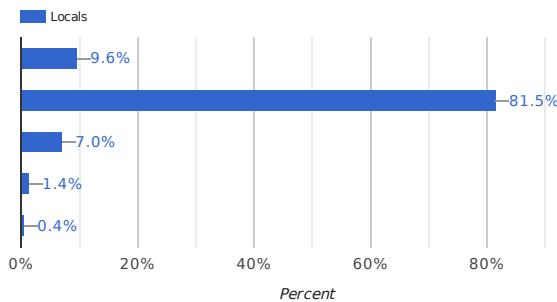
Which one of the following best describes your current housing situation in Placer County?

(1820 responses by locals)

**Options**

**Locals (1820)**

I rent a place in Placer county and live there year round	9.6% (175)
I own a place in Placer County and live there year round	81.5% (1484)
I own a place in Placer County but don't live there full-time	7.0% (127)
I don't own housing in Placer County or rent there full-time	1.4% (25)
Not Sure	0.4% (8)



**Q2** Like many communities in California, Placer County is struggling with a shortage of lower-cost housing. One option is to build new smaller and naturally-affordable units. One type is called an "accessory dwelling unit" - usually an apartment above or below a garage, or a small cottage separate from a main house.

What, if anything, is preventing you from having an accessory dwelling unit and renting it out? (Choose all that apply)

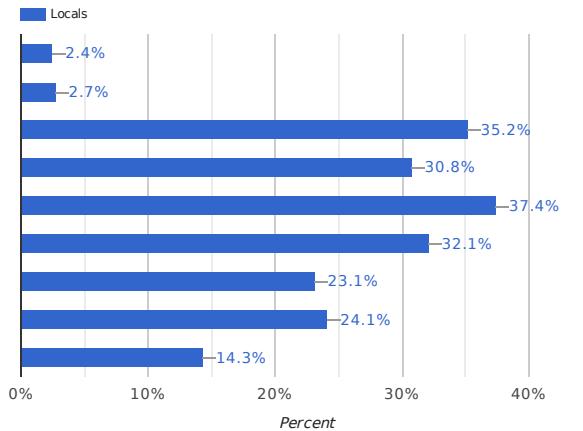
(1539 responses by locals)

**Options**

**Locals (1539)**

Nothing is - I have one and rent it out	2.4% (37)
I have one, but I prefer to use it myself	2.7% (42)
I don't really want tenants on my property	35.2% (542)
It would cost too much for me to build one	30.8% (474)

Options	Locals (1539)
I don't think I have the space or permission to have one	37.4% (575)
I think getting permit approvals would be a big hassle or risk	32.1% (494)
I worry about getting a bad tenant (late to pay, stops paying rent, damages the property, etc.)	23.1% (356)
I'm not sure that the rent would be high enough to justify the investment	24.1% (371)
Other:	14.3% (220)



space small permit live  
unit sun hoa allow build  
add home condo issue idea

There needs to be real incentives to take these risks

This is a short term solution that does not address the root of the issue.

Paved Parking spaces per unit rules exceed my coverage allotment.

No coverage left

I'm just not interested in having one

I want to upgrade a small house on my property and rent it out. I have 't had time/money to do so.

Live in a 55+ community; CC&R's wouldn't allow

Own and live in a condo - ADU is not an option

If I preferred living around more people, I'd move to a big city with more opportunity for housing

We don't have the access needed to have additional dwellings on our property.

Permit cost exceeds construction costs to remodel insiode an unused portion I would be willing to r

Sun City Roseville does not allow this in the covenants.

Not interested in renting out an accessory building on my property.

HOA wouldn't allow.

PC you are looking for a self serving answer , really crappy.

I don't think it's appropriate to allow owners to add these units and cause traffic/parking issues.

We bought this home large enough to already accommodate us, kids and parents

City or county laws. We tried but met prohibitive ordinances

I am in an older ADU but want to go small cottage on private land. Zoning has always been an issue

NIMBY attitude, I wouldn't want that in my neighborhood in any large number

I have one AND I rent it out long term, but it's not a legal 2nd unit.

Dealing with TRPA....😊

HOA regua

Planning Dept told me that tony homes with wheels are not allowed

I live in an active adult over 55 community

I would not want someone in my space even if a separate structure

Never occurred to me to do it....

I really don't want additional tenants in my single family home neighborhood.

Am considering

TRPA restrictions are prohibitive.

HOA rules prevent

Low income housing doesn't belong in Placer County. Quit trying to make Placer County a liberal s-

This is a senior development with all single level homes. Building a second story is not permitted

There are too many vehicles on properties already here. Only 1 road avail in emergencies.

It's a poor idea to solve a questionable issue.

association rules

I have 12 acres with one ADU already. If I was allowed, I'd build two or three more 600 sq ft ADUs

I own a condo. Nowhere to expand.

The counties permit policy and failure to apply their own laws and ordinances... Cost of permits

Getting out of Roseville, very disappointed with lack of infrastructure

If AIRBNB was encouraged, there would be more long term rentals in the short and long run.

I have been told that I don't have enough parking spaces (4). And can't add any due to coverage

HOA

Neighbors probably wouldn't like it

I live an HOA community, and lots are too small for another structure.

I don't really want one

Currently rent out entire residence

The costs imposed by the county would double the cost to build

I'm also not thrilled all my adjoining property owner neighbors will handle issues with these units

Septic system may not handle two residences.

We have room above garage not permitted for cooking facilities when built. Currently used as office

Secondary units are already allowed- zoning is sufficient. Keep the regulations required for second

You must specify LONG TERM RNT. Airbnb has caused the shortage in the first place....

I have no interest in being responsible for people getting low cost housing. That's not my problem.

I don't want people around me doing this bringing down my property values with obnoxious renters.

I live in a gated senior community bound by HOA rules which would prevent this

That is not allowed in the subdivision I live in. Also, I am just not interested.

I don't have the space to build one - either over a garage or on the property

I live in Sun City so this is not an option. Like the idea though.

not interested

Our HOA prohibits this.

I have a shop that could be converted but the bathroom issue and cost make me not do it.

Have not considered the possibility, but may do so.

I could not fit one in my backyard, too small. Same thing with the garage.

Our septic system is only approved for 4 bedrooms, which we already have.

lack of public sewer and water availability

I don't want one!

I live at Del Webb; HOA prevents subsidiary structures

I live in a condominium community

I have a little tiny driveway and not much parking space.

I don't have property to build one

No space

I am buying a condo. It would be against the HOA to do any type of building.

Sun city HOA will not allow it.

I have an HOA which would NEVER allow this to happen.

1000 SF is too small and I don't want any deed restrictions on my property.

I live in a condo complex - which is getting over run by short term rentals :-(

No space and HOA would not approve.

Not interested

HOA Prevents

My only remaining home in Placer County is a studio condo which is rented out most of the time.

SSNRs won't permit it

For safety reasons. I have a child and would be wary of having a stranger living on our property.

HOA will not permit it.

live in sun city roseville; restricted community with cc&rs

Permit COST! More \$ on fees = bigger government so more \$ on fees etc etc etc.

On septic, not sure we could add dwelling with existing septic system.

CC&Rs

neighborhood CC&R's don't allow secondary units

I live in Sun City in Lincoln, don't think it would be allowed.

I am 98 years old and retired, with barely enough income to survive.

I live in a 55+ community and HOA rules would not allow this type of dwelling

Already live in a smaller "affordable" home with no space for additional units.

The lot on the side of a hill doesn't lend itself to an accessory unit and 7 miles from Tahoe City.

I live in a Pulte/Del Webb development. This would not be allowed.

County should promote this concept and make it easy to build one

Tends to overcrowd and devalue the neighborhood

Homeowner Association Restrictions

I didn't think about it

No room for another unit on my property, nor would I want a tenant.

We oppose "Accessory Housing"--it is incompatible with zoning & infrastructure.

oh the permit fees!!! The HOA restrictions!!!

Additional coverage is not allowed. If it were I would build a garage

Very bad idea. There are already too many vehicles parked on the streets. This would add to it.

Nothing is - I just haven't done it.

I am just considering having a tiny home or two on my property. .... perhaps a rental for Sierra Co

Would receive many negative comments in my area. Also have CNR's and don't think it is possible.

invasion of my privacy

CC&R's prohibit such a situation

Our condo POA wi! not allow.

Only have 1/2 acre and not a good place to put a small rental

Don't need one

HOA doesn't allow it

Tenants do not take care of property. I would consider moving if one were built in my neighborhood.

i think it is a good idea and i am for it!

We're in a condo

City will not allow us to do so.

It is way too difficult to evict a bad tenant in the state of CA

The permit fees and deed restrictions are prohibitive

We have a condominium and don't own the land.

Smaller fixed units for family members, caretakers, elderly, would help answer the problem.

live in sun city not allowed

Increasd security risk at the property I live at

Not permitted by my HOA

Donner Summit is too expensive because of snow load requirements to build something that pencils ou

HOA does not allow this.

Have not thought about it honestly

Have one and want to rent it out. Isn't 2nd kitchen not legal, though?.

Homeowner Association prevents it.

I know I don't have the space to have one on my property. My back yard is too small.

I don't believe our HOA would permit separate cottages as we can only have one driveway entrance.

I don't have the land on my property. I live in Lincoln Crossing

We're zoned single family.

I'm considering it to use for family members.

Not interested

did it for 20 plus years .to old now!!!

I don't want to see any homes or accessory unit be made available to the vacation rental market!

I'm in a private over 55 community with a HOA.

I have enough on my plate with work and family. I don't need to be a landlord too.

Loss of privacy and space

The nimby from local authorities,particularly the Squaw valley Mutual water company had v

My house is not configured with one nor could it be added.

I own a condo and the HOA rules don't allow this.

Taking care of elderly parent now.

Not a priority now, but may do a Jr ADU for a parent in near future

I think accessory units are a bad idea

I plan to build a granny flat in about a year to help family with housing needs.

not interested

Paying taxes on additional income

We are in a neighborhood - lot too small for a mother in law pad

Home owner association regulations probably would not permit it

I have the property and might pursue sometime in the future.

Pending California rent controls

Our Homeowners Association prohibits.

This issues is NOT shortage of lower-cost housing, it's taxes! Cut taxes housing becomes affordable

Main reason is I don't have a large enough space

I'm not a developer. I don't have the land or the capital to build one.

Zoning restrictions

I have no need or desire to have one, even though I have the room.

Not allowed in my community

The permit process and expense makes it impossible for me. The rules are ridiculous and prohibitive

If there was a way to make the cost less than a number could work out

Concern about squatters and their rights.

I live in a condominium and there is no place to build one on my property.

we are in the process of trying to do this. The permitting process has been difficult.

I built a garage w/unit above 8yrs ago. I was told I couldn't add a kitchen at that time.

This is in our future plans for our property.

We just sold a house that we rented out.

I have a bonus room over my garage which is part of my "living area"

HOA restrictions.

Property constraints (topography) precludes secondary dwelling

Own/live in a condo complex. My Dad rents a small apartment above his two car garage so it is a goo

I expect to sell my home within a few years. I will leave that decision up to the next owner.

Not allowed by homeowner's association

I don't want more people in Roseville! It's too crowded now!

I'm a renter not a home owner

my HOA doesn't allow them

We use it primarily for family, but rent it out occasionally to other short-term periods

Sun city ccr's prohibit it.

Too old to do this now & no money.

Coverage issues at lake tahoe

I think our CCR prevent this

It's a good idea and permit costs should be streamlined to encourage this.

Live in an HOA where there is no access for a unit. Not allowed. No parking.

Live in an HOA community

It would not be allowed by our HOA.

I live in a condo

Setback requirements would cause ADU to impinge on privacy of main dwelling. Waiver needed.

Ccr's and Hoa restrictions in Sun City

I have a building but I was told several years ago that it is too large to qualify.

don't want one getting out of this liberal infested unaffordable over TAXED State

Not interested

HOA would not permit it and my lot is too small for it.

Never considered it

My property and house are not a fit for another dwelling

Have suitable space but not quite ready to rent

My HOA would not allow it.

Sun city wouldn't allow

Don't have a building that could be used as such.

HOA would not allow

Association rules would prohibit

Property taxes would increase with additional income housing space on my property.

I do not have such a space.

We looked into creating an apt. above our garage for this purpose, but would cost over \$100k

HOA wouldn't allow it

I live in a Home Owners Association. I would never get permission. Wish that was not so.

I own my own home

2 things: 1.) Cost & time w/ permits via county, 2.) TRPA allowable coverage restrictions

HOA

I don't currently want to have two properties and I am not looking to add on to my current home.

It would not be possible to add a unit on my property.

No space. I do rent out a room in my house

GOVERNMENT SHOULD STAY OUT OF THE HOUSING BUSINESS...

County fee of \$10,000 for a sewer hookup plus additional annual sewer charge cost prohibitive

HOA won't allow

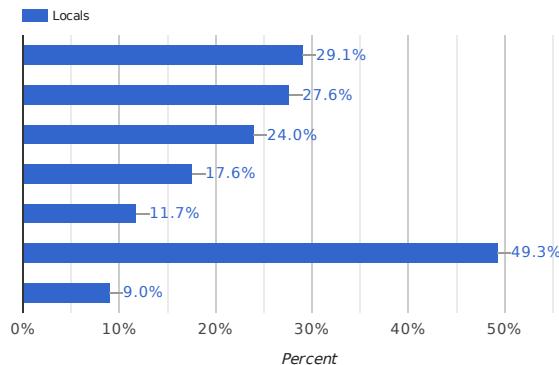
I'm in 55+ community on a small lot...not appropriate in our community.

could have one but haven't chosen to do so. We have a room mate in our house.

**Q3** Which of the following hypothetical incentives, if any, might motivate you to build and rent an accessory dwelling unit? (You can choose up to THREE)

(1519 responses by locals)

Options	Locals (1519)
Low-interest loan for the construction of an accessory dwelling unit (up to \$100,000)	29.1% (442)
Forgivable loan for the payment of permit fees (up to \$20,000)	27.6% (419)
Cash payment up to \$50,000 for long-term rental (6 months or more) of a unit or room at below-market monthly rent	24.0% (364)
Guaranteed rent payments if a long-term tenant fails to pay rent	17.6% (268)
Free property management services	11.7% (177)
None of these would motivate me	49.3% (749)
Other:	9.0% (137)



allow make sun long afford live family  
need permit low add unit  
hoa house process build tax city job

Reduce the cost to build a unit, taxes, permits, regulations and now solar

remove paved parking requirement

Would cause detrimental impacts to rural areas

low fixed cost permit...say maybe \$1500

You don't get something for nothing

My house is not well suited for this

Less convoluted planning requirements & fast track permitting process.

Less regulation. Permit process a nightmare

It is against the HOA in Sun City Lincoln Hills

I own a mobile home in a park.

Tax incentives

Make it a legal 2nd unit so appraiser can use for valuation.

Our HOA is single family only. 2nd residences ok but only for family or Nanny situations, not other

Who pays for all these options?? Taxpayers?? I am not for that.

Larger size property, small back yard

Nothing would motivate me. This is a bad idea.

We are old and retired and having another person here sounds just too invasive.

Keep the prices high, and keep voting red

I don't believe i would be allowed to build a unit due to septic field

HOA approval

The infrastructure of my community can not handle what is here now. No evacuation roads.

Ease of permitting process with low or no fees.

If you gave me permission, I'd build them!

Effective code enforcement

I could not afford it. Widow and lower income.

Just remove draconian restrictions and allow free enterprise to be the engine driving more rentals.

Get me a permit!

No permit fees if rented long term, and no addtl property taxes as long as it is long term rented

Free variance permits for setbacks

Is the county planning to give out money now? Good grief.

Get rid of the excessive costs imposed by the county

Additional land coverage allowance to be able to build ADU.

No cost permitting and easy and quick approval

No room to built

Some guarantee for low-income that property damage would be mitigatable

I could be motivated, but am not sure what option would work best for me.

An allowance to add another bedroom regardless of the septic system sizing, and some bldg. funds.

Relaxation of permitting.

not having to place a deed restriction on the property.

0% Loan to build an ADU

location that would permit such.

We don't need them. It's over populated now as is.

I don't have the room for an accessory dwelling unit

NA

Against my HOA to alter property.

Need HOA approval first.

IF COUNTY RESTRICTED SHORT TERM RENTALS (AIRBNB ETC) MORE WOULD BE AVAILABLE TO LONG TERM NEEDS

I'd need way more cash to take a leap of faith like this.....

Doesn't apply to my present situation

HOA CCR's prevent this

Already have unit

I'd only do this if I needed a place for a family member to live on our property vs in the house

Any the above will raise my taxes somewhere to compensate. How about better jobs & gov stay out of

Would like to see areas away from vulnerable children where homeless could live and get help.

Fast track permit process

I'm 75 years old, not so sure how long I will live &/or be living here

Not applicable

CA give renters more rights than owners+with state Rent control possibility, I will build elsewhere

Streamlined approval process and less restrictions.

My floor plan does not support this concept

Buile affordable/accessory housing in zones with transportation, commercial (jobs) + infrastructure

you can't build anything if there isn't space!

I don't know enough about any of these

Zoning change as to minimum acreage necessary to add units.

If I needed one for some reason for family or income or a caregiver as we age.

I don't understand the second and third options.

I don't have the space so the question doesn't apply.

Just amend the zoning to allow us to do so.

Any & all

Homeless need jobs/mental health care, gradual reintroduction to society, existing apartment.

Making permits easy to obtain and affordable.

live in sun city not allowed

Have one already

Would love \$50K for the cabins we already rent below market! Your fwd&back buttons don't work righ!

Waiver of re-assessment as I couldn't afford higher property taxes.

I don't have the space for any buildings on my property. I live in a subdivision.

If a forgivable loan does not have to be paid back, why call it a loan & not a reduction of fees?

We are too old to consider putting an accessory dwelling unit on our lot. We have considered it.

Accessory dwelling units are not going to solve our low/affordable housing shortage

All of the extra cars would make a neighborhood look rundown

HOA Restrictions

easing eviction rules if I get a bad tenant.

All of the above are sold incentives

Eliminate the ability to local jurisdictions to add cost eg svmw

I live in a retirement community. The association CC&R's would not allow this type of residence.

Not applicable, since I can't build an ADU

quick and timely permitting process

More flexibility with housing density on rural acreage.

N/A to me

Tax, and fee rate reductions!

Allow me to park a tiny house on my property that could be removed when the crisis is over

County approval/Permits

I live in Sun city Roseville and they don't allow it

I already have a building and you forbid me from using it as housing. Permit, permit, permit.

I live in Sun City.. it is not permitted

I do not want government giving away our tax dollars

I do not have room to build a dwelling on my lot

I don't have room to build this so this really does not apply to me

None of these things should be done as they require tax payer dollars to support.

We simply don't have the space

For a family member who needs housing.

All of these options would motivate me to move forward sooner.

Relaxed restrictions concerning impervious ground coverage.

I have no space on my property.

I'm a renter not a home owner

Eliminate all permit fees and deed restrictions.

Na

guaranteed repair of damage by renter that wouldn't cost me or cause me to make insurance claim

Lack of land space that would have to be supplemented with additional park space before considering

Additional coverage allowance for ADU

I am trying to simplify my life not make it more difficult. I need a peaceful , private backyard

Income prohibits this

I think people should get a job and county should stop subsidizing and enabling people who don't wr

own a condo, can't

Don't know

make it illegal for HMOs to forbid them.

moving out of state within the next 6 months

I don't want strangers in my or my neighbors yard - noise, etc

We live in a HOA and don't want to see low income tenants above garages. We are "single family home

Not interested in having an accessory unit on my current property.

I do not have such a space.

we'd be happy to offer an affordable unit ; it's just the up front cost (w/ our curr. mortgage)

I live in a Home Owners Association. I would never get permission. Wish that was not so.

Forgivable loan for the payment of ALL permit fees

not enough space on my property

I would only rent to a family member. Renters can be a royal pain

Liability risk of having tenants is too great for me. With our litigious society why take the risk

Stronger support against tenants who squat, don't pay rent, and damage property

Already have a secondary unit on our property

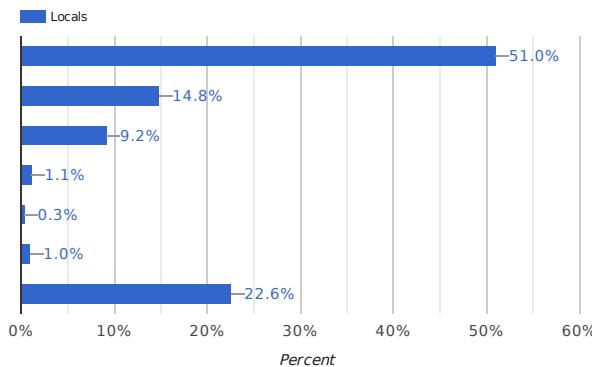
Just what we need, more traffic in Placer County.

Changes in zoning laws.

**Q4** What is the longest period of time you would consider deed restricting your property to rent at below-market rates in exchange for cash compensation?

(1531 responses by locals)

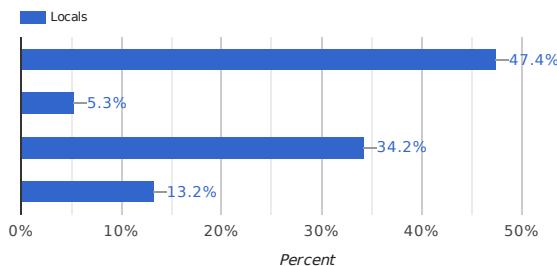
Options	Locals (1531)
None - I wouldn't deed restrict	51.0% (781)
Less than 5 years	14.8% (227)
5 to 10 years	9.2% (141)
11 to 20 years	1.1% (17)
21 to 30 years	0.3% (4)
More than 30 years	1.0% (15)
Not Sure	22.6% (346)



### Q5 Would you like to live in Placer County?

(38 responses by locals)

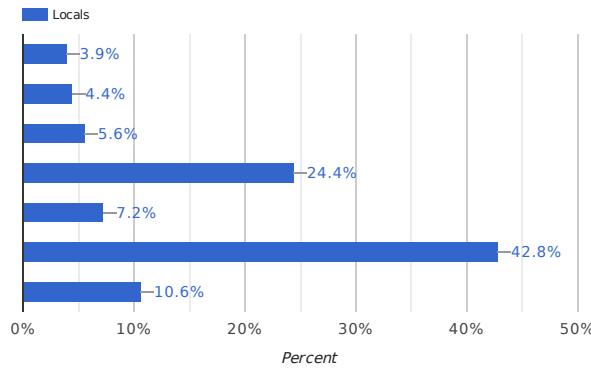
Options	Locals (38)
Yes, I would like to own a place in Placer County and live there year round	47.4% (18)
Yes, I would like to rent year round in Placer County	34.2% (13)
No, I'm happy where I am	13.2% (5)
Not Sure	5.3% (2)



### Q6 Which of the following best describes what you rent now in Placer County?

(180 responses by locals)

Options	Locals (180)
Apartment above or below a garage	3.9% (7)
Detached cottage on a single family home property	4.4% (8)
Apartment or condo in a small complex (up to about 10 units)	5.6% (10)
Apartment or condo in a large complex (more than about 10 units)	24.4% (44)
A room in a house	7.2% (13)
A whole house	42.8% (77)
Other:	10.6% (19)



# unit      attached      page      apartment      home family      duplex      house

Attached (probably illegal) granny unit

Multigenerational unit with my daughter and family.

Townhome with attached 2-car garage

Rv space

I pushed wrong button on last page and can't change answer. I own and live in Roseville

a tiny house on a single family home property.

Lease land

Duplex 2 unit

Duplex

A house but the landlord only gives me access to the house above the basement. It's very small

Apartment in a complex of 80 units

I used the back arrow (the one on your page, not my phone's) and now I'm lost!

Own a home

duplex

Business

I'm just a renter not a home owner

Duplex

share a home with family member

DUPLEX

**Q7** An "accessory dwelling unit" is usually an apartment above or below a garage, or a small cottage separate from a main house.

How interested would you be in renting an accessory dwelling unit to live in?

(179 responses by locals)

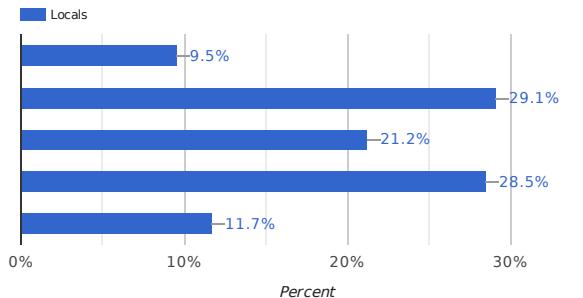
## Options

Locals (179)

I already live in one

9.5% (17)

Options	Locals (179)
Not at all interested	29.1% (52)
Moderately interested	21.2% (38)
Very interested	28.5% (51)
Not Sure	11.7% (21)



**Q8** Any other comments or suggestions about accessory dwelling units, deed restrictions or lower cost rental ideas?

(517 responses by locals)

rent area tax allow fee want build low  
home house like unit  
need rental placer idea property year

none

Low cost rentals are only achievable by attacking the cost structure of new construction away from labor and materials.

Any alteration of existing lot coverage rules would not be a good idea.

CA always talks about the lack of affordable housing but never looks at their polices which are a big contributor. Taxes, permits, regulations, red tape make building anything in CA a nightmare.

The County should start investing in residential properties the way they invest in roads or other infrastructure. They can be deed restricted.

none

No

We need less people in Placer, not more. Absolutely fed up with the homeless migration to Auburn.

Why not use the ToT tax to fund some of these ideas or funnel it directly into subsidized housing in normal long term rentals for local workers?

Accessory dwelling must be affordable. The affordability problem in Roseville and Rocklin is OUTRAGEOUS and very difficult to manage for a family of four even with two full-time working parents with good paying jobs! It's suffocating!!

The concern I have with ADUs is parking and taxes. We need income from ADU residents to pay for the infrastructure they are using (roads, schools, parks, water, trash, etc), so they need to be taxed appropriately. And we need a place for them to park. We are essentially densifying R-1 neighborhoods, and that has consequences that we need to plan for. I am a big fan of deed restrictions in the Tahoe area. There is no other way to keep housing affordable in a place with limited space, particularly with so many wealthy second-home owners. There is not so much a "jobs" problem as a "wealthy second owner" problem, which is not going away, and will keep putting pressure on housing prices. Deed restrictions for \*local workers\* is a must. Not just deed restrictions for BMR, or deed restrictions for full-time. We need to restrict for \*local workers\*. CA law needs to change. We also need to dis-incentivize second-home ownership in our area.

We have enough housing, we don't need the population growth

Permit fees and regulations are too high and cumbersome. This must change.

Believe in these units but HOA restricts such usage where I reside.

Square footage limitations are an issue.

It would have to be mandatory that these units are only used for long term (1 year) rentals. I am so sick of all the VRBO, property managed homes in my neighborhood! They are ruining Tahoe!

These ideas would be more useful in Urban areas. We live in Foresthill and these don't always make sense here.

I would think some people might tear up your property and move on leaving you to have to pay to repair it. As far as property values continuing to increase take a look at Reno now after lots of Californians have moved in and now Idaho is experiencing the same thing.

low cost ez building permit, will never deed restrict a property where my family lives, more than willing to have a rental unit...have the county get out of the way.....

I watched growth change southern California from places of beauty to congestion, pollution, traffic and crime - in a span of 20 years. You will be creating the same problems here.

I live in Newcastle and already have an accessory unit which my mom lives in. I want to update an existing small barn house - easing planning approvals and help with permit fees would be a great help.

Would be very interested in living in one in another part of Placer. Want to see more available in the area!

I will be moving out of Placer County in the next 60 days, after living here since 1983. I am not able to afford any form of housing in the county, even with the County as my employer

Any sort of incentive offered for accessory dwelling units will be taken advantage of by families that want to have their in-laws (or similar situation) move in. Personally, I would not go down this path to aid in the house situation but I may take advantage of the incentives to build an accessory dwelling for my parents or my wife's parents.

You are opening a HUGE can of worms ... liabilities and angry people ... for the county and for any who buy in to your accessory dwelling ideas. Why make this so complex? Why doesn't the county build its own ... and govern its own ... and maintain its own, etc. Passing the buck? Your plan would make MUCH more sense for housing our booming senior population ... or others with physical needs.

I live in Granite Bay and our community plan puts forth the idea that structures should not dominate the land they are built on. I agree with that principle and as a generalization I think there are some parcels that are too small for a secondary unit.

Any thing that is built will not be affordable or low income.

ADUs seem to be a great way to increase housing supply. They are also a nice way to live in a nice neighborhood while having what feels like a house for a single person (or conceivably a couple).

Why not build low rise apartments, quads or duplexes?

it would seem to make more sense to focus on the more rural areas in the county where property owners have the space to add a structure, or convert a garage to a rental unit. Most of the inner city areas have HOA restrictions and don't have the space to add another family unit.

these are great ideas and very encouraging

While these ideas get kudos for the effort, it's a small drop in a much bigger ocean. There's no silver bullet to fix the issues of rent prices. San Francisco, Los Angeles, New York have been battling the issue longer than Placer to no success.

People want more affordable OWNER options, not just renting

The cost and hurdles to construct affordable "for rent" housing are incredibly high anywhere in the County and State as a whole. However, solving that problem should not be a burden or come at a cost to existing communities. If the County were to allow for accessory dwelling units, there needs to be careful analysis done on total number of units allowed per neighborhood and on the associated impacts thereof on the community BEFORE such legislation is passed.

Placer county is the most difficult county I have ever worked with. The county will make it impossible to get the permits and do the project.

I am a Senior and I would love to rent something that is more affordable.

As a Realtor, strongly support of the idea, the law that was put into effect has been so complicated and restricted by Placer County Bldg Dept, TRPA and HOA's that there is now a disincentive to provide the additional housing accommodations. That is in response to questions I asked for clients to local planners and contractors.

I wouldn't want a stranger living above my garage, do not think it would add property value to my home, and don't need the extra income to manage my personal finances. I have no motivation to support dwelling units. Converting older homes in need of major work or refurbishment into duplexes may prove a good path. I do not believe one solution will fix what is needed, just as California electrical power needs are a balance so too should the low income housing be a balance.

This is a bad idea being shoved down the throats of residents that purchased in a neighborhood in anticipation of certain housing densities. If the county needs high rise, high density housing pick an appropriate area, like around the Galleria. Don't force higher densities and renters into neighborhoods that, for the majority, don't want such changes.

Rent control. Or address the elephant in the room and FIX HIGH SCHOOL ZONING requirements in the city. I moved to get my son into Woodcreek High School. A school board member told me they would reject my exception request if they saw it across their desk. So I did what I could to get my son into the school he wanted to go and I moved.

Not a great option for large families, obviously.

I know little about deed restrictions. I live in a Del Webb over 55 community with CCRC and my home is small, my lot is small and we have restrictive CCRC's

I think this is a very creative option. It may also help keep some people in their homes that they might lose so it has other benefits as well. I believe there needs to be a faster eviction process if certain criteria are met like using drugs or physical altercations and so on so the owner is protected and never put into a hostile or uncomfortable situation.

The county cannot bamboozle home-owners with taking responsibility for closing the gaps in house shortages since the county is solely and 100% fully responsible for the current state. Make it cheaper to apply for permits and decrease property taxes by 50% and be friendlier for developers to build houses. I absolutely abhor the bureaucracy the county is instilling into our lives. Get out of our lives and let us live free!

very scary to think about people roaming around my property.

what are deed restrictions? We are older 70 so do deed restrictions go with the property in case of inheritance or selling?

So much of Roseville is newer tract homes in HOA neighborhoods. None have rooms over a garage, most are on small lots with no room to build a separate unit, and there are HOA restrictions. The only option would be having the renter come in the same entrance, use the same kitchen and bathroom as the rest of the family, etc. - not very workable for most families.

There is no room in my yard, nor would my hoa allow it. I would only want to rent a unit to make money.

We are in dire need of additional, affordable housing in Placer County and I support this endeavor.

Collaborate with the Adult System of Care/Whole Person Care.

It is widely reported that 40%+ of new home costs are state and local fees. If that's even close to true then you have affordable housing at your finger-tips, get rid of the fees.

This survey feels as if you are suggesting that it is homeowners responsibility to use their property to provide affordable housing. Why don't you start by explaining what you are doing to protect homeowners? You know, those people who pay property taxes.

There are actually many "mother-in-law" units over garages or 2nd little cabins on properties around the North and West shores. I have one and rent it long term. But it would be really helpful if we could make these units "legal". When I get an appraisal on my property, they won't/can't count the 2nd unit in the valuation of the property. It makes it worth less as I can not get a loan for the full property. Make them legal, don't increase property taxes and I'd be happy to rent long term.

You might want to explain what "deed restrict" is before you ask people questions about it in a survey.

Absolutely against these lower-cost rental ideas. There are cities like Sacramento, San Francisco, San Diego where you can exercise such ideas.

There appears to be a lot of land out by the casino...assuming that is Lincoln. Incent Builders to build lower income units out there. I will never be for subsidizing lower income homes on the backs of tax payers. I am a Realtor and live in Rocklin. Rocklin is pricey because we have top-rated schools and lack of inventory. The Bay Area folks drive the prices up in our area. Thank you for asking!

If below-market rate housing is being considered, homeowners who choose to build an ADU should also get a tax credit, much like developers of multifamily housing properties in the state.

From what I understand, "in law units" are currently not permitted but I think would help with the housing shortage especially with incentives. Readily available information online would be helpful.

We live in our home with kids. I would never have renters and have to reel in my kids from yelling and playing

You should have asked me if I would use the space or build the space for an in-home caregiver. We are old and retired. We will need that soon!

I don't really want the government getting involved in my private property this way. I have a rental unit already and it is working just fine for me as is.

This is a bad idea that would negatively change the character of established neighborhoods.

not aloder on property

Smaller more affordable homes not apartments small yard etc.

Improve the housing costs which are really way too high for the average person to afford rentals in Placer County.

At current construction costs it just won't pencil. More efficient to construction multiple units.

I think ADUs would be great for Placer County and the Tahoe area specifically.

My rent for a 2 bedroom apartment is \$1850, as a single mom it is very difficult to live in Roseville and make ends meet.

There is a huge need for lower rents. I have family living with me that can't afford to rent. My son would move back to Placer County if he could afford to live here.

I know some new home construction have houses with built in next-gen apartments - but these are always huge home models (and very expensive) - maybe encourage builders to make those available in smaller models and offer some discount to the buyer for a commitment to renting the spaces.

The percentage of the lot that could be covered and restricted distance to property lines are a hinderance.

Just gonna share your liberal agenda to ruin Placer County

I think the building department needs an overhaul. The inspectors have too much power. Many just can't seem to follow the rules and make them up as they go. I do not have first hand knowledge but family, friends and businesses provided experiences. Do your research. How many inspections have been completed without issue? How many complaints have been filed? The cost of property and permits are just not cost effective for middle class in Placer Co.

I think it's a nice concept but I think management of this would be an administrative and logistical nightmare, with cities/taxpayers left holding the bag for the inevitable bad players who are already making it worse for everyone. What about those who might build something only to turn it into AirBnB? How do you regulate/police that? That's already a huge housing issue in cities everywhere.

Getting creative with low cost housing requires looking at the big picture, while many new housing developments in Placer County are popping up, the high cost of typical models, with focus on upper middle income buyers, limits many young families in affording their first home, and many retirees looking at Nevada/Arizona for more affordable housing. What is the effect long term if only families or individuals which meet the high income requirements, can purchase new homes...maybe look at the mass migration out of the bay area, and their high housing costs for a preview of what might happen in Placer county.

Allowing higher densities, by forcing this down residents throats, in neighborhoods planned as single family neighborhoods is wrong. Just because one neighbor might think it's a good idea doesn't mean the other neighbors should have to put up with more residents and more traffic/parking issues.

The problem is permits and code enforcement, too much of one and not enough of the other...

If an ADU is directly accessible from the road, I would like to be able to split the lot. (Either after building a detached ADU, or before building at all.) Currently, only extremely large lots can be split, but allowing any size lot to be split, as long as each portion stays above a reasonable size (for example, allowing anything over 5,000 sq ft) would allow for more infill.

Build more studio apartments, size them to be affordable to someone working a 40 hour week at minimum wage. Install a murphy bed in them.

My property isn't big enough for this

It's a tough balance to allow ADUs without ruining neighborhoods and towns, but I do think that it is one of the best ways of providing affordable housing, for both the renters and the home owner. I'd even encourage you to consider allowing more "temporary" housing (e.g., tiny home on wheels, RV Park model homes) for a period of time (e.g., up to 10 years) with a CUP for more rural properties that could accommodate them, but which should stay low density zoning.

I wish there were more affordable housing in Lincoln, like more Mobile Home communities.

No not at this time

I am not for low income housing. It causes more problems and artificially keeps wages down and poverty high.

Not at this time.

as a family of 4, there is no way we can live in an accessory dwelling

Nope

Do your job. Pave roads, provide infrastructure, make it easy to divide parcels, remove AIRBNB restrictions, allow the private market place to be the engine to fuel good, economical, growth.

Please make this option possible for Placer County residents! The need is desperate! Thanks

IMHO, there is little need to guarantee "below market" rents if accessory units are easily permitted to allow for more to be built. Rather than locking the \*owner\* into a medium to long-term below market rents, give the \*renters\* direct incentives as financial offsets in the form of tax credits/rebates/direct payments. Further, these incentives can be revoked should the renter abuse a rental property (where-by returning an advantage to the owner to have said "approved" below market renters).

Thank you for exploring these creative alternatives!

City or County should build multi-family units

The increase in inhabitants in the county will require steps to insure our infrastructure can support the additional people, traffic, deputy sheriff support, etc. how will these costs be covered? Have traffic studies been done?

We live in Northstar at Truckee. It is not possible to have this kind of unit..

When building any additional housing, must consider if the area can handle additional people, vehicles, traffic. What is the infrastructure like? Transportation, commute times, Fire and Police coverage, traffic, parking, work availability, shopping, evacuation routes, etc. How would it affect the existing neighborhood. Our homes are the most expensive purchase most will ever make. Additional housing units would negatively affect the reason why we purchased here.

I would not rent it out, it would be for elderly family, an in law unit of sorts

Deed restriction are the worst idea ever. The only constant is change, and deed restrictions are huge burdens with many unintended consequences for those who later face unanticipated changes in their lives.

I have lived in several accessory dwelling units over the years. A great way to get an affordable place - and generate income for owners.

You would have to stop or slow real estate appreciation

Permits should be free. TRPA restrictions on coverage need to be adjusted and not just for lake front mcmansions that buy coverage

Not sure we should devalue existing property in Placer to accommodate people who cannot afford to live in the area.

The county might consider easing restrictions on converting free standing garages to Ag or ADU to allow separate utility

Is water available? Are septic systems sufficient to handle the additional load? Are there considerations for the increase traffic and road use?

This is a pretty hypothetical response. Since we are on a septic tank, I'm not sure we have the infrastructure to support another living space.

This is a ridiculous idea!!

We live at Woodstream Townhomes in Rocklin. I've not found anything like it anywhere in our area. It's the closest we get to being in a home. Highly recommend townhomes.

Would need more information on deed restrictions

If this was such a hot idea, the mortgage lending industry would've all kinds of products on the market.

The biggest issue resides with permits, and HOA restrictions.

Neighbor association rules are restrictive regarding parking for additional people, use of accessory units.

Too many neighborhoods have hoa's which forbid adu's . One of the many downsides of such neighborhoods.

This could be especially difficult in our situation with only ditch water (no treated water service) and septic that is sized to the current number of bedrooms.

Get restrictive with these short term rentals, which have illegally operated in neighborhoods as hotels , with no screening, hundreds of strangers pour thru our neighborhood now. We are zoned and pay taxes for SINGLE FAMILY RESIDENCE . You are illegally collecting taxes from us, and have ignored the problem.

Stop gifting developers affordable housing and build multitenant units where appropriately zoned. Build affordable mini communities such as agro farms where quality of life is high but rents or affordable housing accessible to buy. Sell all of the land Placer owns in Tahoe for affordable housing. Stop gifting developers in lieu fees. They need to build the 10% onsite when amendment acquired.

Additional property taxes and permit costs are a big deterrent.

The ways to make housing more affordable are to lower TAXES AND REGULATIONS. This state is full of over taxation and regulation that stifles home building!! Time to move out of CA

If Roseville starts this program you're going to lose a lot of tax paying home owners because I for one intentionally didn't move to north highlands but roseville is singlehandedly turning it into that. Had We wanted to live in a ghetto, we would've bought there. Why pay high property taxes to buy in a nice community to only have it turned into a ghetto after a few years. We're looking at selling and moving because we've had it with the direction this once nice town is going. What's roseville going to do when all the higher paying property owners sell and move or walk away because they can't sell and won't continue to pay the exorbitant property taxes anymore? Roseville has better shape up and stop making poor decisions.

Why can't our community build more nice Section 8 type apartments so struggling families can have a chance to get on their feet?

Make it easy for people to add the bathroom and maybe share some of the expense. I would do it as a senior living alone but am a little worried about the type of tenant I would get.

The high costs of permits, and extensive regulations make building affordable housing a joke.

Socialism - the state subsidizing. Better is getting rid of regulation, open market....

I am in support of this, but don't feel it will take hold in Placer County. People here are highly xenophobic. I'd try to make this a city initiative rather than county. What works in Roseville would not work in Granite Bay.

Allow RVs to be lived in on private property. Subject to space restrictions of course.

Ease up the zoning restriction on building a second dwelling. I am currently trying to build one but running into problems because of building size restrictions.

Cut the cost of permitting. Issue permits in a timely fashion.

I am concerned that Placer County is asking residents to consider placing accessory dwellings on private property. The County needs to step back and reassess this type of dwelling. Instead of building new homes throughout County, why not consider building units and renting them out. Ensure that the rent is reasonable. I see so many issues regarding building accessory dwellings in some one's backyard.

Details of all incentives and deed restrictions would help me make a decision.

I don't want low rent tenants in my neighborhood

Low cost rent almost always brings trashy people...That's a major factor as to why we moved here, to get away from that!

I am a senior citizen living on Social Security and it is extremely difficult to find affordable housing accessible units would be great

there needs to be regulations regarding access, utilities, and facilities.

There is a lot of unoccupied land in placer county to build affordable housing. Instead of relying on current home owners to house people, build it and they will come.

I think they are a good, and necessary idea if we are to have affordable housing for all Californians.

This county is needing house rentals. They are expensive and the ones that are affordable are available and gone within a day. If there were more small houses or even duplexes so people can still have a yard, that would help alot of people.

I need more information about options; how low cost the rent would be, why deed restrictions, construction costs, etc. Could such a unit be rented to low/middle income family members?

Reduce permit fees

I think this should be a part of what we make new developments build. Particularly the cottage on the property or that type. Not just for rentals but for inlaws or family members.

Frankly this is a ridiculous survey. I live in a residential area, homes are close together and lots are small which is very typical in the suburbs of Placer County.

Not at this time

This seemed targeted at residences in sewer utility districts, since there were no questions regarding septic system restrictions. BTW, I would be willing to have a renter at a low (affordable to 30% mean area income) without relying on rental subsidy, though upfront help with construction costs would be important. ...subject to septic system approval for five bedrooms w/o additional work on the septic system.

This is a simple problem. Allow homeowners to rent out long term, (not vacation rent), a room or build an ADU over a garage etc and WAIVE THE FEES. Offering low rate loans or other incentives are great too. Have the TTSA waive additional fees also, or at least for 5 years. Costs have to be reduced if you want affordable housing!

Allowing more and more affordable ADUs in Placer is a great option to help with the housing crisis. It's a great option to help house veterans and keep people close to their families which are rooted here as well.

Offer a 0% Loan to build

Don't know what deed restricting means/is.

I live in downtown Newcastle. It is already very dense here. There is not enough room for onstreet parking so I wouldn't want to see ADUs in my neighborhood unless we got public transportation.

Providing people with a guide or step by step process for people who are interested but uneducated and a bit intimidated by the process.

I am opposed to building more housing in Roseville/County. Whether it be on an existing property or a completely new development. Roseville and Rocklin have always been a family community with a small town feel, it is losing that appeal. I have several renters in my neighborhood and the yards look horrible and those of us that take pride in our homes are suffering.

We are over populated as is. We don't need to try and cram even more people in. We definitely should NOT be subsidizing it either. I don't want my tax dollars going towards that.

Good idea for someone in a different living set up than me. I'm in a condo.

My main concern with accessory units is density. I don't mind several of these in a neighborhood, but Roseville already feels crowded enough.

Living in a Del Webb senior development, it would be violating the CC&R restrictions to do accessory units

As a senior living in Roseville, I find rents to be more than horrid! Very few choices for lowering my rent and still living in a safe area. If rents continue to increase I will be forced out of Placer County.

What happened to the concept of tiny house set in villages, which would be rented (below market) to single individuals or perhaps couples?

My home and property are very small. The legal risks are too great.

It would be nice if we were allowed a second kitchen in an ADU.

The Cost of Rent here is Too High. I don't know if I can make rent next month.

Many new homes are being built with tiny yards, in the Interest of water conservation, so there is no room to expand.

What are deed restrictions?

it would be great if the County would allow a 1200 SF ADU (vs 1000 SF max on less than 5 acres) if at least 50% smaller than primary residence

I believe Placer should use the property at dollar hill for work force housing, not low income. We need workforce housing. I also believe the VRBO type properties should be limited. It is a sole reason we have no housing. It has driven the home prices up and pushed our workforce out. Most median income 2nd homeowners can't afford their homes without turning them into vacation rentals. Displacing the local looking for a house to rent long term. If vacation rentals were capped, the demand would decrease and locals might even be able to find and afford housing.

Please, Placer, follow the lead from El Dorado county, restrict short term rentals! This alone would open up to "long term" rental availability, possibly with rental "caps" to prevent gouging. Also, enforce the regulations on developers to mandate % of low income housing in proportion to their development plans. Case in point, Boulder Creek development at Crystal Bay - could not describe to me where their affordable housing was when i inquired - cause there is no plan. :-(

Low income housing attract low class people. When rent is high those people go elsewhere

I really hope this isn't your best/last option. I'll fight it, in all honesty...

I have none, for my property. I am not against any of these ideas for the right property/neighborhood.

You are motivating me to leave Placer County with anyone being able to be a slum landlord.

None

My neighborhood is single family homes on lots of about 1/2 acre. I believe that our CC&Rs prohibit accessory units.

NOT IN MY BACK YARD ! !

I personally don't want tenants to live at my house, but this could really help many households who could expand space to care for elders. Or for younger families trying to get a foothold in our community.

Not sure where you are going with this survey but I do not like the route you are taking. Focus on helping the tenant into affordable housing. Use county funds to remodel abandoned homes and other incentives. The world is not made up of developers. I would require all apt owners to set aside 10% of unit for special housing needs.

Concern regarding the correct fit for a rental.

City ordinances requiring additional parking on property for additional unit eventhough there is street parking.

If we are really serious about building low cost housing, we must reduce the costs of permits, expedite approvals and allow for more density. Tax payer subsidies are not the answer.

Single level would be mandatory, I'm a senior citizen

Deed restrict incentive for long term rentals only (not necessarily below market but no short terms).

I wouldn't want to commit to more than 8-10 years for something like this that is new to our community and concerns with how it would be handled by Placer County.

Where I see the benefit of creating more rental spaces on individual properties, I'm not interested for tax payers to absorb the cost.

I would not want them to be built in neighborhoods where parking is already scarce.

Homeowners association wouldn't allow.

None

Perhaps zoning laws could be changed to allow tenants to purchase and place a tiny home on a consenting land owners property for a rental payment. The terms of the agreement could include exchange of services in addition to or in lieu of cash rental payments ( such as yard work, home maintenance etc)

I am totally ignorant of these types of dwellings.

do not use tax dollars to subsidize people. Tax dollars should be lowered if the city or county has excess funds.

I'm still housing all three of my children and my elderly uncle, so I wouldn't rent out until that housing usage lightened.

Artificial deed restrictions are bad altogether and cause a disincentive for people to consider encumbering their property. Help a secondary unit become naturally affordable by eliminating ALL the governmental and special agencies fees and costs, which right now are what? \$60,000 before breaking ground?

I am not interested because my family is too large. I think these units are a great ide for others.

I have compassion for the homeless population, especially as my family is encountering students and their families facing homelessness. However, the rights of homeowners and businesses are being undermined by laws that allow homeless to squat anywhere and leave trash and feces. There needs to be some better solutions for both sides.

Not sure of permit or deed process, restrictions, cost of construction. Live on social security, not in my budget to build anything.

You should include what the average cost per square foot is to build in the Lake Tahoe area including permits. Most of us wouldn't be able to afford it, and it would take more years to re-coup the cost via rent than would make sense.

We need any kind of housing I'm on a month to month

We put an 1100 sq ft second house on our property about 10 years ago. The permit fees were outrageous. Fees for everything short of breathing were charged. We rent it for several hundred dollars below market. Permits, taxes, property line setbacks made adding the house so difficult I would not want to do it again.

Dear Gov; the max I would like from you is to take a minimalist approach in this issue. Let the market handle it vs Nanny Gov. Permits & inspections for larger project prevent bad construction practices but they are also costly and a big hassle. The problem is min wage jobs are entry level not, nor should it be, a \$50k + job to support a family. Kids graduate from HS not being taught about practical life expectations. Start addressing the core issues vs running amuck with a government bandaid.

I am not sure it would be allowed by my hoa

We are property owners interested and adding an accessory dwelling for rent on our property. We would have already completed this project, if the permit process was streamlined, and our city of Auburn's planning department representatives were more helpful when we inquired several years ago. And, yes financial incentives / loans etc will also help us help our community with creating more affordable housing options. thanks for asking

It's a very good idea but not every lot is a desirable site for one.

I moved to Sacramento County where I have a cottage on property that I use for short term rentals. I have a lot of discretion on who I rent it to and what restrictions I want. I recently rented out the property, long term, that I own in Roseville and the renters have all of the rights and owners can't do much about it. Until that is fixed there can be no long term solution to the problem because renting a property is too risky.

Dog knows eastern Placer desperately needs low cost housing.

Concern about bad tenants causing issues with us or our neighbors

I think focusing on accessory dwellings is a good idea for providing more low cost housing

Even though it's not something I would be allowed to do, I think it's a good idea for those who wish to do so. California is in a crisis with the homeless as well as the low income residents. Living in a car or on the streets is not a good or safe option. We definitely need low income housing, but of course, no one wants it "in my backyard".

More cool micro apartments targeted towards younger childless adults wanting a walkable community would be a better idea. I don't think accessory dwellings would be successful unless in a walkable neighborhood like downtown and old town. Pretty sure no young adult wants to live in a back house in West Park or Crocker Ranch.

As I live in a low density area (minimum 5 acre parcels), I am concerned about additional dwelling units increasing noise and traffic in our rural setting.

I'm on my 19th year f working for Placer County & lived there 17 1/2 years.. I was ultimately forced to move to Sacramento County due to the rising housing costs, but would love to move back if I could afford it.

none

Financial assistance and incentives are a great way for the county to help private sector solve what is essentially a private sector issue.

Limit Air BNB type rentals!

Instead of reaching out to current homeowners, these plans need to be implemented into current and future housing construction as well as structures/ areas that may be altered for such types of housing.

Making money available is a good idea. Cost of money at market rate and not subsidized. Market will determine rental rates. Allowing single family dwelling to be rented on short term basis creates a shortage of long term rentals. May need an ordinance to stop short term rentals or an ordinance to encourage long term rentals.

no

Provide nice visual examples of these dwellings that do not decrease overall property value

Dump the unicorn liberal agenda of Utopia for all. It can't be done and should not be tried. It will drag everyone DOWN and not lift a single person UP!

Rents are out of control due to greedy landlords. If you are are a good renter with no late payments but live on a fixed income you are priced out of similar rentals due to rent increases. This gouging is leading to more homelessness and fear among seniors who don't own property and are forced to rent at high rental rates to have a safe place to live.

Some subdivisions do not lend themselves to small rental units being included within restrictive size lots.

Make it easier and cheaper to build new housing units. Then let the contractors build them (within reason). Also under certain circumstances, allow garage conversions.

Balancing changing owner needs with community needs is tricky.

I do not like the idea of public subsidizing of low cost rentals.

I think accessory dwelling is a bad idea unless it's for a family member.

Tax incentive went away To hard to evict

In Sun City where we live there is no space to build additional rooms.

Not requiring owner occupancy on single-family zoned parcels is a defacto rezoning of the entire county, it undermines and destabilizes the character of residential neighborhoods that existing landowners purchased into. Impact and sewer connection fees can add \$22,000 to the cost of establishing a second residence. How much will PCCP increase this even more?

Needs consideration of parking space, and traffic flow, to avoid future problems. Overcrowding is not a good solution to over population.

If accessory dwelling IS allowed, under the veil of housing shortages, then there must be deed restrictions; otherwise, this appears to be a sham to get by (aka work around) zoning, building codes and other codes that are meant to protect unsuspecting residents, buyers, renters, etc.

You can't fight economics, real estate costs are high, permits and fees are high, local restrictions (i.e.,open space requirements) and basic supply and demand make providing low cost housing a bad economic choice. The core fundamentals will have to change before the situation will change.

With all the Section 8 housing now on Vernon Street, adjacent to Gathering Inn and the construction at Washington and Main....do we still need more affordable housing? Why has all the new Section 8 housing been concentrated in and about City Hall and Washington/Main?

I might be willing to rent out my home, but I am currently living in it. It also costs a fair amount to maintain because of the swimming pool and nice landscaping. I don't think it is the right type of house for someone looking for a lower cost rental.

This whole survey angered me. Not sure why.

Why here? Very quiet, low population. Extremely low density. Hasn't changed in 30 years. One road in and out. Bad winter weather. Transportation difficult.

Most properties are not large enough to build extra unit, and parking is a huge problem, crowding the streets.

I feel that accessory units need to have off-street parking spots assigned for the tenants car(s). Otherwise, there will be property owners turning their garages up into rental spaces.

Why not smaller single family homes not attached to each other?

It's a good idea! I don't have room.

This is nearly as good as a tiny house community. If you had a program that the county paid the rent and tenant could do yard work or chores around the property in exchange for a letter of recommendation to use for future employment or education purposes that would be better. I truly want to help but also don't want to enable either.

I don't know what "deed restrictions" means.

You can't build a dwelling if there's no room on the property!

I have a 950 sq foot 1/2 plex with a small courtyard, so can't build any accessory building. It was all I could afford in Placer and have a child and dog live with me. My other would have been a trailer park but no dog or kid allowed. They are 55 and up with small dog.

Not quite sure what deed restriction is. I have been a landlord in the past and do not plan on ever doing it again.

Fees must be very inexpensive to make it doable.

No matter income level, people need to care for their dwelling as how they do so, affects all. Income does not preclude behavior....

Will not work in a condo project.

not sure what this means so can't vote

Be sure they are safe and do not make it dangerous for a renter to evict someone or neighbors to complain if a problem arises in one.

I live in Sun City Roseville. We just don't have enough room unless we convert garages. This is a great idea in general, but just won't work where I live.

Parking is a major problem if you increase density.

All Utilities to be charged to renter.

I don't think a rental unit is allowed in our area

I do not know what "Deed Restricting" is or what impact it would have on me or my property. You all need to make this survey more easily understandable by the lay person, or explain the terms used in it clearly.

I am 76 years of age and wouldn't mind building and renting a unit if I received financial help but would not like to be obligated for more than 5 years

My house isn't right for this option but I think it is a good option to consider. The only issue I see is increased street parking which may already be tight (and can impact safety in neighborhoods with lots of kids).

Don't know what deed restriction is. May change my answer

We want to develop an additional living unit and do not need any government assistance or incentive but are not able to under current zoning laws

Allow for more multi-unit housing. Single family home developments with massive homes isn't helping anyone. We need more affordable apartments, duplexes, tri-plexes, etc... for all members of our community including college students and seniors.

The prices need to come down I need the latest and greatest updates I just need a functional kitchen and a clean bathroom and 2-3 bedrooms

i think it's a good idea!

Provide subsidized or free architectural fees. Eliminate school impact fees for adu under a certain size. Exempt adu from property tax.

I think it could lower property values which would affect the entire neighborhood so not in favor.

I tried to rebuild an unattached garage/shed and add a 1 BR apt above it (3 years ago before the State mandated fewer restrictions than Placer County had imposed) The rules were STUPID - couldn't have both a kitchen and bathroom without meeting more stringent requirements, couldn't use same sewer line and electrical and had to meet BMPs for the whole property including eliminating 5 paved parking spaces! Just silly. I quit the project after spending more than \$20,000

Tax short term rentals. This would subsidize housing for the local population. Market rents unaffordable for locals. Short term rentals have displaced a lot of locals. Profit at all cost?

Mental health, drug abuse care, a job, step by step direction to self care. Use existing buildings to house homeless. Separate cooperative, from uncooperative. Give the cooperative folks a measured pathway to personal well-being including medical, emotional and family reunification, existing housing. Uncooperative permanent lifetime care.

Why not build more multi-unit, multi-story complexes? There seems to be a lack of these in the Roseville area.

There are a lot of tiny house options. I want to buy land in Placer County and place a container home on the property. Look at drop structures. But the county really needs to address permit costs. They are outrageously high.

Having a septic system prevents adding unit due to highly restrictive county rules regarding adding a separate septic system for an additional housing unit. Also, subdivision rules would have to be amended to permit an additional housing unit. We are in 5 acre subdivision area.

I would consider building a small dwelling unit, living in it, and renting out my 1400' condo to a family.

I'd love to see people be able to build tiny houses on their property and have the permitting process be less expansive and drawn out. I don't have space for one, but if I did I'd use it to build a small home that I could rent out or use for guests.

STOP spending money on ALL the ILLEGAL ALIENS and HOMELESS, and spend the \$\$ on education, and infrastructure.

Accessory units seem like a good idea if the property is large enough and can accommodate the unit easily.

forcing low rent properties, accessory dwellings or housing for the homeless in the Roseville area will destroy the environment many of us have worked years to achieve. If Placer wants to see the home values decrease in the Roseville area - continue with efforts to force low cost housing into this area.

Enough of this low rental issue garbage. They can move to Texas or Nevada. I worked too hard and for too long to have losers on my property or my neighbors property as well.

Yes I am still homeless. I've lived here since 2016 escaping a violent husband who lives in EDC and I did also. I was in Gathering Inn for 1 year, then Progress House and New Leaf for 1 year, AMIH housing in Auburn for 1 year, now I live in a Stand Up Placer transitional house. I have 6 months left. I'm 65 years old with disabilities. I have my application for low income housing at every apartment complex in Placer County for almost 2 years. My application is also in at the Placer county homeless housing office in Auburn for over a year. I've been called in the office happily thinking I was getting an apartment only to be given the same folder full of the same paperwork I had already filled out. This happened 3 times. The last time I was called in, half of my paperwork was missing. I want to tell you because I doubt you'd have any idea how traumatic it is for me to fill the county housing program's paperwork. I try my best not to cry but filling out the time line makes me cry every time

I don't know what deed restriction is

this is a very bad idea

Accessory dwelling units should remain a choice. The rights of renters appear to outweigh the property owners rights, major disincentive to allow renters on personal property

I would love to put an ADU on my property but I wouldn't even know where to start and I definitely concerned about the cost versus the benefit. If the county could help with the upfront costs and allow the homeowner to pay back via the rent the ADU would earn that would be fantastic. Also if there was a way for Placer County to have expert contractors that know how to do this well and I have a proven track record that would help homeowners who don't know about this stuff a lot. I'd even like to have just a free assessment of if my property is a good fit for an ADU. I think it is but I'm not an expert on any of these things.

I owned and rented condos and apartments for over 10 years. After years of repairing every unit after tenants left, I realized all my profit was going to the management company for fees and repairs; and for time units were vacant. These units, however, were in a transient area : Fairfield/Travis, but I suspect the same would be the same for any under market units anywhere.... especially in a college city like Rocklin.

Placer County doesn't need to import low income to this county. We are here to avoid that.

Free permitting and 2 week plan checking, IE Placer pay for 3rd party plan checking. Not counting as coverage for those in the basin.

It would be awesome if Placer County could set up property for tiny home communities. Little lots, community garden area, social area with fire pit, a pool and spa and laundry. With affordable rent cost. I am 60 just got divorced, lost everything and I can't find any affordable rent. I owned a home in the country for 31 years in same house. I miss having the country and nature. If I could afford the property I would create this myself for others. So many are looking for this kind of opportunity

Traffic and parking issues within urban areas.

I do not want accessory dwelling units in my neighborhood.

If I lived alone accessory dwelling units might be of interest.

I am fed up with taxes going up to provide for all the "give aways" that the county and state keep dreaming up.

Interesting idea but with new homes coming in with zero lot lines make that harder

I don't care for any of these ideas. I would consider moving out of the Lincoln area if this comes to my area of town. I believe this will severely diminish my property value.

In today's RE world, the infrastructure isn't there to support a doubling of sewer connections, potable water connections, natural gas, electrical, and wired communications. Accessory dwellings are neat and all, but many proposers completely forget that if every lot suddenly gained a second dwelling, every lot now requires a new connection. You cannot share things like sewers and water delivery.

Permit "tiny houses" (houses on wheels) and not just ADUs on foundations.

I don't think the County should permit separate dwelling units as Shadow Rock Estates had restrictions on building envelopes when we originally built, and having a bunch of separate rental units would take away from the original community design restrictions that make Shadow Rock Estates in No. Auburn, so desirable.

These questions are for people that have acreage that could possibly build a dwelling. But for people that live in town this is not an option.

I don't believe low cost housing is good for the county. They bring down house values and increase crime rates. There is plenty of low cost housing right outside Placer.

Encourage real estate developers of multi family housing to build multi family housing through tax incentives. Do not subsidize housing or rent directly.

Provide portable and complete unit that could be moved/removed if desired. Ownership to remain with county.

Reduced taxation

This sounds like an innovative approach that could help both owners and renters. I applaud your creativity.

I would like it to be easier to have a tiny house in Placer County. It would also be ideal if there was any area of land dedicated to tiny houses like Delta Park.

It shouldn't be up to the homeowners in Placer County to solve the homeless crisis with strangers living on our own property. Taxes are high and we pay more than our fair share. Stop taking from what we work hard for because we don't have much left to give. Ideas like this are what's driving the tax-paying, home-owning citizens out of California. When we're all gone, the democrats will be left to sort it out for themselves. Good luck!

Not sure it will work within the City of Roseville, which is mostly zoned single family property.

I don't want low renters in my neighborhood. They cannot keep up the yard or house because they have no money in the first place.

The primary friction blocking affordable housing is government mandated design feature, environmental regulations and fees for services.

I feel if my neighbors start doing this it would cause additional congestion in the neighborhood. It will also drive down the local market (IMHO).

My property is too small and my garage is attached to my small house.

VRBOs are taking up so many units. My complex has 85-90% vacation units, only 10-15% full time residents. So many vacation renters are inconsiderate. Dealing with and cleaning up after them raises our expenses. Their noise, speeding, and messes lower property values. They are willing to pay so much for a vacation rental, that few locals can afford to rent here. Please create more incentives for owners to rent to full time residents. Thank you!

I already rent two locations on my property for people that can not afford to rent anything in Placer County.

Parcels are too small inside city limits. Parking is an issue. I don't want to share my small yard with another family/tenant....and if I'm being honest, with a family that can only afford to rent an ADU. I have been a landlord before....not doing that again.

Why are builders not required to build low cost housing, before they are allowed to build high cost housing???? not enough kick back to the power to be ???

Low-cost rental units are vital. The way to get these is to limit vacation rentals so that those dwellings can become residential rentals.

Builders should build apartments in areas of the county that make sense. As a homeowner I don't want my home to be different from the others. I don't want to give up space for a renter and I do not want an apartment complex in my neighborhood.

We need to build more low-income/affordable housing.

Accessory dwelling units are great. We had one in another county. Deed restrictions are not advisable. Lower cost rentals are needed in Placer County. We have had a relative live with us who can't find an affordable rental.

There needs to be low-income housing but it has to be something like the City of Roseville has just opened on Vernon St.

I believe it would make a neighborhood look rundown. I had a previous neighbor that lived across the street that had multiple cars parked outside. When I sold the home, some of the potential buyers said that would be a concern.

The entire process would need to be well thought out. With protection for the renter being the focus. Low-income renters, unfortunately, often bring great risk to the renter. Property owners, who would be willing to participate, need to be protected from false claims and damage caused by renters. Including lack of payment as well as damage to property by renters. Maybe insurance included?

I agree we do need lower-cost housing.

I can't rent my place out because I use it periodically.

I'm in favor of allowing these ideas in my community - the cost of housing is a challenge for our area. I just am not interested in taking on the project of building a unit or being a landlord myself.

There are too many people in the county and we need to preserve our quality of life by not overpopulating like the Bay Area.

Concern would be less parking on the street due to additional tenants. Secondly, many lots do not have space to add units.

Don't allow.

Shorten the approval process for housing development, lower fees, and let the market determine price.

I think these lower-cost rental ideas are great! I am not in great shape nor is my house so I don't think about it for myself.

The idea is good, but unfortunate we do not desire tenants. This is a good option though for additional income for other property owners, and we support the idea. We also like the county involvement option in managing or financial assistance. Thank you!

I would like it to be downstairs and accessible as I'm a senior and, although am currently not mobility-impaired, never know if/when I might need to use a walk or wheelchair. Thanks.

Please address the ongoing numismatic voiced by the SVMWC to add cost and delays. Our ADU cost \$20,000 more due to SVMWC which did. It allows us to use an EXISTING water meter. Instead we were required to spend cash and countless hours digging up the street. Dissolve the SVMWC fiefdom.

Unclear how deed restriction would affect salability (is that a word?) of the property. What if prospective buyer didn't want a tenant?

Tax or cash incentives would induce us to rent our whole house at below market rates to a full-time worker or family in Placer Co.

My rental doesn't have a kitchen. I would add a kitchen if the permitting fees and possible hook-up fees were minimal or \$0. I currently rent it long-term and have no plans to change that. I would do a deed restriction for a reasonable time in return for a fee waiver.

Concerns on parking with more than one family in a planned community set for single dwellings and decreased accessibility for emergency vehicles if lot is crowded.

Reduce county fees and red tape to lower the cost of housing.

There are other barriers to affordable housing in CA that should be lowered or removed before this proposal becomes interesting.

Keep Placer classy, not trashy.

Lower-cost dwellings brings crimes and drugs into areas that don't have these problems, creating property values to lower and people not want to live in the neighborhoods.

I think this would be a great option for long-term rentals. Now that most 2nd homes are listed on Airbnb and VRBO, it would be great to see accessory dwellings available for people who live here full-time. As a local business owner of a marketing agency with an income of 60K per

year, I am not able to buy a home, as the lowest priced homes are around 500k and more. I would like to see more restrictions on vacation rentals and more homes available for long term rentals. I have 2 employees that I pay \$25 per hour and they can't even afford to live in Lake Tahoe or Truckee, they both live in Reno and commute to our office in Tahoe City. The only reason I am able to live here is because my parents own a 2nd home and let me live there. It is very sad to see Tahoe City in this state. One of my employees graduated from Sierra Nevada College and had to live in her car for 6 months until she could find a house to live in. Then she was evicted so the owner could list the house on airbnb.

I would like to have more options for small space living. That gives me outdoor space as well.

As the home builders continue to destroy nature and open space in SW Placer County to build giant unaffordable homes, you want us to provide the needed housing? How about forcing the developers to do that? Many smaller homes could be built while leaving the trees and open space. But this would result in less tax money for the county and less money for the developers.

Change the zoning restrictions on building second units on acreage. Allow second and third dwellings on large plots (like 3+ acres). Override CC+Rs that prohibit ADUs/second dwellings.

Zoning does not allow for more than one unit on either property. One is small subdivision lot. Other is on septic system that could not support others.

If we were cash-strapped AND had the space, we might consider adding a unit for a family member, but no way would we deal with a renter in our back yard otherwise. Good for the folks that do have that situation, but that isn't us.

I don't believe in renting from large apartment buildings because it's very your a number and the landlords don't care about you only their bottom line. Also Very very bad experience with Huber property Management when I see a place that has anything to do with them I run away fast! They are bad people hurting our community and should be investigated.

I think that parking needs and adequate water supplies need to be addressed

My property is too small to allow any construction additions

I think this is an terrible idea. Affordable housing can't be fixed by in law quarters. Housing is not affordable due to inflated prices set by an unregulated industry. Housing prices are set and justified by realtors, inspectors and banks who have nothing to lose and everything to gain from selling a property for as much as possible. If affordable housing is the goal, address the root of the problem and regulate the real estate industry and get them under control.

The bottom line is that we need to not allow full time vacation rentals such as Airbnb's get back to renting homes that are not used by the owner to locals.

Placer county has enough rental units, we do not need anymore

I think that people without families may appreciate this type of living space.

My son has been in the process of getting approval from the City of Auburn to start construction of an accessory dwelling unit in Auburn. I has been in the "works" for over a year. Once this dwelling is completed I will move from a rental house in Lincoln to Auburn; if I am still alive.

Who do I contact regarding this program?

I don't want affordable housing in my community

I think a lot of seniors would like to downside if there were some luxury townhomes or high-rise condos built in Roseville.

I think more people would support family members or friends if they could legally and effectively provide rental situations that afforded everyone some privacy.

Tiny homes should be in the mix

We do not have the space (lot size) for additional building. The cost of converting to a 2 story building meeting all earthquake and safety standards is beyond reason.

Very afraid of restrictive California legislation re rent controls.

This questionnaire was biased in the way it was written. What you're really trying to find out is how to force this on residents as opposed to representing our wishes. Keep Placer County rural. There is no mandate to develop Placer County.

Again the issue is NOT shortage of lower-cost housing, it's taxes! Cut taxes housing becomes affordable. Our infrastructure is already maxed, more homes will just compound the problems. Cut taxes and fees, Raise wages, Build infrastructure, then talk about more roof tops.

Ours is very small for two people and our land lord would be thrilled to make it larger however, current regulations are very restricted on increasing square footage on a second dwelling. Please increase the amount of allowable square footage on a second dwelling to 1200 sq-ft or more!!!!!!

I think it is a better idea than planning big apartment construction. Is it true that Tahoe city PUD purchased property to sell to a developer for housing...that also includes single family homes? I resent my tax dollars going to big developers

I believe that mother in law or accessory dwelling units are a viable option for relieving the housing crisis.

This is a bad idea. Build apartment units where land permits the development. You can't build garage apartments on most of the properties in the areas because the original home layout and site plan won't accommodate it.

ADUs, deed restrictions, and permit fee reductions are all excellent pathways to reducing costs. However, without a commensurate effort on the supply side, these ideas could be moot. The cost of construction materials has skyrocketed. Private developers will not finance affordable housing projects if costs cannot be recouped. At some point government needs to begin stepping in and constructing affordable housing for people. We cannot solely rely on private landowners to solve our state's affordable housing crisis, as there is no profit to be made.

Caution to condition

I live in a mobile home park.

Let the market dictate the rents. Government should not be involved.

Let the market take its course. Government help is a guaranteed disaster they have no idea what is going on. ☺

Deregulate. Don't come up with complicated, expensive uses of tax dollars; that's inefficient. Just remove barriers and allow builders to build whatever they want on the land they own. If you reduce permit and licensing fees, allow more dense construction if the market so desires; and get out of the way, they will build lower-cost housing units than the county would with its expensive "affordable housing" efforts.

I believe the biggest barrier to adding this type of housing is the county permit cost and hassle.

The length of the deed restriction would depend on what the restriction was. Is it setting a rental rate, requiring it be rented to locals, etc. Probably 10 years, but I wouldn't want it to still remain when I try to sell the property.

Our government can help with low interest loans BUT should not be involved in subsidized housing.

How about focusing on promoting high density housing near freeway offramps and large retail areas. This would make transit options for commuting to Sacramento simpler. Accessory dwelling units should be easy to build, permitting should be streamlined, but I don't see them as the answer to large scale housing shortages.

I am not in favor of any type of rent control

Put units over businesses like in Huntington Beach California Use all this vast land here to put up small houses like in San diego

Potential assistance or guidelines in identifying tenants that truly need a hand up and are not abusing system and knowing potential recourse if they fail to pay or abuse the property.

I don't think that's an answer for the homeless situation

Incentive contractors to build multiple tiny home low cost construction units on parcels and require them to limit their profit to a certain percentage over cost to reduce the sale cost. Subsidize these units to the consumer using tax relief and/or down payment assistance programs. Only allow the sale of them to live in not rent.

I'm open to the idea of modifying my property to include an accessory dwelling unit. But I would only be comfortable with having family or close friends live there.

This sounds like a way to ensure our property values decrease. Really don't want to see our neighborhood become loaded with rentals.

Lots of people here would love to take in a tenant or provide an additional housing unit. The County makes this impossible because of the permit costs and requirements. People need places to live. People are happy to provide them. But Placer County has prevented me from renting a perfectly habitable place because of your rules.

I left the area because of the cost to rent. I get much more in Reno. I now have a 45-60 min. to sometimes 2 hour commute but I get more in Reno. Only the rich can buy in Lake Tahoe/Truckee. And there are so many restrictions (no dogs etc.) by the landlord to rent it is very hard to find a place and one that one can afford.

This does not apply to me since I cannot provide an accessory dwelling to rent out and I have to live in my condominium since that is what I can currently afford.

No tax payer dollars should be used for this "initiative".

Thoughts on an accessory dwelling in the county for people who has 1-2 acres? The problem: Apparently there is a requirement for a second septic system, as they at first were going to allow us to hook into our current system, but changed their mind. We don't have a large enough property for that. We were considering adding just a 1 bedroom accessory dwelling, but now unable to do this . A one bedroom only adds one or two people. Seems like this is going to cause anyone in the county to not be able to add a unit. We were hoping to use it to help people in need, whether friends or family members, who are getting out of bad situations, and not so much for rental income as we don't need the money. I think there needs to get some changes to help us build additional living quarters like you are implying we do.

Maintain the rural environment when incorporating additional house. Do not want to see a concrete/asphalt community. Tiny Homes/Village would be acceptable if allowed on existing properties or in it's own community.

I would like to understand the rules regarding secondary dwellings such as tiny homes. Not just ones attached to the main house.

Though not part of this survey, I'm nervous about ADUs because of the additional density and pressure it puts on neighborhoods that weren't initially zoned for more people/ parties- parking, noise, "stuff", traffic, etc... but I think thoughtful addition of ADUs could alleviate pressure on housing market. As an owner, I'd own build one if i had the option of making money on it...

If I wanted to provide rental space it would not be on my property. My home is my sanctuary. I worked hard and bought my house. That's what Capitalism is. Work = Reward

Housing and low cost rent will continue to be an issue. I think maybe looking at employers and making them provide a living wage.

If someone builds a house over a specified size they have to build an accessory dwelling that they must rent out to a full time resident. Rebates or incentives for people who rent out their houses to full time residents at a reasonable rent. Rebates or incentives for people who build reasonable size houses and sell them to locals at reasonable prices. permitting fees that get exponentially bigger, the bigger a property is that go to help locals buy houses. Deter builders from catering to the rich by imposing fees and taxes for building expensive and large properties. Scale down house sizes. Use the revenue to help locals buy houses.

Deed restrictions are a disincentive. High cost of Permits, construction, and government hassles are huge reason to not do it

We need the old guard of property owners in down town tahoe city to sell or leave so we can build some low income apartments... maybe on the golf course no one uses behind town?

Many residents of Placer HAVE to rent. Buying a house is not an option. Affordable rentals (apartment/house) are very much needed. Lots of rentals, but VERY expensive!

This really does not apply to me since I have no space on my property.

I am strongly opposed to building additional units onto existing residences below certain size lots. That is, certainly not in established neighborhoods with lots under an acre. My concern is traffic and parking; cluttering up streets with too many cars.

I think ADU's are a very wise investment in to the community. Plus the builders are building homes with in-law units.

In the Roseville area, congestion from too much population is already a problem. And current high density housing projects nearing completion will make this worse. HWY 65 is a continual nightmare which is impacting surface streets, and steps are not being taken to remedy this situation quick enough. Adding more people by incentivizing low income people will only make getting around more inconvenient. If Placer is wanting to develop low income housing, it should be done in remote areas developing the infrastructure (shopping, services, etc.) to support it.

These are great options for incentive to build affordable units. Let's make this happen Placer County!

deed restrictions... are you kidding! the least involved with the County the better.

I have no idea what "Deed Restricting" means or how it would impact my property or myself.

Any options to encourage new residence and secondary dwelling construction for a vacant parcel if both were rented? How about cash incentive to leverage assets to build additional units? How about low interest loan, including construction loan, to build the above primary and secondary?

I would like to see deed restrictions for locals but not with income requirements. Many people in eastern Placer Co. might make too much for an affordable deed restriction, but would still like to live in one if they could.

let the market place work without government intervention

plenty of properties in older housing areas of Roseville, that the land could be subdivided or sold for a second small homes to be build on the one original lot. alley ways could be improved with a small home facing the old alley ways.

IT IS BASIC SOCIALISM- WE ARE NOT IN A SOCIALIST COUNTRY- YET

Parking can be a problem.

I'm worried about neighbors having one and bringing potential problem people to the neighborhood

I like the idea of apartments above retail or downtown office buildings.

I think you are headed in the right direction here. Permitting needs to be cut in pricing. More needs to be explained on the deed restrictions. I would think thousands of one bedroom apartments could be built above a garage (i.e. my Dad.) Put the access to the apartment via a stairway on the outside of the building. Two car garage can support bathroom, kitchen, small dining / living room and a good size bedroom. Easy 500 to 600 sq ft. Over coming permitting and construction is the issue. County could fund "construction companies " to cookie cut plans, permitting, pricing, etc. to keep pricing down. \$800 plus a month rent - taxable income might make a \$50k remodel worth while. If pricing climbs to \$75k it's to hard to over come cash flow vs loan payoff before profit return starts. It all comes down to all the stakeholders; wages for construction worker, profit for Contractor, profit for home owner in X amount of years after loan paid off. Housing grants would go a long way to motivate.

Deed restrictions keep uniformity as well as keeping the neighborhood from becoming a congested mess of haphazard building and crap. Without restrictions I would think it difficult to have accessory dwellings being accepted by everyone around you.

I've lived in an accessory dwelling before and loved it. We need more low cost/affordable housing options in Placer County.

Allow park model trailer living, and/or yurts

I'm just a renter, not the home owner.

Roseville is losing it's quaint, safe, smaller town status due to constant growth and too many people. It's ashame it has been ruined this way. Stop building so THEY WON'T come!!!!!!

Except for fees and deed restriction, all other requirements are OK.

Don't know what deed restriction is.

Take some of the run down, dilapidated, vacant properties and convert them into affordable housing?

Encourage live-work condos, village style planning In order for me to have a tenant I wouldn't want that tenant to have a vehicle as on-street parking is pretty full even in our relatively new neighborhood that has 3-car garages yet there aren't enough public transportation resources to alleviate that concern.

WE DO NOT HAVE THE SPACE.

I think those are some great ideas I'm getting too old to do things like this and I am living only on Social Security right now so I couldn't get a loan. When I was younger and working it would've been great !

I own property with room to build a dwelling and would like to do so. We live paycheck to paycheck and have debt + mortgage.. I don't see how I could do it

Totally support creating more easy pathways to develop accessory units and lower cost rentals. I'm currently a renter, but as a future potential owner, I would mainly be looking for supplemental income from a renter and interested in easy tools to do that.

I think accessory dwelling units are necessary to allow people to be able to afford to live in Placer County.

Accessory dwelling units or granny units are a great concept as long as the owner has the right to select the tenant, as well as pets of the tenant, and no rent control is imposed upon the owner. Under these circumstances, if the owner has the right to select the tenant, as well as pets or no pets, and no rent control is imposed upon the owner, then numerous units will be constructed, and the sheer volume of these units will keep the rent down. This additional comment may not seem relevant to accessory dwelling units; however, it is extremely important: Someone must regain control over the shoddy construction performed (nation wide) by rape and run developers and contractors. Shoddy construction is a waste of our natural resources, transportation, and human effort. We have improved energy efficiency in homes, we must now focus on regaining quality & durability of home construction. If your office does not know how, or does not wish to address this issue, then please pass this co

I would add a second unit , maybe as a second story to accommodate a family member who can't find housing they can afford but I don't want to be a landlord

In our subdivision, in Douglas Ranch there are only 2 of 99 homes that physically have a accessory dwelling units. I know 1 of the families rents his home accessory dwelling regularly - tough thing is parking the extra car which tends to block the road access

I think a simple process for being able to get permits and approval for an ADU unit would help alleviate the situation, as would the options of loans, guaranteed rent payments and forgiveness of fees.

I think they're a great idea.

Accessory dwellings seem like a terrible idea. They would create parking problems and mix income levels in neighborhoods that would cause social unrest. Better to build more high density units.

More, please!

allowing property owners to build, rent, and manage small units on their property is a great way to spread low-income housing opportunities into higher income areas. NOBODY wants to live next to a low-income apartment complex that drags a neighborhood down and usually results in higher crime in the surrounding area. A single owner managing a tenant is less likely to tolerate a bad tenant than a large complex is. Streamline the permit process and lower fees. Provide an incentive for owners to do this and you will have more housing opportunities. If you increase fees and manage via "rent control" then you will lose in the long run.

smaller homes

Can the hoa restrictions at Su City be overridden

Could there be an option for less than 5 years for deed restriction? More flexibility is desired, like incentives and deed restriction during below mkt lease only. I would like flexibility to house aging parents, if needed.

I think accessory dwelling units are a great idea. With aging parents and boomerang kids it is needed. These items just need to be managed and kept up so as to not detract from the neighborhood or cause other neighbors to have issues or lowered property values due to units not kept up.

Don't let Placer County turn into the sewers that are San Francisco and Los Angeles. We don't need the piles of trash or the Third World diseases. I've been moving north for twenty years and may soon take my tax dollars to another state.

Any rules changed would have to supersede and take precedence over HOA rules.

What about re-purposing office buildings, shopping centers and other vacant buildings into low rent dwellings? Seems to me that there is a lot of those around in the area. I am truly fed up with my thousands of dollars in property taxes, etc., going to sustain people who don't want to work to pay their way or drug addicts that prefer to continue using drugs! I am currently a landlord and have been since 1982, and I can say for a fact, with one exception, that renters are slobs and sometimes do more damage to your property than you've received income from. It's a sad situation.

18% of the cost to build a home is due to regulations. Remove many of these.

What are the property tax consequences?

How about you quit over taxing everybody and giving illegals everything. They deserve NOTHING...!!! And then you wouldn't have to ask stupid questions

Other considerations would be parking, utilities, etc. How would these issues be handled or managed?

I think there is a real need for these types of dwellings. I know many single women that are looking for a safe place to live that is affordable.

There are so many empty buildings in Tahoe City. There are two empty office buildings on route 28 by Lake Forest. Those should be converted into studio apartments.

Creative planning. I will be interested to watch if/how this idea develops. I see the potential!

Why can't some of these rent at below cost ideas be applied to all, or some, of the new rentals being built now?

We need the units immediately!

Multi Generational housing needs to be addressed as part of an affordable housing master plan. Many Seniors need affordable housing too. There is a benefit to insuring independence of seniors while living with families onsite. I have been looking to purchase a property that I can add a little dwelling for my mother. One of the main needs is a full kitchen. When looking for housing with detached or attached quarters...often they do not have a stove/full kitchen. It is my understanding that the cost of this is prohibitive and difficult for builders to include. Please consider making remodels easier/cost effective for existing owners and easier for developers/builders to include this as an option in new communities.

I have a house in Tahoe Donner and the HOA does not allow 2 kitchens on any lot/house.

There are several in our 33 lot HMO but they have to be kept secret.

Please do not mess up our wonderful country environment and traffic with increased housing density. Build close to highway 80

Accessory dwelling units in neighborhoods would lower the value of all of the homes in the neighborhood.

Two parking spots is crucial.

List of all contractors willing to build these units or remodel existing square footage in the home to make it suitable for ADUs.

Allowing multiple additional dwelling units on marginally agricultural property - 10 acres and more.

Tiny homes are amazing opportunity for rental idea.

Make sure there is a requirement to provide for adequate on-property parking! This single unit approach seems inefficient. Multi story apartments seem like a much better idea.

apartment rent is the same as whole house rent that needs to change

I am totally against any kind of accessory units - I do not want them in my neighborhood.

I am concerned about the hassle and cost of Title 24. I recently added 224 square feet and was surprised at all the requirements if I add more than 300 sq feet of space.

I think people live in Placer County to get away from the big city. Please don't make it a big city lifestyle.

Rent increases should be limited to no more than 3% a year

I don't have the space to build such a unit on my property. I would if I had the space and could get a low- or no-interest loan

It's an interesting idea. It would be nice if there was a "one stop shop" for the "how to's" and an approved contractor list.

Look why are you asking homeowners to solve your problem for low cost housing - we already put up with the homeless - the crime that is coming with it I mean- the city wants to constantly help the homeless but what about the homeowners who pay TAXES - I am all for helping people who want it - but those who don't then get out and move on - stop the crime. I also feel that putting dwellings in the backyards is going to increase noise and cause more street parking issues near our homes - thereby degrading our home quality of life!

This whole idea is ridiculous...build some low income housing!!! You find plenty of money to grow the city with regular housing...where is water and infrastructure coming from to support extra residents!

Terrible idea..... all the way around!!!

I'm not sure what housing this entails but cities up and down the west coast have housing above commercial developments like condos above a Starbucks or other similar business. Not sure why that is not found in Northern CA.

I'm sure this survey makes me look selfish but if I want to help ou a family, which we have done before and are currently doing, I can do it without govt interference. I'm selective about who I allow in my home and on my property.

In this overpriced rental market, it's important to have lower priced options and allow denser housing to prevent sprawl

Glad to see some easing of restrictions for these dwellings. I'm a senior & might eventually end up in an accessory dwelling on a relative's property in the future. It's good to see this concept made easier but want to be sure to protect existing property values. Unfortunately, rental to non-relatives sometimes impacts property value.

I cannot get a permit on my property to build another unit.

None

I'm sure this could be an option for some. I don't have room for this at my house.

Is there an incentive?

No... I keep thinking about it as I look at all of my neighbors' large homes sitting empty 99% of the time... I don't have any short term ideas. I know the mountain housing council was working on it, I'm curious what the part-time owners have said. I guess Costa Hawkins prevents rent control options? Incentives to make long-term rental more appealing than vacation rentals? Not sure how tolerable it would be for permanent renters to move from one vacation rental to another month to month, but some kind of moving/storage service that could make that option easier... as a stopgap? For longer term, maybe start now to build a fund in which nonprofits / land trusts / the county can buy homes during the next recession and then deed-restrict them? Rent some at market rate to subsidize the affordable ones? A public plea / mailer to rarely-there homeowners? Shaming techniques???: -)

Landlords need to retain power over their property. If someone agrees to low rent for a set period to offset permit fees, etc, that is a time limited agreement. In the big picture, there should be no rent control and no just cause eviction ordinances, or I wouldn't bother with providing a unit.

A lot of Rocklin properties are too small for adding a rental unit.

Would be more interested in renting out a room within my home if there was a complimentary property management/legal service or something to screen applicants etc so it would feel less risky having someone living in my home and know there was support if a lodger didn't work out.

I myself a 73 year old woman, would love to live in a much smaller dwelling. My house is over 1,600 sq ft. I would like a 500 - 600 sq ft home, with a small yard. My choices are a mobile home park or an apartment. Neither appeals to me. Sound proof walls and floors would interest if I had to live in first floor apartment. I don't want to hear neighbors.

Please hold evening event at Placer County Fairgrounds to explain what these ideas entail. PCF is also near where many nearby residents are eligible to build and may not know it. Thank you!

I don't think most people could build accessory units on their property.

I'd like to learn more about this process. It would cost me a fortune to change over a space off my garage to become a rental property, but it wouldn't be out of the question.

What about connecting utilities to an accessory dwelling?

There is not a lot of options when it comes to affordable housing in placer county. It would be a great help to many if there was programs or some help for people who would rather rent to own , or just some assistance in purchasing a home instead of renting .

Nothing. This is a terrible idea for me.

I'm not sure what is meant by "deed restrictions". Doesn't sound like something I would be interested in as a homeowner.

Let people build accessory units if they want to but do not use tax dollars to incentivize it. Let the free market work.

This is a key factor in adding housing supply and lowering housing costs. Thank you for looking into it.

I would certainly consider adding an ADU but time/cost of county permits along with coverage restrictions with TRPA probably make such a thing unfeasible.

I don't know what deed restricting means, so I was unable to answer that question.

Before you consider more housing options in the Tahoe basin, you should look at existing traffic problems. For example, the round-about in North Tahoe slow traffic down to a crawl as pedestrians can and do cross the streets anywhere and anytime. Someone should have made crossing lights or bridges so traffic can move. Also, please make sure that if people have accessory dwelling units they have room on their property for their tenants to park. One of the main reasons I would not like to promote this is from my experience with rentals in my neighborhood is that there are many "eye sores" and the landlords don't seem to care as long as they get their money.

Granny units for family members. Sorry but we love our privacy

This never interest me. I don't even have the space to consider. I'm Retirement and wouldn't want to have tentents on my property. I'm not good at sharing.

Thanks for doing this. Great start!

Parking and access to a second unit will be a challenge. People typically don't have enough parking for the vehicles and stuff they have now. Add additional tenants and the situation gets worse.

I LOVE my little cabin/ADU! Plus, I get to have a pet and I have people around without having a roommate. We need more small housing stock for single, professional people in the area. It would also be awesome to have a little tiny house community where we could bring in one we have purchased and have sewer/water hookups. This would also allow us to build equity in SOMETHING instead of just throwing money away on rent.

Placer County does not need more people or dwellings

Rent costs are ridiculous in Roseville. Anything that can be done to help people like me, who pay the rent by themselves, would be greatly appreciated. It's hard to find anything you can afford with only one income.

I am actively thinking about adding an ADU to my property in Kings Beach. Any further information about current ability to do so, as well as potential future options or incentives would be very helpful.

I think they are a good idea for single people that need a home and can't afford or prefer not to live in an apartment complex. More affordable housing is desperately needed.

I believe those who wish to build a second dwelling should be afforded the opportunity- WITHOUT government interference

I do not want to be in a position where the city or county will have authority over my property.

I prefer High Density dwellings.

My property is governed by TRPA rules so building an accessory dwelling unit is not really practical

Some areas have higher home values. Those areas are not good candidates for low income housing. Affordable housing needs to be built in affordable areas.

Allow more high density housing in places like Roseville but maintain more restrictions in the rural areas to maintain the environment. Allow accessory housing on properties of 1 acre and greater. Used to live in Placer County but it has gotten too expensive which is a problem throughout California.

EveryONE Matters Ministries, a non profit in Roseville purchases used RVs and travel trailers, then rents them to low income homeless families as transitional housing. The trailer is placed in a park, park rent is paid by tenant, as is insurance and small monthly maintenance fee. This has proved successful in helping low income homeless people back on their feet and into permanent housing. Taking from this model, is there city land available to establish a low income park and travel trailer living for those who cannot find affordable rental housing? This may be a solution for older people on limited income. Wheel chair ramps can easily be built to access trailers as needed. Check EveryONE Matters Ministries FaceBook page for photos of their latest trailer with ramp installation. It's very nice.

Help legalize existing accessory units.

ROSEVILLE IS FULL OF INCOMPETENT CITY EMPLOYEES, WHAT MAKES THEM THINK THEY CAN SOLVE THE HOUSING PROBLEMS .

Let people "grandfather in" existing units or setups at their home, and provide free permits for these.

Is there specific zoning considerations?

I'm not opposed to the idea; my issues are related to my house and lot size and HOA configuration. In general I think code-built units for rentals or in-law dwellings are a good idea that homeowners should be able to decide for themselves.

Property owners need protection from bad tenants and county fees. Tenant laws protect the tenant and place property owners in precarious positions. It can take 6 months to remove a bad tenant. After 30 days, they have so many more rights than the property owner. I have a bonus room. It's set up to be a nice studio apartment, but I can't put in a stove because the county wants \$10,000 for a sewer hook up, then to add another sewer charge to the property (whether or not I rent the room), and additional assessments. It would be years before I saw an ROI. Why do you think short term rentals are increasing? Because it pays better and has a lot less risk.

Good idea, just does not fit with our living arrangement.

Builders should be required to build a percentage of low income housing in every development.

Traffic is horrible in Placer County. Placer County has done a bad job of community planning. Developers don't pay enough for infrastructure. Rezoning for high density is out of control. The Board of Supervisors should not be making decisions about development when their campaigns are funded by developers.

I would probably rent rooms in my house for fair compensation.

Permit fees are excessive as are restrictions in building

Well, forever....there have been no accessory dwelling units allowed and most are illegal and permit/cost prohibitive to build.... Has this changed??

Don't understand the question regarding deed restrictions and below market renting.

Lots of questions regarding who can rent.