

Results: Housing Choices

 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

2311

Total Participants

1891 of 4257 initially invited (44%)

420 others

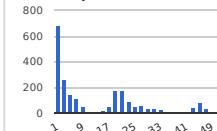
Margin of error: ± 2%

Applied Filter:
Locals only

Participants for filter:

1727

Response Time (ho...



Started:

Aug 29, 2018 1:38pm

Ended:

Aug 31, 2018 1:31pm

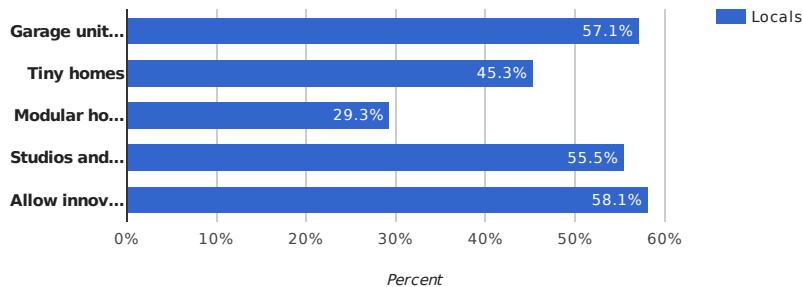
Target Participants:

All Placer County

Q1 From our last survey we learned there was strong interest in smaller and less expensive housing options. Which do you think are the best options for smaller and less expensive housing? (Choose all that apply, if any)

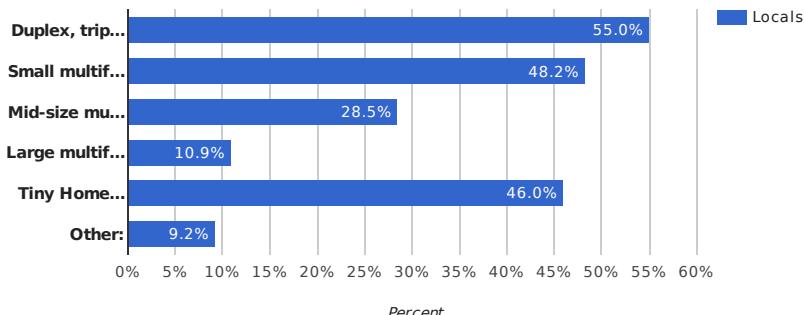
(1719 responses by locals)

| Options | Locals (1719) |
|--|---------------|
| Garage units or carriage houses for existing homes (aka in-law/granny flats) | 57.1% (981) |
| Tiny homes | 45.3% (779) |
| Modular homes and mobile home parks | 29.3% (503) |
| Studios and one-bedroom apartment buildings | 55.5% (954) |
| Allow innovative building materials and methods to lower costs | 58.1% (998) |



Q2 Which do you think are the best options for higher density housing? (Choose all that apply)
(1727 responses by locals)

| Options | Locals (1727) |
|--|---------------|
| Duplex, triplex, and fourplex homes | 55.0% (949) |
| Small multifamily buildings (up to 15 units) | 48.2% (833) |
| Mid-size multifamily buildings (15-50 units) | 28.5% (493) |
| Large multifamily buildings (50-200+ units) | 10.9% (189) |
| Tiny Home Communities | 46.0% (794) |
| Other: | 9.2% (159) |



family
cost
need
smaller
property
like single use space let
unit apartment mix
home
high density
tiny lot size small
build community
hous

Unfiltered responses

Instead of monstrosities I would like to see smaller multifamily buildings interspersed throughout

This can't be answered out of context. Is this a mix? Are they apartments or condos?

We need an option to be able to have friends over, pets and store our stuff. Bldgs don't cut it!

Cohousing

Duplex not more than 2

Single story homes affordably priced

cluster homes, 3 or 4 homes sharing a driveway.

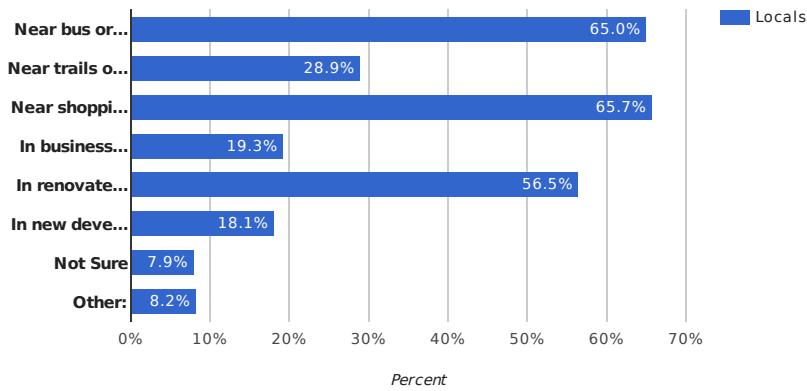
smaller single family homes or starter homes with 2 to 3 bedrooms

Take control of the TOT Taxes Placer County fails to collect. We are more prosperous without PC!

smaller single family homes in terms of square feet. 1200-1400 sq instead of 2500-4000 sq ft.

Q3 Where would you put future higher-density housing? (Choose all that apply) (1727 responses by locals)

| Options | Locals (1727) |
|--|---------------|
| Near bus or train stops | 65.0% (1123) |
| Near trails or bike pedestrian facilities | 28.9% (499) |
| Near shopping or town centers | 65.7% (1134) |
| In business park or industrial areas | 19.3% (333) |
| In renovated buildings (vacant warehouses, former public facilities, etc.) | 56.5% (975) |
| In new development of open (greenfield) land | 18.1% (312) |
| Not Sure | 7.9% (136) |
| Other: | 8.2% (141) |



build family community like area
 high house type infill
 schools far open need near home
 multi business

Unfiltered responses

Interspersed throughout our communities - not all lumped together. Tiny homes sound great!

They should be located near jobs. Please do not take open space for this, or locate near trails.

There are opportunities everywhere

It should be spread throughout our communities to reduce the need for commuting/driving.

Integrated into existing communities. Do not ghettoize

need more infrastructure

It is not a "housing issue" it is a poorly written tax loophole via VRBO/ AIRBNB

Within walking/bus distance from Downtown

On top of existing multi-family housing. Make a three story building, 6-15 stories.

only if transportation options are right there

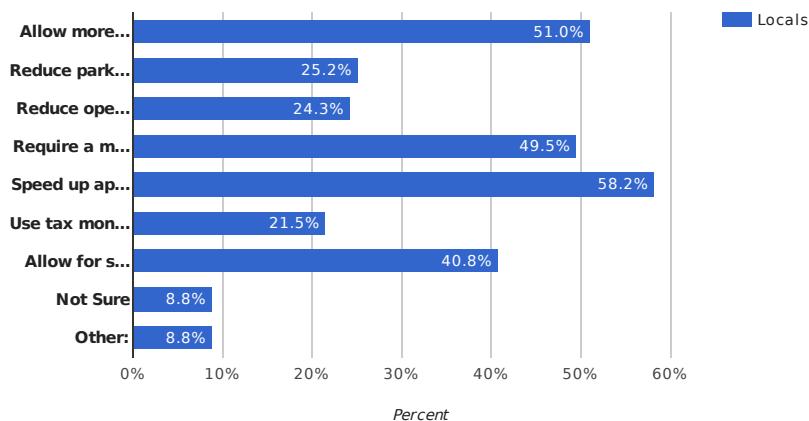
Q4 In our last survey you told us that it should be easier to build smaller, less expensive housing. Which of the following ideas do you think would be most effective? (You can choose up to FIVE)
 (1698 responses by locals)

| Options | Locals (1698) |
|---|---------------|
| Allow more flexibility in building plans (heights, setback, coverage and other requirements) | 51.0% (866) |
| Reduce parking requirements for high density projects located near transit or shopping centers | 25.2% (428) |
| Reduce open park space requirements for higher density projects located near community/regional parks | 24.3% (413) |
| Require a minimum number of smaller housing units in new residential projects | 49.5% (841) |
| Speed up approval for smaller housing units | 58.2% (988) |
| Use tax money to subsidize housing costs for lower income people | 21.5% (365) |
| Allow for smaller lot sizes | 40.8% (693) |
| Not Sure | 8.8% (150) |

Options**Locals** (1698)

Other:

8.8% (150)



fee tinyarea lower tax^{size} allow
reduce **house** use let build
unit park^{city}community

Unfiltered responses

Please do not relax zoning and environmental rules. That will worsen quality for all.

Reduce impact fees for smaller units or secondary units

Tiny homes might be perfect for many who are now renting rooms in other's houses.

allow free market forces to determine the direction.

Reducing the parking requirement is a nice idea but we're not there yet and people have friends!

At some point the County will just get too full, which will cancel out the original appeal!

Ensure builders build affordable housing in their project, not just pay fee

MIXED USE DEVELOPMENTS

I think that community type living situations like small studios with common facilities.

Allowing smaller lot sizes only increases the IPES requirement. AKA double taxation

Q5 Any other comments or suggestions about ways to get more housing choices in Placer County?
(485 responses by locals)

county rentplacer lot allow unit afford build
people new
develop live need
income low feemake high like home area
house
resident also

Unfiltered responses

Reduce or eliminate plan review fees

Require permits or licenses for VRBO or AirBnB and limit the number issued. Limit the number of cars/people in each property. This might get our neighborhoods back to being neighborhoods rather than our streets become "hotel" row with strangers coming and going on a weekly basis.

I am very concerned about the possibility that Placer will relax environmental, open space, park space, school space, or parking requirements for housing around Tahoe. That is a non-starter for me. Infrastructure needs to precede housing, and quality of life matters.

no

Enforce builders to include affordable units as part of project. No exceptiond

More people does not equal better! Thank you for putting this out for us to "vote" on!

The county needs to seriously reevaluate their permitting costs...there was a suggestion to have a low fixed cost single permit for existing granny units...this needs to happen.....there is tons of open space...can ANY of it be rezoned for multi family housing..?

It is important that decisions are made soon so the get the process moving forward.

Please embrace, support and encourage groups like Habitat for Humanity. Given the size and scope of Placer County it is disappointing to see such a small presence of Habitat for Humanity in this county. In contrast to the 1 home built in Placer County, the smaller Nevada County Habitat for Hmanity has a 16 unit development in progress and another 19 in the works. We need to step up the pace in Placer County! Tiny homes for vets should alstroemerias be encouraged like is done in Davis.

Placer County should get progressive with land use and zoning as well as incentives and targets to facilitate more housing options, and then get out of the way and allow the private sector to respond.