

Results: Housing Costs and Needs

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

3238

Total Participants

1636 of 3951 initially invited (41%)
1602 others
Margin of error: ± 2%

Applied Filter:
Residency

Participants for filter:
1867

Response Time (ho...

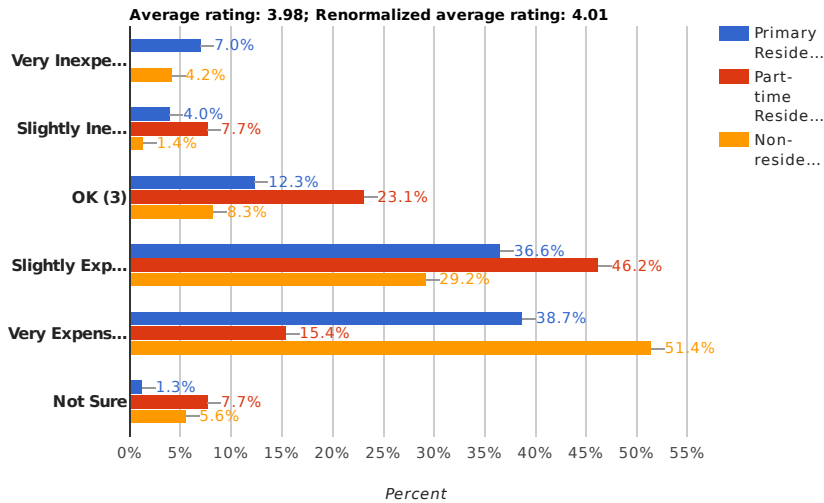
Started:
Jun 27, 2018 11:07am

Ended:
Jun 29, 2018 11:02am

Target Participants:
All Placer County

Q1 Please rate how inexpensive or expensive you think housing is in Placer County?
(1867 responses by residency)

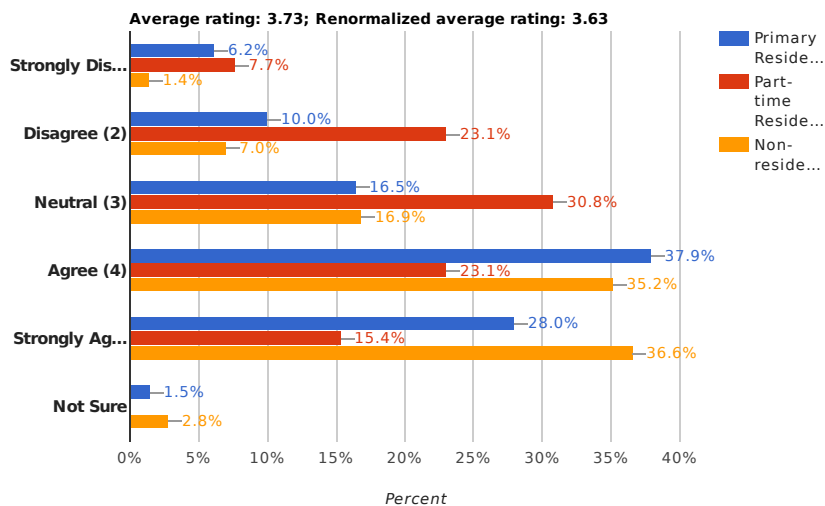
| Options | Primary Residents (1782) | Part-time Residents (13) | Non-residents (72) |
|--------------------------|--------------------------|--------------------------|--------------------|
| Very Inexpensive (1) | 7.0% (125) | 0% (0) | 4.2% (3) |
| Slightly Inexpensive (2) | 4.0% (72) | 7.7% (1) | 1.4% (1) |
| OK (3) | 12.3% (219) | 23.1% (3) | 8.3% (6) |
| Slightly Expensive (4) | 36.6% (653) | 46.2% (6) | 29.2% (21) |
| Very Expensive (5) | 38.7% (689) | 15.4% (2) | 51.4% (37) |
| Not Sure | 1.3% (24) | 7.7% (1) | 5.6% (4) |



Q2 How much do you agree or disagree with the following statement?

“The range of housing costs in Placer County should match the range of people’s incomes”
(1851 responses by residency)

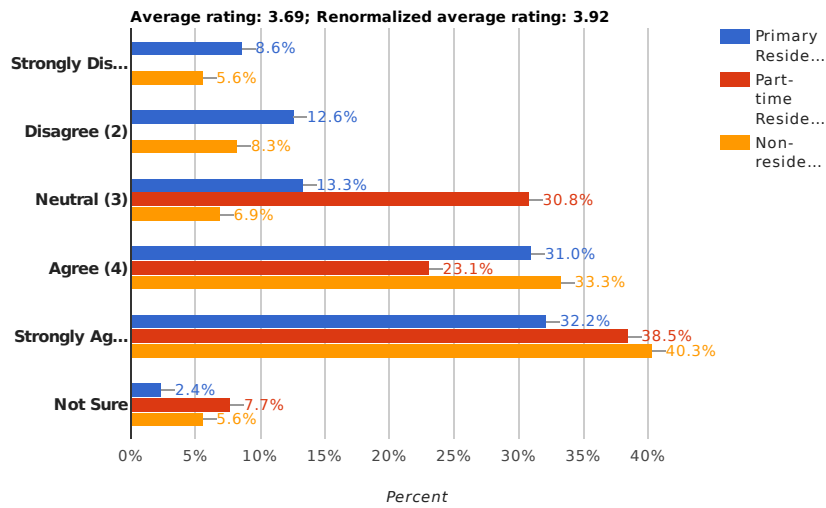
| Options | Primary Residents (1767) | Part-time Residents (13) | Non-residents (71) |
|-----------------------|--------------------------|--------------------------|--------------------|
| Strongly Disagree (1) | 6.2% (109) | 7.7% (1) | 1.4% (1) |
| Disagree (2) | 10.0% (176) | 23.1% (3) | 7.0% (5) |
| Neutral (3) | 16.5% (292) | 30.8% (4) | 16.9% (12) |
| Agree (4) | 37.9% (669) | 23.1% (3) | 35.2% (25) |
| Strongly Agree (5) | 28.0% (495) | 15.4% (2) | 36.6% (26) |
| Not Sure | 1.5% (26) | 0% (0) | 2.8% (2) |



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

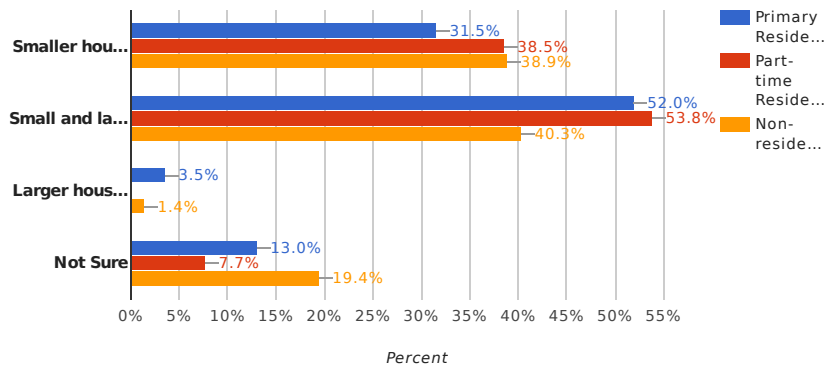
“Placer County should remove barriers to building smaller and less expensive housing units”
(1851 responses by residency)

| Options | Primary Residents (1766) | Part-time Residents (13) | Non-residents (72) |
|-----------------------|--------------------------|--------------------------|--------------------|
| Strongly Disagree (1) | 8.6% (151) | 0% (0) | 5.6% (4) |
| Disagree (2) | 12.6% (222) | 0% (0) | 8.3% (6) |
| Neutral (3) | 13.3% (234) | 30.8% (4) | 6.9% (5) |
| Agree (4) | 31.0% (548) | 23.1% (3) | 33.3% (24) |
| Strongly Agree (5) | 32.2% (569) | 38.5% (5) | 40.3% (29) |
| Not Sure | 2.4% (42) | 7.7% (1) | 5.6% (4) |



Q4 Which best describes how you feel about building new housing in Placer County?
(1849 responses by residency)

| Options | Primary Residents (1764) | Part-time Residents (13) | Non-residents (72) |
|--|--------------------------|--------------------------|--------------------|
| Smaller housing units should be easier to permit than larger housing units | 31.5% (556) | 38.5% (5) | 38.9% (28) |
| Small and large units should be treated the same | 52.0% (917) | 53.8% (7) | 40.3% (29) |
| Larger housing units should be easier to permit than smaller housing units | 3.5% (62) | 0% (0) | 1.4% (1) |
| Not Sure | 13.0% (229) | 7.7% (1) | 19.4% (14) |



Q5 Any other comments or suggestions about housing in Placer County?
(765 responses by residency)

need live people build placer home
incom house cost afford
low rent^{new} make community unit county area
pay like fee

Unfiltered responses

There should be development incentives that encourage a diversified housing inventory.

Programs need to be opened up to allow for small/tiny houses. As a single person living alone I don't need more than 400-500 sq ft. Not everyone wants to live in an apartment complex. How about groups of small houses as an option?

The County should stop approving high-end housing developments without requiring direct contributions to new workforce housing. Soon, all the land zoned for housing will be occupied with low-density, land-wasting subdivisions, and we will be unable to support our workforce in the County.

Each larger house built in Placer County should be required to have an apartment that can be rented out to a long term person.

Differential permit fees based on size of house, eg. 2000 - 3500 sq.ft would have a higher fee structure than 1000 to 2000 sq.ft. structure, then bump up higher for 3500-5000 and then 5000+

Eliminate all Special District connection fees and/or public agency permit costs for housing and secondary units dedicated for workforce or affordable rentals. Instead, increase the annual fees for all existing homes (in a proportional amount based on square footage) by the incremental amount to cover the ACTUAL costs to be incurred, thus distributing the burden of paying for affordable/workforce housing across all residents of the area.

We need more affordable housing.

Make vacation rentals less appealing - VRBO/Air BnB is negatively impacting the rental market.

Build housing on platforms above existing parking lots. National Ave, Brook Street, Jack Pine, even 64 Acres. Make permitting easier, lower special district fees especially. Do NOT require sprinklers in small units, under 800 sq feet. Public agencies should buy property when times are good (hint: NOW) and partner with housing developers. Consider fees on McMansions that cover fees on smaller units. Manage tiny houses like mobile home parks.

What can be done about all of the empty houses? Some owners rarely visit and do not rent them out. It'll be a ghost town before we know it if rentals remain high and owners don't occupy their homes.

Need to put priority on infill, higher density, and proximity to public transportation

We need a real estate transfer tax at North Tahoe to support a housing agency which would assist in providing workforce housing.

Small houses should be easy because of the basic necessity of housing. It's hard to pursue life, liberty and happiness when the government makes it too difficult to have basic housing. No permits for houses less than 1,200sqft or repairs to houses less than 1,200 sq ft (i.e. new roof, windows, siding)

Require and limit licenses or permits to operate VRBO's. Not only are they invading our neighborhoods every week, these "strangers" often misbehave and do not respect the fabric of our neighborhood community. In addition, these "hotel" units remove valuable long term housing from full-time residence in desperate need of affordable housing.

Affordable housing is a real need. While more county and city money is received from upscale housing, that leaves out a good amount of the county inhabitants. We need to be responsible to ALL Placer County citizens. Thank you!

I think all housing units should be as easy as possible to permit, but that looking at existing housing and other buildings that could be opened up for housing is also important. In Tahoe we have a huge housing shortage for workforce and middle-class people, and no need to build more luxury homes for vacationers. If condos are built as part of a redevelopment plan, it would be wonderful if they were actually condos that our local people could live in. I know that Placer county has been looking at this issue and I encourage you to continue to do everything you can to think outside the box and give our local residents a chance to continue to live in our community. I hope you will also consider an increase in the transient occupancy tax for our area, and use the funds to deal with this housing issue.

The County is big and some areas are in flat plains of the central valley and other areas in Tahoe and mountains. The types and costs are going also reflect the climate in various locations. In all areas, it would be helpful to be more flexible on building height, set-back requirements. The County should allow advanced septic system designs to allow more flexible ways to allow building on sites that do not have adequate soils. This is a major issue. Reduction of parking and other requirements help. Not every house needs a garage. Where rural roads have wide easements that are significantly larger than the roadway, the set-backs should be updated to allow dimensions from center of road instead of the lot line or roadway easement line.

There are ample houses in Placer county, especially in Tahoe where I am based where a majority of the houses sit empty. Making these houses available to local families to keep communities intact and moving forward is critical to community health. 2nd and 3rd vacation homes do nothing to help

Focusing on infill projects would be cost effective and help with traffic congestion, maintain our open space and slow down paving over good agricultural land.

Unfiltered responses

I think it is more an issue with developers than with the ease of permitting. If the developers can make a house that they will sell for 750,000+, they will, and by doing so ruin the hopes of workers and low to middle income people. People are moving into Placer County, paying for the fancy houses, and then driving and working outside of Placer County and not being involved or invested in the County. People who work here cannot afford the prices of houses here.

I feel Placer county offers a wide range of homes in all price/income levels. One product that does not exist but I feel would be very popular are high-end townhome/condos geared toward savvy Baby Boomers who want something other than 55+ developments.

Not sure what you are getting at...my two homes are in SF and Tahoe...so relatively Tahoe seems ok, a bit high but not drastic like Aspen. The survey by not defining "smaller housing units" and "Larger housing units" is doomed to give you failed results...is a single family home "smaller" regardless of footprint? Or is a development with 50 studio and one-bedroom apartments small or large as defined by your questions? The purpose of the survey and definitions of the questions are unclear. Do i think people should be able to build affordable housing? Yes i do...do i think people should be prohibited from building a large home...no i do not.

Thrilled to know you're asking the right questions.

How about coming up with commercial cannabis laws and use the tax money for housing. What do I know, I just pay massive amount of cannabis tax to other county's

Let supply and demand decide housing units. Less government is best.

Having moved here from another county, it is amazing how expensive permits are here. Every contractor I contacted bid with and without permits...never seen that before. The projected cost to convert an existing part of my house to a rental unit was more than one half permit costs. Stunning. I should also mention that the people who work at the permit office seem to be set up to help contractors, not homeowners. Other counties make it a lot easier for an average homeowner to do work with permits. It appears the Placer county permit system is only used by the wealthiest people (who are only here part time). Not clear why the county has set it up this way. It would be great if you had a reasonably priced permit system where our county actually encourages normal income people to comply. Because of the prohibitive costs, we decided not to add a rental unit (it was going to be a long term unit not an Airbnb) I imagine I am not the only person who has made this decision.

Please build we need just as much housing as all those parking lots. We also can't afford to leave some of us don't drive

I don't believe the narrative that developers can't afford to develop smaller, more affordable housing because government regulations have become too expensive. That is simply not true, and I hope the County doesn't waive regulations for developing smaller, more affordable housing. "Regulatory costs of development" have gone up simply because government entities are now trying to include the true costs of development (e.g., required infrastructure costs) with that development rather than passing on those expenses to the tax payer (e.g., bond measures for infrastructure maintenance.) I support improving ridiculous efficiencies in regulatory processes, and encouraging innovative, smaller, more affordable development, but only if it is done with long-term interests/benefits in mind (e.g., General Plan) rather than a knee-jerk reaction to our supposed affordable housing "crisis." Improve housing affordability with innovation, not developer favoritism.

As a business owner I love the relatively affluent clientele that frequents Lake Tahoe. However, tech money and disposable income, along with Air B&B are threatening the way of life for the middle class in Lake Tahoe. There is no inventory for long term rentals (all Air B&B) or purchasing affordability for the middle class. Accordingly we are losing our work force and will in no short time face a crisis. If the wealthy are going to come here, they should subsidize the build out and support of middle class housing ... all while Placer County should be taxing the heck out of Air B&B property owners. Make the folks building massive homes accountable for the long-term health and viability of this community... or they won't have any amenities to enjoy this gem of an area in the future.

Use the Tahoe Basin TOTax to fund vouchers to subsidize low income local workers looking for housing. That way homeowners can earn higher returns while offering longer term leases. Today, homeowners only see higher returns with short term rentals to pay new mortgages and utilities. Remove parking requirements for multi-family housing if offered for long term local workers with vouchers.

More affordable housing near the limited mass transit would be good for people to control living costs. At least near Amtrak stations.

it seems to me that permit fee's (traffic mitigation, parks, school, plan check, etc) could be reduced for affordable and low income housing

Let's quit talking and start acting on this severe employee housing issue here in eastern Placer County!

Placer County is overlooking a viable resource to affordable housing -- manufactured homes and tiny housing communities. It's difficult to find affordable rentals, and house purchase prices are rising faster than salaries.

We need some kind of rent control

Housing costs should rise or fall according to the free market. County fees and regulations should be the same no matter what size the house is. The County should control zoning to be sure lower end housing is not build with higher end housing driving values down.

It would be nice for Placer County to aim housing needs towards middle class families who are finding it difficult to purchase a home under 500K. I think we need housing developments that include parks and nice amenities for houses that range in the 400-500k areas.

There should be more housing choices for people who work in and especially for Placer County. Many county employees cannot afford to live here.

Placer County needs to start holding developers accountable to building affordable housing. I read all the time about large projects approved and completed but the affordable housing that was a condition of that approval is not completed, sometimes not even started and sometimes removed as a condition.

For real solutions to creating a supply of housing to sustain a workforce in Pacer County, contact Tuck Wilson of RPM Consulting 530-386-3030. He can show you how to make it happen.

Please stop of slow the destruction of trees and habitat near PFE and Walerga. It seems like the developers have free reign to do as they please. Walerga north from PFE has been stripped of trees. Why cut down all the trees?

Placer county should increase its focus on attracting affordable multifamily housing, so our kids can stay close instead of moving to South Sacramento, or other places where rents are more in line with wages.

The new little houses just built on Auburn Ravine Rd, near the McCaulou's shopping center, seem very nice, but not sure if they are moderately priced. Small scattered developments like this seem appropriate for our community.

Stop allowing new housing developments where there are inadequate roads, such as in Lincoln and elsewhere in western Placer County.

we need more affordable housing for employees

Unfiltered responses

The area seems to have a lot of low or moderate income jobs, such as elder care. If we want sufficient staff for these jobs, we must provide housing that the workers can afford, or pay them more, which will drive up the cost of the services they provide. We need to provide decent housing and neighborhood where a working class can raise families.

Rent and mortgages should be cheaper. California is already expensive, and things are getting worse, not better.

This survey seems pretty misleading. "Remove barriers" could mean removing all kinds of checks that are important -- environmental, noise, school capacity. I don't see how this survey can be meaningful.

Placer County should not override existing Community Plans such as the Granite Bay Community Plan in favor of adding more/additional low-cost housing to the mix. Existing residents invested in their homes and their community based on existing neighborhoods and planning documents that supposedly guide the future development within said community. To change that would significantly affect people's investment as well as their desire to live in that community. Not all change is good!!

I'm glad to see that you are looking to deal with the housing problem. I have a nice house here, but I hope that my adult children will also be able to live here some day. Having a full range of housing will help make that possible.

Permit granny units to be equipped with bathroom and kitchenette sink, and rented out at an affordable rate level

The ballooning cost of housing is pushing young families out! This is bad for our local economy.

I work in architecture and building industry. It does not make sense to pay market rate for design and construction to build affordable housing units. If a developer could get the land for a great price, it might help the numbers...

Make the permitting process much quicker through the County Planning Department.

Reduce Mello Roos taxes and fewer HOA communities as long as the city will back development CCRs when city support is needed by neighbors in a community.

Stop building mini-mansions! Build human-sized homes, some with yards that people can actually do something in, some with community areas that can be enjoyed by all who live there.

Keep government out of housing as much as possible. Government only screws things up and taxes and fees the private sector into submission - especially the small businessman. Trim your pensions and balance your own budget and stay the hell out of the way.

Build some houses with actual yards to them instead of cramming them as close together as possible!

I am a single Mom in Rocklin working a full time and a part time job, and I still can't afford a 1 bedroom apt. I am exhausted and frustrated that I have to work so hard for hardly anything.

Reject low income housing. Make America Great Again. Build a wall on the Placer/Sacramento County border.

cut more red tape for secondary dwellings and smaller rental living spaces.

I am able to afford housing in Placer County, but two of my children aren't. We don't need any more 4000 sq. ft houses. Developers should be required to provide permanently affordable housing units as part of their new market rate units.

Housing is tricky, but increased traffic comes with more housing...it's challenging, but we need to keep a balanced perspective in mind when dealing with such issues...

Redevelopment of areas should include consideration for the creation of multi-family dwellings and starter homes. Currently, 30% of the cost of a home is regulation and permitting, infrastructure and other. That needs to be reduced. The costs for creating a dwelling unit/apartment/etc to a single family residence has been terrible. \$10,000 for an "additional sewer hook up fee" if there is a stove in the unit. If no stove, no additional fee.

We need much more lower income housing and the developers' should be firmly stopped from their greed in bypassing the requirements to provide it.

I'm disabled and I would wish for lower rent when I only make \$912 on SSI/SSA!!!

High cost of permits and regulatory process forces low income to live in less than desirable housing. Either through finishing a space unpermitted for living space, living with safety issues in unfinished places, or simply being priced out of the market for first time home buyers. Building costs are too high, engineering specs for new builds are stupid crazy (3" nailing pattern on sheer walls, necessitating double the amount of lumber needed to build to hold up all the nails and misc. metal associated with new construction). Developers of high end, bay area retire/second home owners should be required to actually build lower income homes for the residents here who earn a working wage but can't compete with the bay area money flooding in. Tahoe has been working on lower income housing for it's work force, lets concentrate that effort county wide so we do not lose the workers who are the backbone of this community. Teachers, construction workers, county employees etc...

PC needs to improve Economic Development efforts to attract jobs that can pay for homes. Too much focus on developers not enough on creating high paying executive job.

history is repeating itself, we have houses back to top pricing just because the economy is back on it's feet

place lower cost housing in areas close to shopping and access to public transit

There should be more walkable places / mixed use. We do not have enough land to add thousands of houses without destroying the landscape. Every city should be mandated to make more urban core areas / mixed use areas where you can walk to the grocery store or restaurants. We need to keep open space as it is a valuable resource that cannot be replaced if all of it is used for housing. I chose Twelve Bridges when moving from San Diego as it has a great mix of open space to housing.

Need more one story homes in the 3,000 sqft range for people with knee issues.

More mobile home areas are needed.

The income limits for low housing is ridiculous. I am retired, make \$36000 a year and qualify for nothing. Yet, I cannot qualify for renting anywhere because of the requirement of only using 30% for rent. 30% of my income is \$900 but no rentals are available at this price. The low income amounts need to be raised. No one will rent to me even with perfect credit.

Unfiltered responses

more affordable housing would help with the homeless population. it is so expensive in CA. We have working homeless families. We tried to build a tiny house and lived in an RV on property only to be pushed out so we stopped the planning process. Middle class is being pushed out.

Availability of a broad variety of housing is a must as our community becomes more diverse

Don't forget about affordable apartments. Huge need!!

I would like to see infill housing that includes the provision for "granny units" as well as low-income rentals.

I love the protected open space areas and public parks that Placer County has, but Placer County needs to be open-minded to a variety of housing options for all residents.

We moved here from the Bay Area two years ago so housing costs here seem very reasonable compared to what we were used to.

Let the market supply vs. demand dictate the housing price not income.

Get rid of the ridiculous IPES score of 726 within the Tahoe Basin. I have spoken with a bunch of placer county employees and NO ONE can give me a clear reason why Placer's score is 726 but El Dorado, Washoe, and Douglas counties have an IPES score of 1 (ONE). The scores have never been lowered in 30+ years. The people I have spoken with say it is because of "sensitive soil and water". In the 25+ years I have lived in Kings Beach, We have had a TON of infrastructure work including: all of the highway work, streets with gutters, covered drainage, water filtration ponds, and the Tahoe Conservancy purchasing lots for area preservation. In 1986 the county came up with the 726 score based off of the number of sensitive lots in the basin, If an owner splits his lot and sells it, there is now 2 lots which have already been considered back in 1986 (double taxation??). The worst part of the IPES score scam is the only way to improve your score is to pay money to the county.

Let's remove barriers to incentivize developers and home builders to build smaller scale market rate housing.

Developments should have smaller minimum square footage requirements. At this time most new developments require a minimum of 2,800 square feet. This far exceeds the needs of many families, particularly young ones and seniors. Recommend developments allow homes as small as 1,800 square feet.

Placer county is a big county. It has different needs in different areas. Area's of interest should be created where affordable housing for workforce should be considered. Employers should be encouraged to create workforce housing or help in it's creation.

Too much red tape from the building department and California Energy requirements.

Some type of rent control. If I weren't an owner of many years, I couldn't afford a tent. Something is wrong with that in my senior, retirement years.

Not a lot of low income housing please.

Open up more dialogue about Tiny Homes. Allow areas of refuge for tiny home owners. Consider encouraging Micro and Tiny homes for the homeless.

Well, it's a complicated problem isn't it? I'm not interested in seeing short cuts taken or letting developers get away with substandard materials or less regulation. Regulation is not the problem. Greed is the problem. Placer County also needs to not allow development unless there's infrastructure to support it... meaning police, fire, water, electricity, schools, blah, blah... Over loading what's in place is not okay.

Let the market determine

Considering the interest rates, apartment rent is way above what it should be.

The County needs to facilitate building not just plan it. Where is the Placer Parkway? It is need to relieve congestion on Highway 65

Down payment assistance for home purchases by low/medium income families & seniors.

Placer needs to reduce its NIMBY approach to housing. It is too restrictive to build and it does no one any good neither older people or young people who are trying to enter the buyers/renters market.

Less regulations + less restrictions= more and more affordable housing.

Please help Get the Hendrickson building tear down and rebuild underway. We could generate a lot of tax revenue if wwe supported new businesses and could lean less on local residents to pay more property taxes on homes we can barely afford. Help new businesses renew our commuting. It is stuck in the 70's, controlled by the old guard of people who fear change. We want improvement!

Government should reduce the number of permits and inspections, including their fees, in order to make housing more affordable. Example: the state and other government entities require plumbers, electricians, builders, etc to have licenses but then require that their jobs be inspected by government officials. This does not make sense. I am opposed to the state mandating that certain things be on every new house - example the new law that all new homes must have solar panels starting in 2020. I'm also opposed to mandatory water restrictors and restrictions. Build reservoirs instead like the Sites reservoir.

Rental rates make it almost impossible to find places to rent without paying too much. Young people are priced out and every year rate increases are tough.

I don't have issues with smaller housing but they should not be mixed nor near larger housing neighborhoods which would have a negative impact on current market prices of the larger homes

I don't see much in the way of live/work zoning within the city. The area along Pleasant Grove is probably one of the best locations for live-work lofts and condos. First and maybe even 2nd-floor businesses combined with third and fourth-floor condos, apartments and lofts, or higher if fire apparatus can match building style and materials. Adding some of the 2nd-floor space as co-working space. Business tax revenue + property tax revenue. Creating this type of space around neighborhood centers, such as that park space brings an old-fashioned live-work feel, with modern amenities.

Not exactly an in depth survey. Wanted to write an essay but I'm a terrible essay writer. Permitting is fundamentally a safety issue and should apply to expensive and inexpensive housing. Density is an issue for condo's and apartments. Mobile homes can work but it has to be done right.

We need workforce housing for service workers and young families. We need solutions for indigent people as well. Placer County has an opportunity to really dive in to this problem and come up with varied and creative responses. It's not easy. But we need to figure this out.

Unfiltered responses

Ever new requirement and restriction increases costs. CEQA, Title 24, etc have backfired. By requiring every home to be energy efficient, and have the latest, greatest, of everything, we've mad housing completely unaffordable. We need to go back to building crappy, cheap, starter, homes. Doesn't mean we shouldn't encourage energy efficiency 100 year earthquake/flood, sprinklers, etc - but plenty of houses still standing with none of that, which have provided great shelter for 100 years or more. The state and the county are the primary barriers. \$500k more to build same home in CA vs TX. That's a travesty and the state and county governments are solely to blame. http://www.builderonline.com/land/local-markets/californias-homes-cost-500-000-more-to-build-than-identical-homes-in-texas_c.

I commute 1.5 hours - each way - to Sacramento every day so my family can live in a safe, nice neighborhood. Please don't destroy our affluent community because of some flawed theory that low cost housing should be spread every where. It shouldn't be. I work hard to provide a nice home for my family in a safe area, and make many, many, other sacrifices to this end as well. Keep our community nice.

Need to stop building so many homes without building out the roadways first. The loss of trees and open spaces is not why we moved here

Infrastructure needs directly relate to cost of housing. These costs should not be pushed off to others so that 'affordable' housing can be built. Safety (street widths, separation of below ground infrastructure) should not be sacrificed for affordability. The issue is much more complex than just 'we need affordable housing'. In-fill and repurposing of land, including rezoning, should be part of the equation in affordability. Cheap, small housing that is away from jobs and requires commuting, is the 'affordable' housing available to those working in the community or does it become a 'bedroom' community for commuters to other counties because we are less expensive.

I really don't want to see any further growth in Placer County. We provide affordable rent right now.

Largely unrestricted short term rentals drive up housing prices and need for affordable housing

Compared to other parts of California I felt housing prices were/are cheap! We moved from Orange County selling a 1600 sqft house built in 1958. We purchased a 4000 sqft house on 6 acres built in 1987 for exactly what the house in Orange County sold for. Placer County was an incredible upgrade!!!

Regulations and permits should be reviewed for efficacy and discarded where appropriate.

I strongly support county efforts to simplify and limit permitting costs for the construction of modern prefab and small home infill projects in our region. Multigenerational living on the same lots e.g parents kids, elder care flats are desperately needed in our area. Rents are too high and inventories too low for young families to afford housing so creative solutions are needed .

There are no options for middle class working people to buy homes. Thank you!

Provide housing for lower income people in the Tahoe basin!

With the continuing aging population, you need more senior affordable housing options. Think in terms of "Granny tiny houses" on existing family lots where feasible. Innovative affordablesenior communities for rent.

Lower income first time housing options need to be increased in Placer County for median income families.

Last question didn't provide my preferred answer of all buildings should have easier permitting

I believe that income- based housing will not only bring more people into the area who will in turn frequent local businesses, but encouraging low cost housing and affordable homes increase morale and can lead to increased commerce as people will have more disposable income as opposed to barely making ends meet due to high housing costs.

I believe that "Granny" flats/units of 400sq feet or less ground area should be permitted on existing home lots of sufficient size. Many prefab units are available and would allow children of owners to care for elderly family members at home; increasing availability of family units with out sending elderly to care facilities.

Smaller housing units should not mean more density..

i believe some seniors stay isolated in their single family home when assisted living would be more appropriate for their needs, but their home is by comparison inexpensive

We rent. My wife got a transfer. We could not afford a home because we short sold our previous home in another valley city. We were hoping to buy, but not now. I am not a fan of "low income housing." I know, it is not always "ghetto" folks, as it can be for single working moms, but lets be real, the majority is just that, folks who suck up the system. NO AFFORDABLE HOUSING.

Building should be oriented around transportation corridors or those areas where it is more likely public transportation can be made available or is available. More thought should be given to infill, walk-able neighborhoods and more multi-story housing development within easier reach of public transportation.

MIDDLE GROUND EMPLOYEES WITH A DECENT JOB CAN'T AFFORD TO LIVE IN PLACER COUNTY

Cheaper housing will devalue Roseville

People can move while housing cannot. So, let people move.

Affordable or Workforce Housing is extremely difficult to force or create. There is NO scenario in which Affordable or Workforce Housing is created without transferring some portion of the cost to another buyer. If you reduce permit fees for AH, you must increase permit fees for non AH. Developers will also pass on any new fees to buyers. One thing that could be done to make homes more affordable would be to end the environmental law suits and regulation that drive up the costs to the city or county and drive up the costs to developers.

Contrary to what people think, there is still a TON of land in Placer County. We have been building higher density housing communities and the congestion is getting pretty bad. I am worried over the long term that our already bad air quality will decline even further and that we're not building the road infrastructure to support these high density communities.

There is no requirement that everyone should be able to afford to buy a house. Some people simply won't be able to. That is not bad--just a fact of life. Government should not go overboard trying to make houses affordable for everyone.

NO SECTION 8!!! Not a big fan of most 'affordable housing' projects...tends to bring in the riff-raff. I love the intent, but the reality is very different. Also, I would love to have more communities have a purchase clause that the buyers HAVE to live there X number of years. Take a look at Elk Grove (where we moved from...). Before the housing bubble, building was sky rocketing and many buyers came in from the Bay Area and used them as rentals. Then the bubble burst, nothing but vacant homes which led to all sorts of problems...from simple blight from unkept yards to squatting to burglaries, grow houses, etc.

Unfiltered responses

When you pose questions like the last one about how easy it should be to obtain housing permits, it would be helpful to tell us how permits are treated now. Are permits for large and small housing treated the same now or is one easier to obtain than the other? Is there a cost difference now between small and large permits?

I strongly believe that housing prices in Placer County are out of control, as are rents, and should be looked at. As the area continues to grow, more thought should be put to providing affordable housing and less on other types of development...i.e bike trails, hotels, etc.

I've always considered myself 'middle income' and my husband and I were always able to find a job with decent pay. Now that I am a widow, and on a very adequate fixed income, I cannot afford any senior retirement facility. A studio apartment in most of these so called "affordable" retirement facilities are \$3,000.00 a month, more than I receive.

Vacation Rental by owners and similar short term rentals have taken affordable year around rentals off the market in much of the county and this issue needs to be addressed.

We have far too many large, expensive housing.....we need more affordable house for families and working class people. Housing for the young couples just getting started.

Housing affordability is an issue everywhere largely due to Central Bank policies, so while I agree that housing should match incomes, I do not know what could be done on the local level to positively affect affordability. I fear we will either trade down our standard of living for future ghetto housing estates or waste money trying to fight international money flows.

Do not bring anymore low income housing to Rocklin.

2nd dwellings square footage should be greater than 1200 sq ft... Maybe up to 1600 if 2 stories.

The less government interference and regulation, the better - already takes too long to get the permits and follow all of the regulations.

More workforce housing should be required

Projects have been approved for high-end "profiteering," with mandated affordable housing ratios totally ignored/violated. Houses SHOULD be smaller, but the County is notorious for granting all/any variance requests. So trying to play "catch up" with restrictive-size ordinances is a good idea to keep housing affordable, but developers and/or owners will find loopholes (add ons/remodeling, second dwellings, guest quarters, improvements, etc.), get the needed variances to anything they want approved, and make it business as usual to push costs right back up in the UN-affordable price range.

Reduce permitting fees. Reduce sewage and water hook up fees; a 2bd 2ba house should cost less to hook up than a 6bd 4ba house. Eliminate new fire protection requirements for existing properties.. sprinklers will not help in a forest fire, they just add tens of thousands to the build. Allow in-law/2nd units to be built if coverage exists. TRPA parking issues are stupid. There's no reason why someone with a 1k sf house shouldn't be able to build a 600sf second unit when the house across the street is 5k sf.

A house needs at least an 8,000 sq foot lot. If not just build apartments and call them apartments.

State mandates help to make housing less affordable. Not sure if there is a proper balance between unnecessary building code changes and what makes the building of a new home affordable. Particularly bad in the Tahoe basin.

Too onerous (deed restrictions) and expensive (park fees, sewer fees, permit fees, etc.) to get permits to add secondary dwelling units

Approve more condo's and town home. Approve more new development that has surrounding parks, greenbelts and local community pools. Ensure that all new neighborhoods don't have only 2 or 3 ways out. This creates an unusual amount of backups during the morning commute. Example, I live in Lincoln off Ferrari Ranch Road. There is only one way out of my neighborhood without going a mile around and there are 50 to 100 cars trying to exit Caledon Drive during the same 30 minutes period each morning. Seriously consider constructing low income housing in the Lake Tahoe area. Now that the County mandates County Staff to live in the Tahoe basin in order to get subtenancy pay we need housing they can afford. All the staff I supervise in our Tahoe Office live in Auburn or Reno. I don't think I will ever get anyone to transfer up there again and I have one staff retiring next year.

Placer County contracts with outside vendors to review and approve building permit applications. This has resulted in inconsistent responses and/or approvals, and sometimes asks for more than county policy requires.

Make it easier for people to build 2nd residences on the same parcel and allow the second residences to be rented out. Delete requirements for sprinklers or solar in single family residences. Reduce mitigation fees, or allow fee waivers for low-income housing

The obstacles presented by the County Planning Dept halted my plans to build a garage + apt above last year. RIDICULOUS! They wanted me to remove all existing parking spots at the front of my house, landscape everything and install sprinklers! I gave up. One less F/T apt to rent in Kings beach!

Small and large houses should be easier to permit. Everything in this state is getting crazy expensive.

Subsidized housing for elderly and single moms is going up soon. It is already too expensive. I know families who depend on food closets, live in low income apartments, work full time and still struggle to get by. I help out of my own pocket. Can't we lower their rent if they have school age children?

Don't put high density housing next to neighborhoods with lower crime rates.

The cost of housing has skyrocketed to a level I can't remember ever seeing! Please make it a priority to have smaller homes, apartments, condos or whatever other possibilities are being considered.

We cannot keep pushing prices out of reach for the middle class

Compared to the Bay Area, Placer County is heaven, however only being here for 1 1/2 years, I have found that traffic flow is pathetic at times. To me, that is the result of poor and untimely and implemented solutions. Also, proper infrastructure of all types should precede the projected growth.

To encourage builders to build more affordable housing, they must have a reduction in fees. from this reduction, you could place deed restrictions

Keep Placer a nice place. Don't dumb it down. You are screwing things up with the lenience on homeless, dont bring in low cost housing too.

Rocklin does not need any more low-income housing developments.

Let the market drive product type

Unfiltered responses

All new housing and commercial building must be required to have solar or equivalent.

Single parents need more options. One income does not go far. I pay 50 percent of my income for rent alone. Not including utilities.

I feel Placer County should accommodate affordable housing for low income people.

I cannot imagine how you can construct anything really meaningful from this survey

Let the free market decide on what the price is and remove the massive amount of regulation to build.

Don't allow homeless shelters anywhere near schools or residential areas. If you build them they will just draw more homeless and destroy our nice areas

Listen to the constituents. Supervisors should stop behaving like kings or dictators.

Let the market decide

It costs more to rent than to pay a mortgage. The inventory of rentals is non-existent, and affordable homes to buy are falling over and should be burned and not inhabited. My focus is District 5 because that's where I live. It requires two incomes, a gift of funds from family, or an inheritance to afford a nice home. Suggestions...I'm not sure...I'm not clear about why housing is so bad in the first place other than population growth and anti-land developers in the area. Good luck...at least you're trying!!

Placer county has enough money to create a really nice life for everyone in it. Unfortunately, the people at the top are profiting and allocating funds in directions that are entirely unnecessary while "creating" programs that are impossible for people to qualify for. Do we need a new shiny building built to show off how big we are, or do we need to ensure people have access to services that could help them to get off of assistance and stabilize? Hmmm....

There needs to be more affordable housing for the aging community.

Placer county needs more affordable housing for college students, young adults. Most of them can not afford \$11000+ a month for rent.

Government agencies need to rewrite many of the cost escalating items that are currently on the books and lower building permit fees. The city folks that move in to our area drive prices sky high due to the fact their home they are selling in cities is far above local prices. The FED through interest manipulation has produced individuals that don't understand the true value of money causing them to only look at the payment on a mortgage without considering the unrealistic pricing of real property as well as the HOA fees that are quite prevalent. Recent history is being ignored, there will be another housing bust due to income to out go bankrupting people.

We need to build affordable homes so that young adults are able to purchase a home.

It is needed...yesterday!

I think that Placer County ought to make a general CC&R's for the County so that neighborhoods could simply adopt the countywide CC&R's and keep the county clean and free of people collecting dozens of cars on their lot.

The building must stop in Lake Tahoe. If there are lots with houses that need to be rebuilt, let them put cheap housing. We have to stick to the coverage laws in place or our traffic will be unmanageable and our beautiful lake will be destroyed. I say NO! to the large projects attempting to change the small town feel we've enjoyed for decades! If anything, allowing homeowners to add a mother-in-law unit or an addition as an apartment would be the closest I would come to approving of growth. We are pretty built up!

We should stop building so fast and focus on our infrastructure. We have so many empty commercial sites. We should be more business friendly.

Corporations should not be allowed to purchase personal dwellings in Placer County. Single people and families should be a part of our communities, not corporations who flip houses or use them to rent out for parties, which disrupt neighborhoods.

I am against any more new homes until the infrastructure is in place to support the additional traffic, new schools and parks, water and power requirements. I do not want any additional Mello Roos taxes on my home. I already pay more to Mello Roos and other direct charges than I do to the county for my home. Make the developers deposit money to pay for the infrastructure improvements before they are issued a permit to start building. They come into town, cause a nightmare for those who live there and run to the bank with their profits. I say Enough is Enough.

Placer County needs to provide subsidies or low cost loans for people willing to construct low income housing.

Make available a variety of choices. Apartments, condo's, townhouses, small to large footprints of homes with small to large lot sizes.

Very expensive in California and wages for typical workers have not kept up. Unfortunate that so many college graduates cannot afford to purchase or even rent in many locations of Placer County.

My family would love to stay in Placer County. However, I need multi-generational housing and it is almost impossible to find a home that will accommodate the independence a senior citizen desires and still live with family. We have been looking at leaving the state in order to find affordable housing that can accommodate our needs.

Waive fees or create a sliding scale for smaller homes!

These questions are too generic.

Treated the same does not mean the same fees. Fees could be less for smaller units, though undergo the same scrutiny.

There seems to be a wide range of housing available. Due to the water issue large developments should have more scrutiny.

I would like to see high quality low cost housing that fits into the surroundings. Roseville will lose its character and charm if thousands of apartments or small homes are slapped together without planning. These should be around the urban core of old town Roseville and the Harding/Douglas area. This will encourage small families and individuals to live and work in a small area without needing their own transportation. They could utilize busses and the train to Sacramento for work or other activities. The main thing is that it should be built around an urban core to support those living in the low cost housing.

We need more townhouses, condos and low income housing

The only way to fix the housing problem in California is to make it less expensive to build, remove fees tagged to the sale of homes and give tax breaks to those that provide rental housing.

Unfiltered responses

For the most part only expensive housing has been in Placer County for the past twenty years. I strongly disagree with this practice. If we care about economic growth and increasing revenue for this community, we need to incentivize developers to build housing for the workforce including lower income workers. There also needs to be housing built for very low income residents who are unable to work who are disabled or elderly. The county should adopt policies similar to the City of Roseville that actually help get affordable housing constructed. Continuing to accept fees in lieu will not cause the construction of housing for everyone. More surplus government land should be made available to developers for affordable workforce housing projects. Lets work on local solutions and not wait for the state and federal government to step in.

Housings costs are so high.

make better roads and more schools before suggesting more housing

The problem is not just the cost to buy a home, rental costs are outrageous. families are moving out of the area because they cant afford rent. It is just too expensive to live here.

Yes, businesses should start paying their employees more money, and infill development should be encouraged, over the loud squawks of nimbys

Excessive cost of housing is major reason for homelessness. Everyone in this rich county should be housed.

We need a lot more land to be designated as residential. We need to develop the Gold Country much more than it currently is for new housing. Auburn in particular needs to meet 2020 as quickly as the Valley.

Reduce the property taxes! They are going to tax us out of our homes

I'm hoping that smaller housing units is literal and not slang for multi unit / apartments. Yes, we need more entry level in our area but it needs to be well addressed. pulling in more mid/low income families does nothing to our tax base and in fact forces higher income families to foot the bill more often. I came from a poverty family and now am in the upper 10% income bracket in the US. i'm not looking down on anyone but realize the challenges from both sides.

I don't think apartments should be built in the more rural areas but in the more suburban areas and I think we should think outside of the box and look at how other communities are dealing with this

The rent is unreasonably high, and so are house prices. It's not sustainable for most people and it needs to be controlled.

Nothing to note

Encourage more granny flats. Subsidize teacher housing.

We need major help to House our workers so we can make our towns run

Approval processes need to be expedited.

Mother in law suites and tiny houses should be strongly supported and easy to create officially.

Keep costs down for builders creating now homes. Allow builders to built multi use or mixed use housing as you would find in many other cities like Seattle, Portland, midwest and east coast.

Apartment buildings near public transportation should be encouraged

Do not screw up Placer County community with cheap low end housing.

Insurance rates for coverage in high fire/wilderness areas are also getting ridiculously expensive and something needs to be done to lower them and to prevent companies from being able to cancel insurance simply because of where you live. .

Stop building low income housing. Those who are in that income bracket should live closer to urban areas where there are more services to meet their needs instead of overburdening aour local government with their demands for more services

Tiny house movement. Not everyone needs or can afford larger houses and by "affordable " we don't just want options to rent! Affordable, small, starter or empty nest ownership!

The costs associated with providing services to any new development are a key factor on the market price. Developers have to cover a laundry list of fees that have to be included in the asking price of a home.

I would like to see a little less expensive housing but worry that it may bring lower socially economic families to the area. I believe that would possibly bring gang members and more drug addicted families into Placer County which could cost the county more money than it does now.

The demand/need should drive the economic supply. If there's a need for smaller, cheaper housing then we should be looking at providing the opportunity to fill that need. Economically it makes sense. We definitely need diverse housing to fit all budgets since our community is supported and built by all kinds of budgets.

A lot of the cost comes from the over regulation. I'm not sure how much Placer has control over this?

I have lost all confidence in the Board of Supervisors. They have show how they would much prefer to approve large developments for the extremely wealthy second home owners than to support and sustain the Lake Tahoe communities. Shame on them, except for Jennifer Montgomery who should have ultimate veto power for decisions made in our area. The Supervisors that represent the remainder of Placer County outside of the Tahoe basin should be shamed for their actions that have caused the most sever housing shortage in Tahoe City, Kings Beach, and Truckee history.

Stick with current zoning laws as set forth in documents such as the Granite Bay Community Plan. The county should stop issuing lot splits for high density developers. Recent Planning Commission and Board of Supervisor decisions have been in favor of out of county, non-resident developers over the objections of current county residents.

it took me 2 years to find a house to buy in Placer County!!!!!!

We need more affordable housing and housing programs for the unhoused and the poor.

Master Plan, is this what it's about? How about you let the market decide. Such ambiguity with your choice of questions with no data or information provided to allow for better educated response. How low is low cost housing and how high is expensive? Are you talking low income/project housing subsidies and/or high end penalties? Is this survey to justify a fee structure change which I'm thinking equates to lowering the county's revenue...not! Smaller/higher density increases the load on roads, schools, medical, police & Fire and so on. What's the impact on the water, sewage, gas & electrical grid? What areas for "management" are you thinking? WHAT ARE THE WHY'S for even asking? More data please....

Unfiltered responses

Look at ways to lower permit costs to build a home. So many different costs to just build a home. All that gets passed down to the buyer.

Rental prices are out of control. For my family of 5 with a six figure household income we are looking at \$2400 for a RENTAL property. There isn't enough rental homes in the \$1500-\$2000 range. Even an apartment is \$2000.

I appreciate the quality of life in Placer County, but do not feel the size of the the home should be the deciding factor in permits. Not everyone needs a 3000+ square foot home.

Streamline and simplify all permitting processes. Create tax incentives for redevelopment of properties and for adding lodging to existing properties (ie granny flats). Avoid restricting properties in the long term. Help the business community solve the housing challenges by easing regulation and restrictions and avoid looking for government investment with commensurate restrictions as the solution - the freest market will provide the best long term solutions.

To me this is just another economic cycle. Don't we all remember the housing crash in 2007-08? Home prices were in the tank and everybody was upside down. We experienced it again in 2011-12. Affordable housing was everywhere in Placer County at these times and all over the state. Come on! Everyone who bought in Placer County when the economy was great was dealing with how to keep their home that they paid exorbitantly for a few years prior while dealing with mass layoffs in the workforce. Trying to fix economic lifecycles like this when we are at a peak will only make the trough worse and then we will all be scratching our heads as to what to do next and why is it so bad.

Placer county should remove barriers to all housing sizes and promote infill, especially by making it easy and inexpensive to split lots or permit secondary dwellings.

Great to have incentives for people who are low income to afford housing.

Affordable housing is a difficult subject. Look at the Bay Area where one could (if available) get an affordable house but demand will increase the price. On the flip side, one does not want an affordable housing development turn into a sub standard (aka slum) area. There should be a balance between jobs and housing to reduce traffic congestion.

It would be nice to see some tiny house options out there for those that want to take advantage of that. For our children that are looking to start out, there isn't much affordable in Placer County.

There should be a bigger property tax on second homeowners vs primary residents. This difference would help pay for more obtainable workforce housing to provide all the services the second homeowners want.

I am a big tiny house fan.

Permit fees shouldn't be driven by the need for revenue. The costs for permits to build a home are what part of makes housing so expensive.

Placer County should reduce the extremely high cost of permits and regulations for building new housing.

It's not really housing, but here in Loomis a lot of people burn trash and yard waste. Considering the fire danger and poor air quality of our area, this should be illegal

The problem is not housing in itself. It is the buyers who are buying these homes at the inflated price. The same who were foreclosure are out do the same thing. We need to re-educate this I want that at any cost generation. As far as renting I am mistify. I have not notice a large influx of people coming into the state. Maybe the answer is stop gouging & building more affordable rental unites.

Give tax incentives to rent long term. Limit Airbnb like many resort and other communities are now doing because they have no affordable housing for the workforce and small families. <https://www.google.fr/amp/s/www.cntraveler.com/galleries/2016-06-22/places-with-strict-airbnb-laws/amp>
<https://www.citylab.com/life/2018/06/barcelona-finds-a-way-to-control-its-airbnb-market/562187/>
<https://www.google.fr/amp/s/www.engadget.com/amp/2018/01/10/amsterdam-airbnb-rental-30-day-limit/>

Incentivize home owners to rent their homes full time - not as vacation rentals. They would make more money, employees would have housing, and our neighborhoods would return to normal.

I think housng in placer county is for the rick and not affordable for families just staring out. The only people that make out on house ing in placer county is the realestate agent the rich get richer and poor get poorer.

The reason I love place co is because it's not too over crowded yet. We don't need more homes

Affordable housing is a must for most neighborhoods. My son grew up here and would like to buy a home but the prices are keeping him out. He works in Roseville and does not want the long commute of living elsewhere.

No rent control except on leases in trailer parks or manufactured home parks

I think Roseville should stop building altogether. Our quality of life is going down due to our population. Building is the reason everything is going up in price. I have lived in Roseville for 21 years and I am ready to get out due to our population explosion.

More housing for active seniors.

Please do not over populate Placer County. We moved here to get out of the populated rat race.

And a solution for homeless that the community buys into as a whole. Hope that is possible!

Accessory units should be on a fast track especially ones that are already incorporated into an existing structure. We could go a long way to housing single renters in units above a garage or attached to a house. I want them to be safe and to code and permitted, but I don't think additional onerous burdens should be placed on those units. No extra sewer hook ups or whatever. I want people to find it simple enough and cost effective to share a portion of their home to help alleviate the lack of workforce housing.

Builders should be held accountable for enforcing their CC&Rs. We live in the Twelve Bridges Elliott Homes. They are not enforcing their CC&Rs regarding trailers, boats, etc. behind the fence or on the street. Work trucks for self-employed people are parked on the streets.

Prevent Bay area investors from buying up all the homes in cash and driving up housing costs only to create a higher rental market. Lower taxes, increase wages and STOP WASTING money on Illegals. Tired of seeing Illegals getting free food, education and healthcare. Reapply those funds to infrastructure, services and tax remittances to Mexico and Central America to cover the above expenses.

Unfiltered responses

Having spent ten (10) months looking for a place in Placer or adjoining counties, with half a million cash at hand -- YES, housing is expensive. Placer has already streamlined second unit rules, and the truth is the cost of hooking up a smaller house to power and sewer and other things is about the same as it is for a McMansion...it isn't just the permits, it is the labor and materials. Placer can't control those. But I'm also strongly against further "downzoning" to break up large rural parcels. We moved here for the countryside -- not to live in Roseville or Sacramento.

There needs to be more affordable housing in the Tahoe area. I think there should be rent control. People with second homes should be assessed a fee for only occupying their house 2 weeks a year and only using it as a pricy rental. I am a second home owner who rents full time and it is very successful.

Areas with high tourism should be given more consideration for work force housing

Affordable housing is desperately needed. I know multiple families that are moving out of state solely because of housing costs.

On the 1st question, I feel the costs in Placer County are increased faster than incomes almost to point of extreme; However, since I moved here from North Bay Area, in comparison, homes are cheaper, but still very high for average person. Need to stream line the process and reduce red tape and features that add thousands of dollars to the costs. You should have reasonable permit fees and reduces other many costly requirements.

I don't know enough facts to answer those questions intelligently. I don't believe in govt control of anything (in general). Controlling prices/rents is stifling a free market. Prices move with the availability of money. I do agree that salaries do not keep up with price of housing which is why many can't afford housing. But govt controlling any part of it does not help the people. So I answered the questions but might answer them differently if I had some accurate numbers to look at first. TY for considering this.

Speaking honestly, low income housing can often draw in undesirable residents. Yes, we need some low income housing, especially for the disabled and elderly who are on a fixed income. However, I think having too much low income housing only reduces the available inventory for regularly priced residences. Less inventory will cause those desirable houses to continue rising in price. Let's face it - people like Placer County because it is safe, and we have an educated, affluent population. With those circumstances, we will always have a housing shortage.

Do not designate them them for low incom. Placer county is rural area and no public transportation. It is for people who have jobs and own homes which they worked for. Do not bring our homes down by bringing low income in.

As long as housing prices are inflated by the influx of affluent buyers from the Bay Area and elsewhere, affordable housing for low/middle income families will continue to be out of reach. I doubt that Placer County can do anything about that economic fact.

It's really disturbing to see older lakeside homes that allowed a view of the lake between properties be replaced by overly large mansions that block the view of the lake with the large footprint and tall fences. Views while driving along the north shore are now blocked by mansions that are usually vacant. How does the wildlife get to the lake when tall fences and buildings are allowed to block their corridors?

To clarify my answers, Placer County needs to use its resources to facilitate the creation and access to affordable housing in areas like Tahoe City/North Shore & Truckee. Both areas have a need for full-time workers and there currently is a shortage of permanent housing for them at rates that they can afford. This is making it hard for businesses to get qualified workers and putting more people on the road with longer commutes (from as far as Sacramento/Auburn and Reno/Carson City).

As a 4th generation native NorCal native and grandparents to 6th generation and last but not least, 38 yrs in Rocklin with 23 years as a Real Estate professional. I can tell you, those of us who have raised our families and paid our Mello-Roos, we are a very large generation disappointed in current building and available housing that does not serve us. We are looking for smaller one stories not in restricted age communities or HOA's. We would prefer larger lots smaller homes not condo living where quality of lifestyle is lost. Masters on main level are in high demand and one stories sell faster for higher prices per square foot. Thank you

We need to be careful not to devalue property by placing lesser valued homes close to more expensive ones. People who have recently purchased at market value could lose value.

none

Less low income housing please

Stop over building 2nd and 3rd homes in the Tahoe area

Keep it a small town!

Slow the growth through steep developer fees.

stop building, the existing home owners are tired of paying and coping with the growth of Placer County.

We have a housing crisis in Ca and people will end up leaving the state if affordable housing is not available. We ran a deficit throughout the recession with regard to new units being built and now many of the builders have gone out of business or the ones that remain cannot get enough workers to build homes at a faster rate and even if they could wages have not gone up fast enough to keep pace with the home prices. Without heavy govt intervention this problem alone will create a very unhealthy situation around the country.

Please TRY to maintain the rual feel of Rosevile! I see more and more beautiful old oak trees being felled in the name of progress. Bleah! And do't forget about important things like air quality traffic and water supplies! Yes, I would like my daughter to be able to find affordable housing without having to compete with Bay Area transplants/ commuters who are selling their Bay Area homes and paying cash for homes here. But I'd hate to see beautiful areas laid to waste just to build small unis because environmental protections were removed.

Stop with the oversized homes already!

Streamline permit process.

Having cars off the street/making more parking pots available for peoples extra cars will make placer county look better

Affordable workforce housing needs to be spread around the county, not clustered in the same less advantaged areas. True infill should be made easier, but ever more housing on the fringes helps no one but developers.

It would be nice to see a tiny home community subdivision, income driven apartments, and smaller more affordable subdivision housing.

Let the market dictate what to build. Keep the county out of it.

There is not enough housing from \$150K to \$250K. And there are very few all age access modular home parks.

Unfiltered responses

Younger generations are struggling with high cost of rent and home buying. Influence from populations moving here from the Bay Area, are effecting higher costs for everyone. The potential downside is more younger people are looking outside of the area/state due to high housing costs.

We desperately need housing to accommodate subsidized housing for our disabled population.

There is too much construction without the planning done beforehand to sustain the population growth. Stop approving at such an accelerated rate!!

Would like to see Placer County address the AIRBNB/VRBO issues. I believe these programs are making a significant impact on our housing market. They are allowing out of town investors to purchase all the housing in the area, particularly in the \$500k range. My wife and I make combined almost \$175k/year which I believe is above average for our area, yet we can't afford to buy a home here in North Tahoe.

Any new, low-cost housing projects must not raise taxes, whether Sales Tax or Property Tax, etc.

We need to look at population density and what the local infrastructure will support. Roads are too congested as it is. We should not always be trying to pack in more people. Low population density is a prime attraction for Placer. Keep the open spaces and preserve nature. Save high density housing for urban areas. New building need to address strain on public services and road congestion.

Regulations and fees seem to add significant costs to construction and use permits. By reducing fees, less money will flow into Placer County coffers - for the short term. These reductions could be off-set by increased property tax revenue. Reducing fees only on smaller units seems to smack of class warfare and should be avoided.

Need to reduce the costs associated with permitting, fees, etc. that drive up housing and development costs.

Whatever the cost to having new residents whether for schools or emt it should be included by a proffer to the county.

Growth inevitable but should be slow and well thought out. No get-rich schemes as in the past

Health and fire safety should be major concern.

Stop building houses until this City can accommodate the growth. Right now it's absolutely ridiculous.

I feel we need to remain as rural as possible. Taking all of our trees and wildlife away makes us lose why we live and love Placer County. While I understand that more housing means more revenue for Placer County, I believe new housing should be limited to retain the natural beauty and way of life in Placer County. I don't want to live in Sacramento so I don't want Placer County to become that.

It doesn't take long for one to realize that Placer County welcomes those with higher incomes much more than the average or below income levels. We should do more to welcome ALL, as diversity in all areas makes us a stronger community.

I have heard, but do not know for a fact, that permitting costs to build a single house in Placer County run about \$150,000. If this is true, it is absurd. It is tough to build a decent house when the permit costs are roughly equal to what an entire house costs in the midwest.

The problem is statewide. In Bay Area, wages are high which prices people out of that area. They commute further and further. If people see Placer County as more affordable, then they realize that the wages are about 30% lower for tech, so the affordability to live and work in the same community the SAME. There is no way to build out of this problem if the jobs in Placer consist of either government, tech/financial/medical, or crap jobs that you can do with a high school degree. Transportation is becoming more and more expensive, but jobs are a bus ride away. 50% of Section 8 people are retired or disabled, and they can locate anywhere. I would advocate putting a cap on how much a household can receive on Section 8. For homeless, it is an isolating experience that feeds on itself and mental health from jobless increases over time. So many jobs are part time, variable hours, seasonal, or low pay. Work on getting the university in town, and focus degrees on where jobs are.

Population growth, housing and infrastructure are a three-legged stool in this county. I agree that there should be incentives for residents and developers who provide affordable housing. On the other hand, developers who seek to build out major areas that negatively impact surrounding roads, schools, water, sewer and other services should be asked to pay for the mitigation of those impacts (i.e. Western Placer County and highway 65). I'm aware that this policy contributes to the rising costs of housing, but affordable housing should never be a loophole that allows major developers to offload the cost of mitigation to taxpayers.

What does smaller, "less expensive" housing mean? What type of housing are you referring, where will they be located, will they be compatible with the existing neighborhood, what "type" of people will be drawn to them, will they bring my property value down? Too many questions and not enough info. We pay a FORTUNE to live here, between property tax and Mello Roos, we worked our way up nothing was handed to, or reduced for us. I would love to live in Beverly Hills, but can't afford it, so I live where I can afford housing. If this is truly for "work force" housing, then they should be owner occupied for those WORKING in Placer County. Sorry, not to sound like a snob, but if you can't afford to live here save your money until you can, like we did! Last thing I want is to live around, or near, the next Cabrini Green!

Ensure developers pay the county fees in lieu of building affordable housing, and not allowed a tax deductible donation to the charity of their choice, and use the money for affordable housing. Better yet, no exception, must build affordable units.

Let market factors dictate housing size and cost. I'm not a believer in allowing the government to control the market.

Build housing to better accommodate multi-generational families so it's less expensive and families cohabitate together (2 master suites or Jr. suites with mini-kitchens, connected/separate entrances - nix wasted space and "formal" dining/living rooms). Allow/incentivize construction permits for granny flats/casitas/ohanas/studios on existing lots. Create mixed use housing/retail/walkable communities to (especially) grocery shopping, etc. If you are going to promote smaller housing units let's make them well-designed to not waste any space. Thanks.

My biggest complaint as a Senior is the income limit for Senior housing. My retirement income is always just over the limit. When will that change? When will more Senior housing be built to help Seniors?

I have friends moving away because they can't afford the rent that keeps going up. Other areas of California and the country are better prepared. Seniors who are renting have to leave the area. I have friends who are looking now. I just listened to one crying because she thinks they will be homeless since they can't find anything in the area they can afford and they can't afford to move.

Tax high end houses to provide a supplement to fund lower income housing.

Let the marketplace decide what we need.

Making a builder include 10% affordable housing in an up scale development is pure stupidity. If I want to buy an upscale home I don't want it next to low rent homes. For God's sake use your head.

Unfiltered responses

The cost of permits is pretty high which allows for high cost to build. Most of the county workers cannot afford to live in Placer county, that should be a hint.

Tiny houses should be allowed.

I moved to Roseville because it is a nice freindly community. If you put in low cost housing that will change. I have seen it in other communities and places I have lived. There is nothing wrong with having a slightly higher than average housing cost. It pays for better schools, parks and quality of life over all. All smaller cheaper housing units will do is drive away higher income earners like myself.

All people need housing!

Let the market drive pricing. If you can't afford to buy in an area, look elsewhere so you are within your budget.

Government should stay out of it and let the free market work!

Properly constructed and cared for tiny homes should be allowed.

We don't want the so called affordable housing, bad news, it brings the riffraff, no thank you, if you can afford live here, if you can't go somewhere else

Allow more "non traditional" housing options and styles to fill the need for single person residency. Outbuilding conversions, Tiny houses, unhooked RV's, teepees/backyard tenting, etc. can afford safe sleeping and minimal amenities to relieve the blight of homeless encampments.

All infrastructure, adequate roads, schools, water supply, should be installed, completed and paid for by the developers prior to building ANY new housing. A portion of this development should be allocated to lower-income housing. Ultimately, buyers will pay these costs. Those that have lived here for decades should not have to pay for the infrastructure, nor deal will the horrific traffic we are experiencing due to those cashing in and moving from the Bay Area.

Want housing to be matched with local jobs to ease road congestion. Also worried about the increase in population adding to water shortages and air quality issues.

Take into consideration how this can also help and be a benefit in helping those who are on waiting lists for a low income unit or housing voucher.

I had to move out of Placer County due to the high cost of housing, yet I am a Placer County employee. I feel I make a decent income, but I am a single parent and I cannot afford to stay in Placer County. The low income options are only apartments with long waiting lists, and my income is above the low income limits. This has become frustrating for me and others like me, as I feel I have been "pushed out" of the county although I have lived here since October 2000. I am hoping Placer County will offer affordable housing to those of us making less than \$100,000 a year, and I can return.

We need facts about causes of traffic in Granite Bay. People assume local development is the cause, but I'm pretty sure through traffic is the main issue.

Need more accessible housing for people with disabilities and those requiring use of a power chair to get around the unit. To include accessible units with wider doorways and halls; accessible bathrooms with accessible showers; large rooms to accommodate a power chair.

Master plans for growth & density should be adhered to rather than bowing to the requests of land developers. why have long range master planning for density, for example Granite Bays master plan when present supervisors ignore the tenants of community needs, and established thoughtful planning. This specifically references, Supervisor Kirk Uhler and his lack of decorum & support of established, thoughtful Master Plan in Granite Bay.

Placer County needs to step up to the plate. What has happened over the past 20 years is sickening. The County keeps collecting monies supposedly earmarked for low income housing and very little of it is spent in the North Tahoe area. So development continues with no place for workforce to live. We have a huge shortage of both housing and available employees and sorry but I blame the County. Too expensive/complex to build given land values at Tahoe. PC needs to fund or assist + should certainly make mother in law units legal like yesterday.

Housing is too expensive!!

We should slow the growth. This area is getting way too crowded. We are turning into the Bay Area.

My wife and I have been seeking a small 1,500-1,800 sq. ft. home in the Roseville area in a nice neighborhood and we are only seeing things, if available in the \$2,000-\$2,400 a month range and that is slim to none being available. The home rental market is horrible. Apartments are worse. A 2 bed 2 bath 1085 sq. ft good neighboehood, nor superior is \$1700 a month then there is another \$100 for HOA, garbage, water, etc.

We need better roads and other transportation before building more housing. There's too many people here now for the roads that we have.

I think in general, housing in Placer county is on-par with the state's current housing condition. There is plenty of opportunity for people to achieve their housing goals if they spend within their means and save. There is a good range of house prices and levels of quality.

Regulations, fees, taxes etc are a major factors in housing costs. Material pricing is a factor as well but also is major impacted by regulations, etc. We need and require regulations, but they are way out of hand and have gone to far.

More affordable housing for people like myself, a veteran, who are on Social security and VA disability

Keep up high rent and houses. If you're poor- live in Sacramento

Rent is ridiculously high in the rural area. People are expected to make 3x the rent to qualify.

Housing costs should be determined by the market - not by any government agency! Limit government housing activities. If residents can not afford to live here - let them move to more inexpensive areas.

there is a large need for low to low-middle income housing. Most people cannot afford to rent an apartment or duplex. They MUST have roommates. This applies to young as well as the elderly.

Our home value dropped 50% in 2009 and only now is BARELY breaking even. I'd hate to see housing costs drop sinking our home value again below what we paid in 2009. The housing crash has been (and continues to be) devastating for us. We are interested in seeing home values rise.

Unfiltered responses

In South Placer especially, there should be a better balance found between housing costs and incomes/wages, including more work to improve walkability and commutes for lower-income workers, as well as more cosmetic updates to lower-income housing areas without pricing people out of the community.

stop selling to investors. This is the reason housing prices are outrageous. I make a very decent income, and still can not afford to live in a 3bed/2bath home in placer county. Why do they need to be \$350,000? These homes should be no more then \$250,000

Do not want to see large multi unit housing. It brings in too many problems. Better to have single family low income g Homes and/or condos that house no more than 15 units

Regulate rental properties

It would great to remove any barriers or offer incentives for homeowners to make small housing units available to renters. I live in a condo, and most of the units sit empty except for a few weeks of the year, or are only short term vacation rentals. Many large properties should be able to add a small cabin for rental. And there are tons of old small cabins that are empty and in need of repairs that would make great long term rentals.

Use the diverted funds for low income housing in Tahoe City, Squaw Valley, and Homewood.

Our educated, employed, adult children should be able to afford to live in Placer County. So far, they can't. We have the best schools, and unless something is done, how is a young, growing family supposed to prosper here?

The cost of housing is going to push us out of this area, so many retirees are moving from Placer County and California. I grew up here and so did my children, it's sad that we can barely find affordable housing. The housing costs definitely don't match my income, I wouldn't be able to live alone in this area. Something needs to change, we cannot just simply leave. Either our jobs need to pay more or the housing needs to be reduced, each time I get a raise something else eats it up leaving me in the same spot I started. Affordable housing is needed for those with median income, I work hard and should be able to find a safe and nice area in which to live. Often affordable housing is meant for low income and those in the middle income ranges continue to struggle. My daughter and her family just had to live with us for 6 months, finally a friend had a place to rent they could afford. I don't want to move away, my family is here and they want to raise their children here.

Placer is a huge county and I think it is difficult to make blanket statement about housing.

Build more!

Placer is in great need of low and very low income housing. This needs to be included in all plans to increase housing inventory.

We are desperately in need of affordable housing!!!

There needs to be a large increase in quality voucher housing. A person I attended church with waited over a decade to obtain a voucher. Was only 1 unit available and he was not satisfied with the quality of the unit nor the location. This is unacceptable. A waiting time should not be much longer then one year. This would help reduce the homeless population if people could obtain vouchers with opportunities to live in most neighborhoods not just the higher crime/lower income neighborhoods. Perhaps have every apartment complex set aside a percentage of available units for voucher housing?

Building permits take too long and are too expensive

Let's not become like the bay area, where people essential to the community can't afford to live in it. Head it off now.

I prefer no houses built as we are already too impacted with traffic and overcrowding.

i think cost and availability of housing in Placer county should be driven by demand and not government policy.

Migration out of the bay area is driving the price of housing up based on supply and demand.

Ease fees on "granny units" and make space for Tiny homes.

Housing in my area of placer county, north Lake Tahoe, is crazy expensive. I would like to see a bigger effort to build affordable housing for low to mid income people. We have way too many air b&bs and no where near enough housing for regular working people. There has to be a way to encourage home owners to rent to locals rather than tourists. Property tax credit? More taxation on short term rental properties? A limit on the percentage of short term rentals vs. long term rentals in the Tahoe area?

Let the free market do it's thing. The county should not be encouraging more housing units or more people in the county.

Rental units should not be allowed to increase rents by more than \$100 a year. Any more is just greed!

I have not seen a benefit to the community overall when low income housing is permitted. In fact just the opposite occurs. Crime, blight, homelessness, drug use, etc., all go up in theses areas. Keep Placer the way it currently is.

We need more low income family friendly units as well as senior housing. I have found my 70 yo cousin crying over her bills vs income several times.

By smaller units do you mean apartments ... if so I strongly oppose and disagree with any adherence to state mandated initiatives. The cost of housing has nothing to do with building more housing ... it's about making the housing that is already built and available, affordable. Thus the information in this survey seeks to ask the wrong questions and is not serving the community.

Don't build anymore houses in Pacer County until a truly effective traffic and water plan is completed with all roads built and water storage built before the houses are built.

More affordable, smaller housing units are desperately needed. I work for a north tahoe rental agency and see the need every single day. Soon, there will be no more local work force because there's nowhere for them to live. Increases in rent are FAR outpacing increases in income.

I appreciate Placer County's efforts to move the needle on affordable housing.

Air bnb and other companies like it should be zoned, treated like hotels, bring in more in fees and permits than just a simple vacation rental and be extremely restricted.

Stop building all together. The reason mst people moved here 17 yrs ago, like us, was because it was quiet, quant, friendly, safe and affordable. Pur natural environment is being destroyed with non stop construction. Placer county is becoming another bay area, especially Roseville. Its appalling what is occurring here. Roseville is becoming another San Jose, a total concrete jungle

Unfiltered responses

Affordable rentals are a real problem in Placer County.

This is not confined to Placer County, but many counties in the state. From a fee perspective I do think the county should make them reasonable. I also think we need to really consider how we are building out our community because massive growth without the proper infrastructure and budgeting is dangerous.

In-fill should be easier to permit. Underutilized areas like the used car lots on Riverside should be the first areas re-developed before converting farmland far from the job centers.

Reduce building fee's. Speed up permit process. Become enablers, rather than anchors

there is a limited amount of viable land in Placer county i.e National Forest and State Parks, if we start building indiscriminately we will wind up i.e like El Dorado and all the other counties with all the traffic. "Keep building and they will come" without any thought of the traffic it creates. I 80 thru Auburn can already be a mess what will be in 5 or 10 years?

Tiny homes are more sustainable than the enormous mansions being built. Tiny home communities for those currently without housing could be a viable solution.

Placer County especially Roseville is already way too crowded.

Too much building going on. Its getting very overcrowded.

There should not be an in lieu fee to get around building affordable housing.

Housing needs should not fall on builders. Builders actually provide supply to help the problem, not make it worse.

There needs to be more housing for poor mentally ill residents of the county.

Allowing continued growth in west Roseville with addressing the roadways first is ridiculous

The board of supervisors should respect Granite Bay's MAC guidelines. Too many homes on smaller lots than normal for the area will create more traffic along Douglas Blvd and Auburn Folsom Road, which already very heavy.

Many choices on construction/remodel/conversions of lots of properties. This can be fixed. Needs to be fixed! NOW!

Homelessness\low-cost housing is a problem. However, focusing primarily on that issue when the middle class who supports everything with our tax base has a myriad of other needs Placer county leaders should consider first.

Be strict about new housing in Granite Bay. The board always o.k.s new housing projects even tho residents show up at the meetings to protest. All the Board wants is more money for permits ect.

2nd houses on property should be allowed to be larger than the present 1200 sq ft to allow for rentals for families.

We are at the mercy of our swamp of a government. The democrats are being hateful! You can disagree with people without hating them. Our Governor is part of the swamp! This thing we are going through is affecting every city and town It has to stop or we are doomed. What about Placer county? What are the thoughts on this? Would like to know!

Permit process is simply out of touch in Placer County. Something needs to change. It's why so few people do commercial projects. Subsidize!

As a self supporting 70 yr old senior, I am currently looking at selling my 1350sq ft townhome, as it is difficult to keep up with financially. As it stands, in this real estate market, I would never be able to pay off a smaller home, even though I would be more than happy to live in 700' or thereabouts. It would be fantastic for baby boomers to have small housing in a community, that is affordable. I have to work three days a week to live, however, will have to retire at some point in the near future. I was a real estate agent for 10 years and sold and previewed many great small senior (or all ages) communities that were affordable, and kept up by the homeowners. I would be happy to meet with County of Placer at any time, to share thoughts and ideas. Thank You! Elaine Lenz, nenatogab@yahoo.com

I am assuming you're talking about houses for sale.

We do not need more housing unless you build more schools. You have allowed our schools to become impacted due to the nonstop low income apartments and more housing. Your hurting my child's education. The area has become impacted, crime and drug activity is up and traffic has gotten worse. This is no longer a small town, it's become a busy city and I like many others cannot wait to leave.

You have allowed our residential neighborhoods to degrade into hotel districts. There is a lack of enforcement for Airbnb etc on all levels ! Sewer overuse, noise, parking, not paying taxes. The County has allowed our neighborhoods to decline. Get going and do your job and enforce these rentals or give us reduction in property taxes because it seems we all live in a commercial district now... Very Disgusted with the County

Have several friends looking to buy in Placer County and they can't find anything under 400,000 dollars for a 3 bedroom 2 bath home. Old Roseville has a few.

Housing in Placer County is a very affordable option for people moving out of the San Francisco Bay Area. So in that respect, it is very cheap. I own two homes in Placer County, and I am benefiting from the wave of people moving here because my home values are going up. Having said that, blue collar people in Tahoe can't find a place to rent. I think property owners need incentives to forego use of their Tahoe homes to rent them for a much lower price to year-round tenants. Tahoe is a special problem without obvious answers. As for the rest of Placer County, it is what happens when an area becomes popular and people want to live there. First time home buyers should move to smaller homes or other places that are cheaper.

This is becoming a battle over resources. We are already battling resource problems like water, food (to a certain extent), emergency services, school services and on and on. How about adding no more housing, but making small houses available for the elderly (tiny houses, in-law quarters, etc.) These could be added to the property as it already stands in Placer county. I don't believe we need more housing in Placer County until we can get a grip about the problems we currently have.

in the Tahoe area, there are too many 'empty' second owner houses while the 'working people' can't afford to live in the neighborhood.

Too many projects now and highways will be clogged even more. HWY 65 is a nightmare!

The cost of Bay Area homes and the sale of those homes impacts the Sacramento, El Dorado and Placer counties. Until the housing market dips statewide I don't see things changing around our area.

Unfiltered responses

Property taxes are too high. Especially with Mello Roos added in.

yes, need lower cost housing, but need to do it smart, if higher density, needs to be near transportation, needs adequate open space, parking, long term thinking in regards to crime/transportation/open space. Already seems like the city puts in a lot of high density apartments. It does not mean subsidized housing like what is already being built. I do not think there should be any housing within landfills, waste treatment plants, not appealing, but industrial/commercial around these areas. Why can't do mobile home parks where can own the land too? definitely a lower cost, sun city does not have attached patio homes for seniors. People complaining about traffic in Roseville, why can't the bike paths connect, why can't bike lanes on major traffic streets be above the traffic grade, next to the sidewalks.

I am NOT a fan of 'affordable housing' IF it means that tax dollars are used to buy or assist in buying someone a home. Home ownership is NOT a right - it's a privilege in my opinion.

Upscale townhouses in semi rural areas for seniors needing to downsize but don't want to give up their lifestyle should be encouraged.

Let's not try to social engineer our county into a socialist model. This country was built on capitalism and it should continue to do so. Let the private developers risk their money to build what buyers want and leave government out of the equation.

Encourage manufactured housing, raise or eliminate height restrictions for residential buildings

There has to be a limit to the number of houses built unless people stop wasting water. I would hate to see the county full of homes & shops like much of the Bay Area, we don't want to look like that. We need fields, wide open parks & open spaces where cows can graze. We also need corridors for wildlife to navigate the area.

There needs to be more low income apartments. The 12-18 month waiting list is too long. Also there needs to be affordable housing for police, firefighters, teachers, nurses, etc.

Allow more widespread use of pre-manufactured housing (including tiny houses) that are certified by one of the national bodies (e.g. ANSI). Streamline the permitting process for this type of housing. Base the permit fees and utility fees on the size of the house.

I would love to work toward ways to provide more low-cost housing, perhaps some earmarked for those with a severe mental illness, veterans, etc.

I see a problem that Bay Area people are moving out and moving in Placer County. That's awful! We are competing with them for buying houses. I'm sure that they have cash to win the offer! We only can do Conventional and FHA. That is not equal opportunity housing

Don't sacrifice quality, safety and community standards in the name of affordability which will create two sides of the track. All housing types should have the same access to great schools, parks etc like Roseville's housing mix

You get what you pay for. Housing is expensive and it's a good place to live.

Priority should be given to denser housing closer to Freeway crossings to reduce sprawl. The counties and cities should collaborate to have similar housing approval goals so one community does not suffer more impact from growth than others.

Promoting granny type units and tiny housing to decrease costs and increase supply makes the most sense to me

Where is the water coming from to supply all the additional people who occupy new homes? We are now paying more for less and talking about using more groundwater and 'recycled' water. How do you plan to provide water to all?

These questions are a little deceiving. "Smaller" housing units become "larger" when there a lot of them. I think it's good to allow some development of "affordable" housing via smaller units in groups or in singulars. But there should be a limit. I don't think 100 small units together would be accepted. But smaller pods, such as 40-50 units would work. . . . ???I think people should be okay to compromise on their "best case scenario" (ie. no large scale housing units) to allow people to move into the area to work. We can't have a luxury tourism economy without employees.

The inventory of really affordable housing in Placer County is too low. There are few options for service workers and other low income wage earners. As the homeless shelter tries to transition folks out of the shelter one of the greatest deterrents is the limited amount of transitional housing. Incentives to builders might be necessary to increase the inventory

The cost of living is expensive in this county, but many counties in California are facing the same problems because of poor state legislative and governor decisions. Everything does not always have to be equal, though. We do not need to bend over backward to make it easy for folks of all income levels to live in all parts of every county, though. When I first got a job, I couldn't afford a house in Placer County, but I made a smidge too much to qualify for the nice, "low income" apartments that are everywhere. I was forced to live in a neighboring county for several years until I could afford a home in this county, but you never heard me blaming anyone or asking for people to cater to my needs in order to accommodate my financial situation. There's far too much of that nowadays, and that's precisely why we are in the predicament in which we are.

Housing in Placer County is ridiculously expensive. My husband and I both have decent jobs and we can barely pay the mortgage on our very old house. We can never move into anything better because the houses all cost half a million dollars or more. The median housing price in the rest of the country is \$165,000. You would not even get a shack in Placer County for that because there isn't enough housing here.

Housing is what housing is. Placer is a move up area. I didn't start here and neither did most of my neighbors. In life, goals are a good thing! Keeps people motivated!!!!

More senior housing options would be nice to have.

Need apartments.

We still have structural integrity to handle snow load in the Sierra. That costs.

I live up here at Lake Tahoe in a cabin we own so I don't have direct experience in the housing market. But I understand rental prices here are crazy high for workin' folk.

Stop all new commercial development until affordable housing solutions are solved.

It is nearly impossible to find housing in the area. It seems that every other home is a vacation rental. At one point I found myself homeless with a family of 4.

Ideally Our workforce would be able to live and work in the same community.

Unfiltered responses

I am a homeowner, however, the rents are very expensive for low wage workers, both single or married. My grandson, who works 2 Jobs, had to move out of Placer County due to the high rents and unavailability of rentals

If less expensive housing was built, maybe people would not have to suffer between paying for housing and food

Roll-back the Cal-EPA/Building standard that will take effect in 2020 and that will require solar panels on all new housing. This is a decision that should be made by the homeowner and not by Sacramento bureaucrats.

The 3rd question was not what I would choose. Housing development costs and building fees should be proportional to the size of the project. Smaller houses would have lower fees based on the proportional size and therefore the impact on the roads, local area and environment. Big houses have more drivers, use more power, water, create more garbage and have more impact.

People are more commonly living in vans and rvs either by choice or necessity. We need places for them to park and facilities for showering etc. Neither mobile home parks nor campgrounds are set up to accommodate this type of dweller.

Affordable housing needs focus. I am strict by the lack of presence for Habitat for Humanity. Nevada County has a booming program, whereas Placer County is very modest. There needs to be more encouragement to ring and grow groups like this.

Placer County should stand strong on keeping welfare and "low income" from destroying our communities and lowering our property values and increasing our taxes to support people that cannot afford to live here. Move them back to Sacramento

Entry level new construction is in demand to meet the needs of our youth who have been raised in Placer County and want to build their lives here.

The long term residents do not make the amount of money Bay Area residents do. Forcing us long term middle class working residents to move preventing our children the education Placer County has to offer not to mention the safety our parents feel in our community.

We don't need to build new apartment complexes with "small" apartments. How about having the apartments and houses that we already have be affordable? Let's not tear up the few beautiful areas that are untouched we have left to build complexes

Need more affordable housing. Developers should have to include a percentage of houses for low income. Our young people, seniors and disabled people need affordable housing.

How about figuring out how you are going to supply water and services to more houses?

Stop allowing in lieu fees! Make developers build affordable rental housing as part of their project, at least for anything over 50 units.

Rent and house prices are RIDICULOUS! My husband and I have good jobs and can't afford to buy without being house-poor every month and can't afford the skyrocketing rent. Something needs to happen!!!

Housing developments should be well thought out, well maintained, offer a safe environment, and attract responsible homeowners focused on keeping property values in tact. If that means larger home units should be constructed than so be it.

More solar powered very small homes.

Move the homeless by bus to Oregon.

Taxes need to be adjusted for retired people on fixed incomes. I have paid for years for school bonds but when you don't have children in school you should have the choice to opt out. It's been done in the Lake Tahoe area for years. They're the only area in Placer County that has this. How come?

Many of my friends are struggling to support themselves and the amount of available rentals for low income people is greatly lacking in Roseville. These are people that want affordable rentals in good neighborhoods. I think landlords should be more willing to accommodate quality renters instead of simply filling a property for the income.

Stop building single-family homes until you have a dedicated source of water! We need more condos and apartments in order to make housing more affordable. The typical single-family home uses too much water and takes up valuable land.

Placer County is a great area to live however the cost of housing is significantly impacted by those who relocate from and continue to earn the Bay Area wage/salary. It is highly predictable and unfortunate that those who are from the Placer County area will eventually be forced to live/move elsewhere becoming no different than San Jose because they simply won't be able to afford it.

I think it is imperative that we have a range of housing price points and alternatives to match and maintain the diversity of our area.

There is a housing problem that needs to be addressed. I just am not sure what the right solution is.

We need to adopt new, cohesive and sensible regulations and permitting processes for tiny houses (separate from the current secondary dwelling rules). The burgeoning need for affordable, small-scale housing solutions for young people and senior living (or their caregivers) is a pressing force that needs to be intelligently addressed. Eliminate the affordable housing developer fee. I would prefer that any entity building five or more residential units MUST also build a proportional number of low-cost housing units or meet some sort of aggregate value proportion.

Study impact more people will have on existing infrastructure.

The workforce here is unable to secure housing at an affordable rate and businesses are suffering. Second homeowners are buying up all housing and using it to run vacation rental businesses. This is a commercial practice and these homes should be taxed higher and regulated thru limited permitting. This tax should be set aside to provide a housing stipend to offset the incredibly high rents being charged to full time tenants that live and work here. It's the only immediate solution. Yes vacation rental rates will increase and many of these vacation homes may not be able to obtain permits due to limits and regulations but this is absolutely necessary to insure a workforce. Without a strong workforce, ski resorts, restaurants, housekeeping services, etc., cannot operate and service the people coming here to enjoy our beautiful lake.

Our youth cannot afford to live in Placer County due to the high cost of housing

Stop building so many houses, we don't have enough water and it's too expensive. Plus it removes the farm land and natural habitat.

Keep hearing not enough low income housing never hear what is low income. In my book low income and minimum wage are 2 different amounts minimum wage was not a career. Still need jobs that is a career. Why in the past was housing going good then this happened. Who is at fault

If housing is added, it's important that utilities, water, roads, fire, police, schools, etc. are also added. It's not just about more housing, it's more people with needs. These services should be paid for by the developers, not the taxpayers.

How can you afford to build anything here??? You need water, electricity, sewer, garbage, and good roads PLUS Air Quality and water quality!!!

Unfiltered responses

I'd just like to see housing costs appropriate to income as well as location. I've been in the same apartment for ten years and my rent has doubled from \$670 when I moved in to \$1320 now with no upgrades or improvements to the interior.

Apartments should not be so expensive that young people cannot afford to live on their own. Renting an apartment should NOT be more costly than paying a mortgage.

Do not put 21000 homes in Folsom! There is no water to support this. The building could very well be shoddy. Then it will fall apart and be a haven for homeless, etc

Get red tape out of the way - government is over involved in our lives way to much

The need for smaller and for less expensive housing cannot be met at the cost of sacrificing the permit process. It's critical that all housing be examined in the same manner. Such as how does it fit with neighboring communities and existing infrastructure, is the housing appropriate for the long term?

There needs to be better access to affordable housing for single parents and low to mid income families.

Everything is being built way too close together. Homes should be required to have twice the space between them.

Let market forces drive what gets built but with reasonable zoning laws to protect property values

I do not want more housing in Placer County. It's too crowded already!

Limit short term rentals outside the town centers

It sounds like I am judging - but if you can't afford to live here - don't.

We need affordable housing for our young students and families, that can't buy a house. The rents are becoming too high and do not match incomes. Also we don't want any homeless so we need to either move them out or create some type of housing for them but farther out from the city. We are seeing more and more crime in the city.

Placer County should streamline ability for an individual to get a permit. Have staff treat the applicant like a team member and help with getting through the process instead of throwing up road blocks in the way of regulations and policies at every turn.

I worry that we have enough water for all the new homes being built. Also I live in west Roseville and we need more retail out here. Will there be a new Costco?

Any large commercial projects should also have to provide workforce housing.

Letting developers pay \$\$ in lieu of low income housing in their developments need to be stopped. This is a scam on the residents of Placer County. This only empowers those that make the rules.

Something has to be done. I don't know what the answer is other than Placer County needs to hire someone who does have ideas, a history of success at implementing those ideas, and influence over law makers.

Buying Housing for single income is impossible to get.

We came to Placer County a year ago to find a slower pace with fewer people, but all we are seeing is more and more building of new homes. The open space in our area, which is very attractive, is disappearing at an alarming rate.

Economics should dictate housing prices both small and large, not government regulations or permitting fees

If the question relates to new neighborhood development, concerns beyond simple unit size must be considered, such as neighborhood density and compatible proximity to adjacent land uses. If the concern is mother-in-law cottages, trailer conversions or tiny homes here and there ... relax a bit. If the permitting burden is too great, a housing safety net is compromised.

Why isn't funding for fire depts. a priority? This is unconscionable!!!

It's not as simple as just building smaller houses. You need to look at community fit, convenient location to commercial, the surrounding and existing neighborhoods, traffic and bus routes, etc. Not just squeeze little houses or multi-family homes amongst single family homes and say you "checked the box".

While large and small housing units should perhaps be treated differently (location, features, etc) they should both be available. The tiny house movement, for example, is gaining momentum in various cities where tiny house communities are being experimented with. Also the permitting process could be made more efficient to encourage the refitting of older homes in areas of Placer County. It's laborious and expensive, but yet so many small homes are consistently available as elderly owners "phase out" of them.

Moratorium on VRBO in eastern placer county and Rules for existing ones!!!

FREE THE MARKET AND IT WILL TAKE CARE OF ITSELF. A FREE MARKET IS A GOOD MARKET, GET GOVERNMENT OUT OF THE WAY AND THE MARKET WILL TAKE CARE OF ITS SELF .

let the market control the number and size of homes to build and permitting should control standardization with reference to county service needs only (electrical/sewer hookup, water, etc...).

Secondary housing on existing property (inlaws quarters, tiny houses) should be easier to build "legally".

Just as an FYI, these questions were too broad and vague to truly give an informed answer. Give some background and details for these questions, please! What are you talking about with small housing units (more apartments, tiny homes)? For who (low income, elderly, homeless)? Is there consideration on building in areas where density would not be a negative factor? Are you considering public transportation in connection with density housing (you should!)?

I'm very concerned about the infrastructure and water demands not keeping up with home building.

I think you need to fix the water issue and road /highways problem before you even think about building affordable housing and what do you think is an affordable price what income bracket are you thinking

power to the people

Unfiltered responses

The issue is the need for less expensive housing stock. Provide incentives to investors to supply this stock: property tax breaks, more zoning for multi-family, permitting priority, tax credits, etc.

Is the concept of "Granny Housing" being underutilized, especially on larger parcels?

Unfortunately, the price of housing in Placer County is too high for some people to be able to own a home. New home building seems to be larger and larger homes. It's like a contest - who can build the biggest house? There are single people who would like to find housing and don't need 4 or 5 bedrooms, but that is hard to find. And if you do find it, the pricing is almost as high as a large home.

I don't think this survey will even. On my way! Close to solving the housing costs. Rents are off the hook. If big business did not have a grip on you maybe you would do something. It's distusting nothing is being done to create affordable housing.

Offer incentives for those in our region, versus those from out of region

Building smaller units near appropriate facilities like Sierra College makes more sense than subdividing lots in other areas like the proposed "The Park at Granite Bay." Development needs to slow to preserve open space; combined with the Bay Area influx, the market will continue to drive up housing costs despite efforts to develop smaller units.

A lot of people, myself included have been forced to buy homes outside of Placer County because the housing is just not affordable here.

Housing demand will drive what size Home is needed. What I would hate to see the loss of the open country areas that are so special in Placer county. This needs to be preserved.

When I lived in Breckenridge they created communities for locals with deed restricted townhomes -- this type of high density living near town was great for families -- kids could play with other kids in their community -- the townhomes had very small yards so people could still sit outside their home and there were parks for kids to play as part of each community. Here is a link <https://www.summithousing.us/real-estate/neighborhoods/breckenridge-blue-river/>

It is NOT the job of government to "manage" housing costs. Your only job is to remove barriers and regulation so as to facilitate building and don't drive up those costs. I've been in the building industry for 45+ years and seen first hand the damage government has wrought on affordable housing. Lead, follow or get out of the way! (I prefer you do the last)

Increase housing around transit hubs and/or create transit hubs and increase density.

The houses are built too close together with small streets causing neighbors to get in each other's space too easily. Investors buy too much- our grown kids had to buy outside our area because it was too expensive and investors would cash pay more than asking price. The new houses are too boxy without much character- will look terrible after time has gone by and possibly change the demographic. (More t explain what I mean but trying to be brief)

Control excessive health care costs to prevent foreclosures and evictions.

While I answered all of the questions my opinions really require more detailed information. What defines a small and large unit? Treated the same in terms of what, if not treated the same what treatment/s would differ? What changes, codes, laws, standards are being proposed to keep the income to housing cost ratios in balance?

More restrictions or some type of control with things like VRBO and very short term rentals. Perhaps more taxes need to be paid to do short term rentals or something to encourage people to rent their homes for long-term use

The housing crisis in the Tahoe basin is enormous. I don't know what the solution is but people are being forced to drive from Reno and Carson City in order to work here. The monstrosity at the bottom of Brockway hill doesn't exactly seem to be the way to go but there is a real need for lower-income housing.

The Planning Department should look at progressive alternative housing and be an example in our state.

I have lived in communities that rapidly expanded low income housing. The crime rates immediately spiked and the surrounding homes went down in value. Please don't allow that to happen to Roseville!

Architectural guidelines and setbacks need to be in place

housing is SOoo expensive here! (referring to rental prices. . .)

People do not want to depend on government funded housing. It is expensive to the tax payer and keep those who can take advantage of it, dependent on the government. There needs to be affordable home ownership. Taxes and regulations are the biggest issue in this state and in our county. My property taxes on my medium-sized home are over \$5000 per year! I am a teacher and that takes 1/4 of my paycheck after deductions. This morning I read in the paper that we have a \$940 M budget here in Placer County. Instead of building parking lots for Hidden Falls and bike trails on Bell, make it more affordable to live here and lower our property taxes! Let's start using some common sense in Placer County, PLEASE! If things do not change in this state, I will be forced to move after I retire. Then I wonder if my children will follow me. It makes me very sad to think about my future here and that's a shame.

We do not need to add any low income housing to accommodate large corporations to house their employees. we already have enough housing and not enough medical and emergency resources find the budget for that as well building grocery stores and gas stations near all these housing communities .we all have to drive 7-10miles I order to get decent groceries.its appalling the city is only concentrating on housing and nothing else. don't turn Roseville and Placer county into another "Bay Area madness"

Roseville is extremely expensive regarding housing costs as well as overall living expenses. The City council should be doing what they can to get the homeless population into reasonable housing. Rental fees are escalating beyond what people can afford.

Building restrictions and red tape costs and mandates are over the top. If illegal immigrants are sent home rents will decrease and vacancies will be available those legally in the country.

More low income housing.

Overall, housing is expensive in California and its even more expensive for those living and working in a resort areas.

In our part of Placer County (Tahoe) we have lost employees because they could't find housing. Currently we provide housing for one of our employees or she would leave too. We are in the service sector, catering to tourists. But if employees can't find housing, no one gets catered to. Here this problem is huge.

Unfiltered responses

There is desperate need for affordable housing in Placer County that is attainable to everyone!

Housing costs been going up and Placer County government has certainly contributed considerably to the cost increase...

We have a housing crisis in eastern Placer county. The county has been extremely slow to recognize this and even slower to act on it. The development community faces too many hurdles to build affordable housing. The county needs to participate and team with private side to build cooperative projects that suit our needs for both rental and ownership. Placer has the capital but not the leadership.

The cost of housing is based on supply and demand with government requirements adding to the cost and changing the natural balance. Currently Placer County is viewed as an affordable place to live in high valued markets. With this reality the cost of housing will continue to increase.

Placer County is pushing families out, it is so expensive to live here. It makes me sad, I am a single 59 year old female, trying to buy a house with a good job. And the housing in placer county is out of my reach. it is so sad....when a family or single person comes from the bay area and pay cash and push us locals out.

Placer County NEEDS to *at least* consider the option of legislating short term vacation rentals in the Lake Tahoe area. The sheer quantity of vacation rentals is staggering. Housing in Eastern Placer County has always been limited - but the number of available long term rentals has plummeted in the last five years and now there is simply not enough places for rent. Local businesses are all suffering as they can't find enough employees to work for them, since those employees can't find housing. Communities are suffering as neighborhoods are emptier than ever. Legislation may not be the option but it NEEDS to be considered and the interest of Eastern Placer County residents in legislating rentals in their backyard needs to be polled quantitatively analyzed. I hope you will consider further polling on this topic.

You should figure out where you are going to get water from for all these new units before you build anymore!!!!

In a market based economy you can't control prices other than the first time a property is offered, (purpose built affordable home). Once an owner acquires an affordable property they want to enjoy all the benefits of ownership appreciation so when they sell the property goes out of affordability. Requiring them to sell at a lower price or for the government to participate in the sale taking the \$ for more affordable housing removes the incentive of ever keeping up a house or improving it.

Something definitely needs to be done to offer more affordable housing for our work force.

I would not be able to live in Placer County today had I not moved here 35 years ago.

I don't feel everyone needs to be able to own a home, but everyone should be able to afford to at least rent something. How is our rental supply overall? Are there enough affordable rentals for low income? Do we need to focus on what it takes to supply affordable housing? Zoning, permits, govt assistance, or incentives?

We need more equity

How does county, state plan to address housing the homeless? Seems like a problem apart from sanctuary immigration!

Only that there is too much housing being built and the area is getting more and more crowded.

Infrastructure needs to be in place to get people to and from work and housing.

There should Not be any rent control. Supply and demand solves housing and rent issues relative to pricing. Low income housing has different problems than higher income housing areas and should not be developed in the same neighborhoods. Avoid allowing unrestricted alternative housing in current neighborhoods as it creates many issues with parking, too many people in the school districts, congestion in areas that were not planned and developed for huge increases in population.

There needs to be restrictions in STR's. They have taken over rentals. Why build more when if you regulated STR's you could create more rentals. We certainly do not need more high end housing!

Housing is becoming a problem for single parents that have to meet ends and still find affordable housing. To make matters worse investors are buying up cheaper affordable housing and renting them out so younger people are having a hard time purchasing their new home.

The shift in people moving from out of county from more expensive housing areas to Placer County has caused housing costs in Placer County to increase.

I am taller than 6ft. Small housing is not a comfortable option for me.

high density in urban settings. I don't want farmland cut up into thousands of 1/4 acre lots. Look at infill. Town homes, condos, walking distance to shopping, or combined residential and retail developments

More affordable housing should be available

Prices for housing should be affordable for the people that work in the community such as teachers, police, firefighters, government workers, etc. Prices haven't been affordable for decades!

Placer County is very expensive to buy a home, but if you have the income and want to live here then that is good, it keeps the County nice, clean, free from homeless people, panhandler's, they stay away, also the crime rate is low, it is not easy to rod a person out here, we are well protected. That's the way it should be kept. We moved here for a reason. We raised our children here for a reason, we do not need change.

So many elderly and disabled people can not afford to stay in Placer County and wind up moving to areas of Sacramento County away from their families/loved ones which is even more isolating and challenging. MANY seniors and folks who are disabled rely heavily on friends/loved ones/family to help them with essential tasks that they can not accomplish alone due to physical limitations (such as driving/transportation and shopping/pharmacy/doctor/bathing/laundry) and when they are forced to live farther away in another county, this makes it even more challenging for those folks to live safely and independently. High rent/housing cost should NEVER cause seniors or disabled folks (some of the most vulnerable folks in our community) to be forced to live far from their support systems. To be forced out of their home communities because they can't afford to live there is a disrespect to those people and extremely isolating and harmful for their overall well being/mental health.

Placer County housing costs should be compatible with Placer County income.

Eliminate VrBo and Airbnb it's killing the available housing rental market for long term locals who cannot afford to buy.

The permitting costs in the Tahoe area are to expensive to build any low cost housing.

Don't build where we grow crops. Baseline is primary growing soil where Fiddymnt Road area towards Lincoln might work better.

Unfiltered responses

There are appropriate areas for smaller homes; next to employment centers. To continue to keep Placer County a desirable area, communities such as Granite Bay, Rocklin and Loomis should retain their rural appeal. Over-saturation without an analysis of jobs/housing requirements, will cause PC traffic logged and undesirable if overdeveloped. A city of rooftops, sidewalks and streets without an equal balance of open space would ruin the county and quality of life.

Before new housing is approved, infrastructure should already be in place to accommodate additional population and vehicles.

There remains a large volume of undeveloped lots, however, most are restricted to building SFR with a minimum 2,000+ sq.ft. which destroys any and all hope of new affordable home development.

I just left Placer County after 45 years aging in place until I couldn't. Placer County is designed for families- not for older communities. The two communities that are in place are old & dated compared to other updated areas. Aging in place in Tahoe became too daunting. The Roseville areas are centered around traffic burdened freeway access for shopping & medical needs. Left for a more updated age related area and not for family.

Improve transportation infrastructure first. While building homes is Greer, it only adds to the congestion we already face.

Assumed that housing units meant # of units not average size of units. Placer should provide smaller affordable complexes intermixed with shopping and other resources rather than huge affordable units in large complexes.

The survey questions are too vague, I would need a lot more information before I'd feel comfortable answering with any confidence.

I don't think these issues are easily addressed in a survey. Rent control certainly isn't the answer. This is much more than a county issue. California, in general, is too expensive to live in with the outrageous taxes, fees, permit fees. The cost to build is insane with all the fees/taxes/assessments etc that are in place and the overly burdensome building requirements (solar requirements, fire sprinkler requirements etc.) New housing cannot be "affordable" with over regulation at every step of the process.

The inspectors should start requiring builders to follow the rules. One rule quite often broken is the set back limit in Todd Valley.

It would seem to make sense that smaller units would be easier to permit but not sure on actual implications of this so didn't vote. Wouldn't want shoddy work or abuses that put environment, future residents or neighbors in a bad situation. I do think incentives to developer/builders for affordable housing are probably smart- otherwise why not keep building mini-mansions as is more lucrative. Placer County needs to get on this issue fast- lessons from Bay Area and people living in cars along the 101. Recently heard about Truckee's railyard development - sounds promising and I'm interested to see its results and hoping Placer can be forward thinking, creative, and solutions focused.

I think that there should be some incentives for homeowners to sell to local residents. I work in the real estate industry and time and time again, you see the homes priced at the lower end going to out-of-area buyers who can offer cash. A local homeowner more than likely will require a loan. I don't blame sellers for accepting cash offers over loans, however, if there was some kind of tax incentive or rebate offered to the sellers for deciding to sell to a local homeowner, I think it could help get first-time local home buyers into secure housing. I also think lowering the permit costs for building is much needed. And allowing for additional coverage on existing lots. It seems like many lots are maxed out on their coverage, so building second units in the Tahoe Basin isn't a viable option.

Unless it is already bring done, cost for permitting should be according to square footage, or size, of the project.

I think any housing devision should factor in the current area that they are to be placed in

Encourage more mixed-use development and walkable communities (e.g., high density housing options within a few blocks of markets, parks, and mass transit options). Strive for more of a mixed COMMUNITY feel, and less of the 'mini-mansion sprawl' that results from euclidean zoning.

Government at all levels need to stop interfering with the natural evolution of community economics. I paid my own way for a better education thus a better paying job thus living in a better community. Government has no right to strip that from me because of a false sense opportunity. Housing permits need to stay consistent across the board. If you have a hard time paying for a decent house in a decent community, that is no one's fault but yours and quit trying to get government to fix your problems.

Housing is incredibly high. There should be a limit to the cost of rent per square foot/ age/quality of rental.

It is obvious that there is a disconnection between income and cost of housing (rent or purchase) throughout the county. The construction of more housing could, possibly, give more market and burst the bubble on the costs concern - however there are delays in getting the new construction moving. Development needs to be allowed to move without hindering public services.

Bay Area refugees are increasing costs in our area.....

Allow for mother-in-law units with reduced fees...make it easier to add additional workforce housing units onto small private properties.

We need to act now on West shore Lake Tahoe, the lots are almost gone. There won't be anywhere to build. I know two families in crisis now. They have good jobs but can't find affordable housing, one family is camping and the other living with their mother.

I agree that allowing second units should be allowed but preference should go to long term rental units.

I fully understand property rights and the desire to maximize the value of one's property. I also understand the desirability of this area and the pressure on prices. However, I am also appalled at the escalation of living costs. I was extremely fortunate in 2012/2013 as the owner of a business that had tanked due to the recession and as a new widow to be able to buy an older fixer-upper mobile home at recession pricing. I would be homeless today. Today, even the mobile home parks are becoming relatively inexpensive places for people of means, rather than possibilities for people of fixed or limited means.

Any sort of affordable housing would be ideal in Placer County. There are a bunch of small families just trying to provide a roof over their children's heads and with not some options it makes it almost impossible to do so.

We need more affordable choices for aging baby boomers who have mobility problems.

In order to sustain a thriving community, we must provide affordable housing, especially to those in need, such as young adults who are new to the workforce (some even pursuing degrees while working) and the elderly, many of whom are on a fixed income; especially with the ever increasing costs of medical insurance.

Mello Roos taxes make my home and others un-affordable. We must get rid of Mello Roos. All people should be taxed equally. Mello Roos are punitive to those of us who arrived late to the area, and they are taxation without representation. We are taxed by them, but were never allowed to vote on them.

Unfiltered responses

There is barely anything to rent at an affordable price unless it is in shambles. And buying a house? Well that is a dream only the rich can contemplate, not the working class.

People don't have a right to deny potential housing to people due to perceived housing 'values'.

We need to maintain standards for building in the county. let the supply and demand run it's course - bringing in low cost housing and relaxing the permits for smaller housing equals trouble and lowers my standard of my living in the county i have chosen to call HOME.

Consideration for water supply is important before any new large or small housing units are built. Also developers and local municipalities must include local school districts in planning any new developments.

NO new low income housing in Placer County!!!!!!!!!!!!!!!!!!!!!!

We recently moved to Placer County from L.A. County. One of the reasons for that move was to get away from overbuilt, overcrowded neighborhoods, impossible traffic, every square inch of land being built on and people on "edge" because of the stress of living like rats in a cage. Placer County is very diverse and also beautiful. Why would anyone want to continue to do mass building in an area that is already short on water, according to San Juan Water, and other resources unless it's to increase property tax income to line the pockets of the "powers that be?" Please DO NOT overbuild. It will make life in Placer County miserable. Take it from someone who has already experienced it.

I think Placer is doing a good job in letting the market place dictate housing prices. Suggest the County attempt to reverse State laws and regulations that restrict housing development.

There should be incentives to property owners to build affordable housing through either short term deed restrictions to legal contracts

We do not need anymore large expensive houses. Our work force has no place to live...a lot are commuting from Reno and Carson. We need more affordable family housing.

Spare the air days, Flex your power, limiting water use, and traffic at a crawl are not problems, but symptoms of the major problem which is too many people. The area has a finite holding capacity which is very close to being reached or exceeded. Its time for limitations on development in all of Placer County and the region. People can go to some place that is less populated to settle. Probably won't happen with the development interests owning and controlling the politicians. Oh well, Placer County used to be a good place to live!

I think that trying to encourage in fill housing close to public transportation as opposed to new subdivisions on the edges of existing communities would help enable more affordable housing. It could also encourage greater use and investment in public and mass transportation while maintaining the rural and agricultural aspects of the county.

We an extreme need for not only affordable housing to rent or purchase but also for transitional housing for our homeless population until they can successfully complete program and be able to afford to get into affordable housing. It is an epidemic in California and is only going to get worse. I would like to see Placer County lead the charge on being pro-active in this arena.

Affordable housing is critical for individuals and families. Placer County has the resources and the vision to create spaces that support working here in Placer County and being a part of the community

I was born here and yet I cannot afford to live here, my children cannot afford to rent an apartment here and if they could, there are none available because of such high influx of people moving here form other areas.

We live in Truckee and the cost of housing is CRAZY! That said, I'm not in favor of building a lot more housing. there are already too many projects in the works, making the area too crowded. Thanks!

This is a pretty stupid question, given the vast differences within the County.

All tahoe building allocations should be workforce or affordable housing.

We need to provide housing for all income levels.

I'd like to see Placer County enact some type of rent freeze. It's ridiculous that a property management group can consistently raise the rent, \$100 or more, every year without any significant property changes.

Encourage or allow "collective" small housing on larger lots (acreage). For example, Tenants in common ownership of multiple small houses with common area used and shared.

No infill! Keep Placer semi rural & rural

Group sharing housing would be very helpful for the elderly and single adults. Sharing a common living space and a kitchen only with separate bedroom/bathroom "pods". They work well in other places and would seem to be a great advantage to semi-active elderly who cannot afford or do not want single family or care homes due to high costs. They add the benefit of "community" as well. Let's get inventive.

I really think Lennar is onto something with there Next Gen housing models. Also, you should contact AARP to obtain a copy of their just-released 2018 Where We Live publication.

I suppose you could say that Placer County housing is affordable if you compare it to the Bay Area. However, even tract housing in South Placer seems considerably higher than comparable housing in most of the rest of the country. I would be interested in knowing what Placer is doing with permitting "tiny houses" -- i.e. the new trend toward living in 400sqft or so. I understand that in many parts of the country finding a place to put a tiny house is more difficult than actually building it.

When a large development only pays mitigation fees into the general fund in lieu of actual solutions built, I, frankly, see this as a bribe for business as usual.

We desperately need more affordable housing in Placer County:(

Any building near Lake Tahoe should be very well examined for environmental reasons like potential harm to the Lake, from run off, traffic, etc. That said, I do think it is important that affordable housing is built for working people, who staff schools, restaurants, shops, service businesses etc

Senior Citizen's and SS recipients income does not keep up with housing cost or price of anything.

I was raised in placer county since I was a year old I am now 31 with three of my own kids and a single mother. I would love nothing more than to be able to live in placer county and raise my kids where I was raised. I have gone to college and have a job as a medical assistant but can't afford to live in placer county by myself. I have to live with my mother because I also have to help support her.

Unfiltered responses

The building permit process needs to be streamlined in order to expedite construction in Placer County and encourage builders to develop suitable land.

We need affordable housing.

I believe Roseville should stop building. It's already over crowded and the traffic is awful. Stop. Just please stop already. You're ruining a once quaint, quiet, low crime community with all the building.

I believe the Government of Placer county should reduce regulations regarding building. The beauty & charm of our county is precisely because of it's individualized nature. Even the current amount of regulation creates 'cookie-cutter' developments which diminish Placer County's beauty.

Affordable workforce housing is desperately needed for this county to continue to thrive.

Beware of watered-down building codes. Inadequate (but reasonable) code provisions assure both personal safety and building integrity. Prime targets for code relaxation: 1) Unnecessary processing delays/too many steps in the permitting process 2) Too-stringent rules for Accessory Dwelling Units (mother-in-law quarters) 3) Arbitrary zoning provisions 4) Obsolete provisions, once deemed necessary but no longer justifiable or pertinent (includes not-in-my-back-yard regulations) 5) Excessive, unjustifiable, or questionable fees which increase housing costs unnecessarily. Affordable housing development should emphasize manufactured/modular housing, perhaps constructed out-of-State, in lieu of stick-built units.

What about providing housing for seasonal employees?

Make it easier to rent a place with children

Need more landlords that take the section8 that I was awarded. Need help; I have about \$1000/month to spend on rent. 212-951-1413.

Getting too crowded - highways aren't designed for and won't accommodate for several years the existing traffic. Need to be planning/improving the freeways several years beyond where the current highway 65/80 construction is going. Yes, we need affordable housing, whether it is apartments or single family/duplexes for lower income or middle income. Also need better public transit in the Rocklin (especially) area if want people to use buses to Sacramento/Roseville or wherever. .

It would be great if there was more housing offered to middle income homeowners. I don't think that rent controls the answer.

Affordable housing has become an absolute crisis in the Tahoe area. There needs to be a limit to vacation housing and a focus on creating programs for families to buy homes and increasing the long-term rental market.

I would like to see smaller homes that are affordable in the area for first time buyers with families, Integrating younger people into the area is our future. I would like to see smaller one story homes in the Auburn area so that our aging mothers, fathers and grandparents can stay in Auburn and not have to move out of area.

I am currently one of those who cannot afford living here in placer county. Affordable housing for my daughter and I would be amazing. However this is supposed to work, I hope it does so I can finally afford a home for her and I

Placer County as a whole needs more affordable housing to continue to be a diverse community.

The statement "housing prices should match incomes" is the tail wagging the dog....housing prices already do match incomes: buyers' income drives what they can and will pay for a house, sellers can't get more than buyers will pay. Also, how will income be measured - by jobs offered within one mile of the housing or what? Which jobs - should a casual worker's wages at Taco Bell affect the price of a home in a desirable school district? Once determined, do we fix prices on homes? The current supply and demand system works....income needs to match housing prices.

I appreciate the thoughtful approach to urban planning that Placer County has taken in the past, and I know it makes a difference in keeping our county beautiful and free from awful mindless urban sprawl. That said, I would hope that all housing/building is in keeping with long term commitments to maintaining green space and minimizing congestion. Why not focus on building housing in areas that are already developed, but have unused/underutilized space? I'm thinking about Vernon St, or Old Roseville. Add in an urban market and this could be an amazing WALKABLE vibrant community

I have a 2nd home in Kings Beach. The trailer parks on Fox and surrounding area are dilapidated. I thought low income housing was to replace these? Much of the area is prime property & it should be improved housing to reflect that. The same complex at Fox & Trout blares amplified music often on weekends that can be heard several or more blocks away. The sheriff has been contacted numerous times over the last 10 years by surrounding residents & it continues.

There really needs to be affordable housing options without the incredibly long waitlists especially for the people that have lived, worked and grownup in this community!

The payment in lieu of building affordable housing in Placer County is wrong. This needs to be abolished. Only building the affordable housing in the developments is right. The payment in lieu is a disservice to placer county residents.

Housing is a crisis in North Lake Tahoe. Locals can't find long term housing and are moving away, with the middle class being hit very hard. My neighborhood sits empty most of the year because they are second homes. It would be great to bring back community to Tahoe City.

The Grand Jury Report indicates the County has not taken affordable housing seriously and has severely undermined affordable housing requirements in approved projects. The County should not be doing this.

Affordable housing in the Tahoe Area is at a critical point. Something needs to be done in the building department to make permitting of multi use housing a priority. Only the super wealthy are able to live here and that's ashame. Pretty soon (and it's getting close) there will be no one to carry out the services needed here especially teachers, fire fighters, deputy sheriffs and construction and service workers. Allow multi and generational housing (with kitchens) to be permitted.

Stop the in-lieu fee for affordable housing alternative for housing developments. Build it!

Building high quality housing is important so that it can last a long time and provide an uplifting environment for citizens. I feel like the permitting process should be reasonable and similar for large and small housing units, but that we need more small and affordable options for people.

Developers should NOT be allowed to opt out of providing affordable housing by paying a fee, or make the fee equivalent to the actual money they think they will be losing by building affordable units.

Pay Rate is minimum wage in Auburn, mostly and rent is too high for 1 person. We need more apartments for them for 550.00 a month.

Unfiltered responses

I feel it is important to have housing for all people but I would not want large, low-income housing projects. A new approach is needed so that poverty does not create low expectations and behavior in the community.

It is important that the working people of Placer County have a place to live in or near the community in which they work that is affordable. The county should allow for a more stream lined process for developers to build multi-residential low to mid cost housing. The homeowners should not be saddled with controls and extra fees.

There are serious problems when our employers can't find employees because there is literally NO WHERE to live. Then the visitors complain because of poor service and long lines and wonder why. It's because the visitors are short term renting the housing for the long-term employees. It's a total mess.

We need to make it easier/less expensive to build local rental units for local work force. Not low income housing, those units get taken by another category of work force that does not solve our community's needs.

From a professional perspective: If something does not change soon in regards to building affordable housing, then there will be an influx of homeless persons. We already are dealing with a high poulation of homeless. We should be able to work within our community and afford housing whatever our income may be. That includes keeping people housed versus being forced into homelessness. Especially the population that recives social security benefits whether it be seniors or disabled. From a personal perspective: Being able to work and live within our community would be ideal and it goes along with the values of Placer County. It cost too much for myself to move anywhere and I have a two income household. So yeah whether its above or below the poverty line, housing is expensive and we are in dire need of both regular and affordable housing.

Sticky issue and concern. Basically want to find a way to supply attainable housing and still have developer able to make a living so they are looking to our communities as good place to supply housing.

It would be great to become a leader in clearing out the restrictive zoning and permitting that dissuades people from developing smaller units in all formats

We also need to address wages and make sure people are paid enough to live comfortably in Placer Co.

we need more affordable housing. Perhaps the permits could be reviewed to be able to be more flexible to the situation and only require what is really needed for the property. It seems we have a one size fits all approach instead of a reasonable, common sense approach.

Impact to surrounding communities should be considered when any new housing is being developed, planned, built, etc.

Making the costs lower for smaller houses is NOT the answer, nor "making it easier". This is a structure and should still meet any other structure requirements. Also you cannot legislate what housing costs are. It's supply and demand. Eventually this will all balance out when the bubble pops. Right now what you have is a large amount of people wanting to live, recreate, own a 2nd home here. Those of us who already work and live here have had to make adjustments to welcome in the 2 seasonal massive influx of tourists. Many now live elsewhere and commute in. I do not foresee myself being able to retire in Placer County let alone ever being able to purchase a house. And I sure would have zero interest in living in a small, cheaply built tiny house in a Sierra winter!

All of the lower cost housing should not be apartments grouped together in massive complexes all in one area of a city or the country. There should be a variety of types in multiple areas.

Please consider the plight of senior citizens who live in Mobilehome parks throughout Placer County. As I understand it, if the Park is privately owned, the homeowner (senior citizen) is exempt from rental assistance from their "City" because we don't own the land beneath our home, yet we pay taxes to Placer County Tax Collector. We are subject to yearly "rent" increases of approx 3% by the "owners and their Management Company". It's unsustainable for many of us, and I'm one of them! My current rent with water and sewer charges included took 46.5% of my gross Social Security income for my upcoming July payment. The balance of that income needs to pay for all my other expenses like food, medical, meds, utilities, car insurance (gas, maintenance, DMV fees)house insurance, etc. which are also on the "rise". It's a bleary outlook for someone like myself who may be forced out of my home within the next year or two.

How about legislation that repurposes conservancy lands to create land deed restricted for workforce housing? Or reallocating moneys taken for extra coverage from that land for workforce housing displaced by these transfers

Need yo slow growth of all kinds. Find new revenue sources through service sharing and red light cameras. We do not have enough water to support additional housing. Stop the sprawl.

I am concerned that development is outpacing available water resources.

I couldn't afford to live in my home if I were buying now.

Homes have become to large and unattainable for the lower income working class.

I think that housing is relatively affordable in Placer County.

County should reduce permit fees for affordable housing.

This survey seems to equate smaller with affordable. But this doesn't really address the problem, which is that adequate housing needs to be affordable and available. Condensing housing changes lifestyle and culture of Placer county. Need to address the issue of county culture alongside housing affordability. Approving smaller homes or apartments may not be the answer; controlling costs or subsidizing affordability may be a better way to maintain culture while making it affordable for those who have called Placer their home for most of their lives.

I see this as an increasing problem that if it's not addressed soon, will become the downfall to to Placer County as a whole.

yes we need lower income housing, but we do not want to see cheap track housing being built

Definitions, please. What is a "small" housing unit? What is a "large" housing unit? What are the average costs, including land, of building a "small" or a "large" unit? Are we talking about housing to rent or to buy? How do rent control proposals factor into the availability of housing? Need more information in order to make good decisions.

Too many homes are being built in Roseville!

We need affordable housing. But we also need the jobs to support our housing costs.

There needs to be more affordable housing for our working class. Lowering the cost of permitting would be a great start.

More low cost housing would be very helpful.

Unfiltered responses

The added taxes placed on developers with the PCCP should not include those developing affordable housing.

NA

Placer county should carefully review the cumbersome, long, and expensive process for permitting. Placer county should also determine if outsourcing some or all of the permit as well as other county processes should be done by less expensive means—streamline current processes, outsourcing. I'd like Placer county to use all available technology to make the process more efficient and less costly. For example, Placer county should completely adopt the statewide codes to remove unneeded, duplicate and in some cases contrary policies.

Need more affordable housing both for purchase and rent

Unless you are extremely wealthy you are unable to buy or rent housing anywhere in the Tahoe basin which makes it impossible to support the local business so vital to our economy.

The thing is...there are plenty of homes, just not being available to rent for residing in- they are used as vacation rentals instead. So, if we make it easier to build smaller housing units, who's to say those owners aren't just going to turn them into vacation rentals?

Homelessness and crime is off the charts...LEO is doing a great job, but something MUST be done!! It's been painful to watch Auburn go downhill these last 5 or so years.

In 2015 we decided to move to Roseville from Los Angeles within a year. Part of our decision was based on the reasonable housing costs. By the time we moved at the end of 2016, the prices had gone up to the point that we were almost priced out of the market. We were also amazed at the high cost to rent apartments, which were comparable to parts of West Los Angeles. I understand that these housing cost increases are spreading all over Placer County because of the influx of people from the Bay Area. I am very sad to see this happening, because before long, this will become an extension of Southern California.

Housing in Placer County is very expensive due to trends. Example- Cherry Glen was very affordable at one time and the homeless population was less up and down Vernon and Riverside. Kids could ride bikes and play without fear of being harassed. Now Cherry Glen is "New Wave" and "Trendy" and the home owners of yesteryear are leaving and hipsters are renting and buying. Homeless run Downtown Roseville and are all overnly getting assistance by Gathering Inn and a few other places. Better standards and cheaper prices.

There should not be

Trust the market forces, eliminate gov't interference and the solution will occur faster than politicians' interference

There needs to be a broad range of housing options but consistent with environmental standards. However, environmental standards should not be used indiscriminately to thwart housing options.

Whatever happened to working for what you want. Not every house is a "forever" house.

Yes it is expensive to live in Placer County, but it is worth the cost. I wouldn't expect it to be much less. California is expensive in general and I think housing prices here in Placer County are fair for the lifestyle that you get for your housing cost.

I don't rent nor need to find a new house, so I don't have first hand knowledge of these issues.

Please regulate the vacation rentals. People who serve the wealthy home owners and vacationers deserve safe and affordable housing too. Businesses are suffering because they can't keep staff due to the fact that housing in the area has become a diamond in the rough. So many Air B&B's and vacation rentals and NO PLACE for locals to live. I wish to see a cap on the amount of vacation rentals Placer County is allowed to have.

Placer's advocacy does not include those who live in the Sierra Nevada, Tahoe-Truckee area. I am unsure of the board's fitness to regulate such remote environs. Seems Placer uses it as an exploitable resource. The needs of the other areas in Placer are vastly different than these of us in Jennifer Montgomery's territory.

We aren't currently supporting a society that has enough disposable income after mortgage to contribute a healthy amount to retirement and savings. We need to stop supporting the pay check to pay check mentality. It will give our citizens a greater quality of life to have more funds left over to use on family experiences.

More options for public transportation should follow more residents and more housing. If housing is too expensive, we get more homeless people who can't afford it

I could go on and on....I can barely make it and paying probably half my income on a mortgage that I really can't afford. I did make this choice however the true worth of my home that I paid 470K for is probably 300k. We need more amenities in West Park. There is not a grocery store nearby that doesn't take 20-30 minutes to get to. Stop building new homes. We have a "housing crisis" and the need for more "affordable housing" because of the greediness of our Government- local and statewide. You really don't care about, but are just trying to size up how much more to can get out of tax payers. Does anyone care about where the water will come from to support all of this housing?

Let people of Placer County buy and locate on their land TINY HOUSES - with no law that you have to have a house already on your property with so many sq feet of living space. Do away with all of these BIG homes in Placer County. Start a movement in Placer County of being minimalists and simplify your life.

Small houses should cost some, but a small house should be a small amount and a large house should be a larger amount. It is proportional to the size of the impact it will make.

I voted wrong on first ?. It's terribly expensive to buy & rent in No Tahoe & Roseville.

Until there is a fix to HWY 49 to relieve traffic or, Grass Valley and Nevada City build their own road way to Hwy 80 up there that bypasses Auburn's Hwy 49 from Dry Creek to Hwy 80 there needs to be a Holt/stop to all housing in Placer County, Grass Valley and Nevada City.

Rents are so high, unless you earn more money, there's no way to save for your own home. If older or you're at the top of your income potential, that's nearly impossible. Working professionals should have housing that's affordable WHERE THEY WORK.

Less housing period should be permitted. Too much development destroys the natural beauty of our county as well as creates irreversible damage to the ecosystem.

As a small family with a one person income it has been easier for me to own a duplex in Rocklin than to rent an 825 square foot apartment. I just got lucky that I could find one in my price range. Placer County defiantly needs more affordable housing.

Unfiltered responses

Housing challenges in Placer county mirror housing issues in California. This is a broader social and economic issue that has to be considered in the context of what drives CA health and economy. Water issues, social services being disproportionately offered and consumed in CA and the needs of all Californians need to be considered. California has always been a destination and expensive state. People have choices and the choices of our government is leaning toward eliminating the middle class by favoring offering free or low cost to homeless and low income without a clear plan for long term sustainability. The questions in this survey are ambiguous and offered with a biased context.

I am a senior wanting (needing) to move to Placer County where my daughter lives and works. The GIANT PROBLEM is my annual income, it is 'way below' the poverty level. Hence I need to move OUT of Santa Clara County. My daughter lives in Colfax and works in Auburn! Such beautiful countryside!!!!

I am very concerned about the water and resources needed for new housing.

I do not want a lot of low income housing in Placer County. I'm afraid it will attract crime to our community. Placer County is a great place to live with no real "slum" or bad areas. Let's keep it that way!

Current population is aging. Next generation struggling. we need each other and to conserve energy and resources. collaborative, shared resources need to be supported

Thank You!

It's not that I'm not sure. It's that we should be developing units that fill the needs of the people here and the people we want to move here. I want a diverse population, young families, for the older people who live here to be able to retire here.

Need more additional living units.

Fund transportation and don't restrict water use to allow more growth.

The "fees" necessary to a home are outrageous. It is extortion to have to pay so much and wait so long to be "allowed" to buy land and build a primary home let alone a second small residential dwelling for a relative to be able to live close for mutual care reasons. Shame on this rich county for the financial burdens placed on it's citizens.

Would like it to be easier to add "granny houses", tiny houses or other creative options. Even though a certain percentage of new housing is "affordable", there isn't enough available. Ideally, there would be more housing available at a lower price point without the need to subsidise with additional taxes.

Do not subsidize low income housing. Subsidies are funded by taking from one group to support another group. It may reduce cost for the targeted recipients, but it increases the costs for taxpayers. The best way to create affordable housing is to reduce the regulatory burden from cities and counties, reduce permitting fees, and stimulate competition among builders.

It is not the permit process that promotes smaller, more dense housing options. It is encouraging developers and builders and providing for transportation options and community amenities and infrastructure as part of development planning process. This contributes to viable communities that satisfy current residents.

We do not have near enough affordable housing in Placer County. We also aren't doing enough about changing requirements for builders of developments and apartment buildings and even new housing to include solar on rooftops. We also aren't doing much about looking into housing like "tiny housing" for homeless. To get rid of homelessness you need to provide affordable small, tiny homes in a village setting, with a central communal eating area and services onsite.

There has been only limited effort to build housing in Placer County that workers can afford. We need more.

A Bay Area income of \$117,000 is now low income. We (valley and foothills) will be in a similar situation soon if this isn't addressed. Frankly, it's frightening.

Renting & purchasing homes/apts is WAY too expensive. We are WAY past 30% of our income. We CANNOT survive on our wages against the price of rent and living expenses. There are literally not enough places to live available for the number of people needing housing. People are being forced to take in roommates (at all age brackets), move back in with family (at all age brackets), unable to separate marriages because there is no other place available to move to, moving to other states and just plain going homeless. IT IS THAT BAD!!!! The depression that began in 2006 has never ended. To be in such financial deprivation for so very long takes it's toll in every area of our lives because the stress is too much and constant. Please help.

Roseville is building a 70 unit, low-income housing structure on Vernon Street that appears to have little to no parking. How does that work?

One of the main reasons we love living in Roseville is it feels like paradise compared to Sacramento. Please do not bring Sacramento's problems here. When we were first starting out we couldn't afford Roseville so we lived elsewhere. We saved and worked hard until we could afford it. I feel like there is a market for larger lots. All the new neighborhoods seem like the houses have 0 privacy. Thanks for listening.

It seems that apartments, condo's, townhouses' monthly rent should be less expensive than a homeowner's monthly mortgage payment

I typed a long answer yesterday because I knew how to cut and paste the URL from the bad link, so I hope you didn't lose it. I recommended loosening the regulations for secondary dwellings especially in Tahoe so it's ok for smaller homes (not just the huge ones) to have second units with kitchens, offering incentives for people to get their illegal secondary units on the records (then tax them fairly), for people to build new housing suitable for working locals, and for people to offer long-term rentals to locals. Also create disincentives to deter people from using up the last buildable land on big spec houses, which is what's happening now. We are allowing very few to profit at the expense of the rest. That needs to stop soon! Too many second homes with low occupancy rates. Thanks.

The school tax and fire house tax associated with getting a permit are just that - another tax. Get rid of them.

An ongoing conversation that seems to take place among people I know is how badly we want to move out of the area as we retire. We just have not kept up with the rising cost of housing many jobs have paid almost the same for the last 15 years in this county deserves to have serious population shrinkage until it gets a dose of reality and either raises wages or lowers housing prices or both. This is not the bay area with a large amount of jobs and opportunities to move up in earn more money this is not Sacramento where you could have had a focus on a state job at a young age and work your way up this is Auburn Colfax where people are driving 40 minutes and hour each direction just to make a living and retreat back to their houses that are fairly affordable because their wages are pathetic

To many houses would produce traffic problems

Smaller housing development should have less permitting if its infill development. There should be an option to build houses cheaper, as long as they are still safe.

Unfiltered responses

I believe we should not allow much more buildings / homes to be built because there's already high traffic in West Roseville on Walegra Rd as well as P.F.E. Rd. Not to mention the crime rates will obviously go up

Need more low income housing for Seniors

I feel it's important to keep areas, where the home values are stable &/or climbing, on the same trajectory. There are more expensive and less expensive areas of Placer county. Many work outside of Placer county, yet live within it. Income does not and should not be the sole reflection of the cost of an area. Example: I don't expect to move into a \$600,000 house if I make \$20,000 a year; I would need to find an area that would better suite my budget, not expect the area, that has houses of that caliber, to risk home values in order to accommodate my budget. Especially in areas that are not done being built, people purchase with the expectation that the homes will increase or, at the very least, stay the same. To add higher density in these locations lowers equally potential. Higher density/medium density and small homes are needed, but great caution and study should be done when deciding where and when to put them. Caution to both mitigate risks to developemems & prevention of ghettos.

Permit process needs to be sped up!

Thanks for sending this email to me.

The population is exploding up here and there certainly isn't enough housing to accommodate folks who want to live here

Placer County should, encourage higher density housing near activity centers such as schools, shopping, transit, and recreation. Regulatory relief for higher density housing will also reduce costs.

Building and engineering permits need to be reviewed for consistency and fairness if new housing is to come back to placer county.

Communities are built/developed based on income. If someone can afford to live in a large, expensive house, like \$1 m, and chooses a location, that house should not be forced to be surrounded by smaller, less expensive houses. It is a privilege to live in an affluent neighborhood, not a right. If one can not afford to live in a specific area, that doesn't mean more affordable housing should be built. Where is the incentive to excel to meet a higher living standard? What if more expensive homes are not available? That area will lose home owners, whose income feeds the services offered in that area and why people want to live there. Balance does not necessarily mean equal. Building multi-family units next to high end houses will change the dynamics of that area. Change in population may drive people out of an area. Does The county not have enough houses for hard working people? Or not enough housing to provide to attract lower income and homeless? What is affordable housing? Why

We need bigger lots not more housing. What you are trying to ask is to increase population even more which I don't want. We don't need to increase crowds and traffic. An example is any metropolitan city in the United States. More people leads to more crime and I disagree completely with building any section 8 housing. No more subsidies.

New housing and retail should not be approved until issues with increased traffic in those areas of new building are addressed.

It would be nice if lower income residents that grew up here could afford to stay here with their community and families if desired.

We like it here.

Make sure the infrastructure is in place first, before putting in more housing. Traffic is getting worse.

1. Which Department is sending this survey and what is the objective? 2. Community Plans (e.g., Dry Creek, West Placer) need to change so they encourage smaller lots/higher density. The "rural" plans are out of date and the cost/time required to secure even low- to medium density (3 to 5 du/ac) communities is becoming prohibitive and is subject to subsequent CEQA challenge/litigation. 3. Stop pressing for inclusionary housing - except within large specific plans it DOES NOT work, adds cost to those paying market rate, and the social engineering impacts those neighborhoods where affordable units are built. Collect fees and partner with affordable housing developers (such as Mercy in Auburn).

Any new housing improvements should include traffic considerations.

Any thoughts about increased Housing in Placer County, should include our experiences in the congested areas of the State. If being in congested, traffic clogged areas could be considered a pleasant experience.....then proceed. Personally, I don't care for it, at all.

Larger homes have less people pre block than apt. Keeps this s family community and keeps traffic down to enjoyable levels.

Make sure there is adequate services in place especially roads before building. Hopefully learn from the mistakes of the Bay Area.

Sometimes I think they are trying to push the locals out with the high cost of housing. When you ask the question, should housing costs match the income. Are you comparing the income of the 2nd homeowners, or the incomes of the people that take care of the 2nd homeowners?

Streamline permit process or a reduced permit fee for new homes less than 1800sq/ft

No more building! Citizens don't want more traffic--it's like a parking lot now, and if you wonder why people are shopping online more, it's because it's hellish to drive around in congested traffic. We don't need more homes or shopping malls. There's a mall on every block, and green space is disappearing at an alarming rate. The water shortage alone should be enough to prohibit more housing--we can't sustain this rate of growth and, from everyone I speak to, we don't want Roseville and other local cities turning into concrete jungles! P.S. I'm originally from NYC, so I'm used to a concrete jungle--but that's not what Roseville is supposed to be about. I believe you're destroying this lovely city with overgrowth. Leave what's left of it green! Thank you.

Placer County needs to follow it's current zoning plan and quit allowing developers to change what has been put in place by the citizens/residences.

People like us save up and move to placer County to avoid high density buildout like the other suburbs in the area. Placer County prides itself on nature, and denser smaller housing would detract or ruin the placer County charm and benefits. Placer County has its own beauty and people who appreciate it, and should not strive to compete with other survives like natomas, Rancho Cordova, Elk Grove, & Citrus Heights. Quick and dense building of affordable housing will poor quality and degrade the region, and eventually cause people to abandon the area and move onto the next 'new' area In a decade. Look at how long it took to gentrify the areas that were once desirable and fell into disrepair around the region. Additionally, people who did not inherit here paid a premium to be here. By setting their priorities and cutting out other expenses, people were able to save enough to purchase a house at market value here. By building an abundance of affordable housing, you have devalued the area

The bigger issue is the future availability of water so permitting should have water use as a consideration.

The current fee schedule on building permits makes it economically disadvantageous to build small affordable houses.

The restrictions that have been placed on 'affordable housing' and 'workforce housing' are not working.

Unfiltered responses

I have a 23 year old daughter. She and her husband both have steady jobs (not yet college grads) and find it extremely difficult to find an affordable home. She currently rents, although would prefer to buy, but even old, run down homes are unaffordable. This makes the rental market high and unaffordable as well (any rentals she can afford are rented the first day advertised). I would like to downsize my home as I get closer to retirement. Although my current home is worth a good deal, we'd pay a ridiculous amount for a small retirement home. So we are not selling, and are contemplating moving out of state.

This was not a very in-depth survey presenting multiple actionable options.

Don't build low income housing near higher income housing

Need more inventory

Higher tax rates or penalties for out of area second home buyers to help fund affordable/workforce housing initiatives. Incentivize development of affordable housing.

It is not the government's role to determine the pricing of housing: let the market decide! The government should absolutely reduce barriers to building housing, but other than that, stay out of it.

Although I agree that housing should be available across the broad income spectrum, I believe the quality of that housing is import to fit into the community it will go into. For Loomis, adding a bunch of low rent apartments just doesn't fit into the small-town feel that led me to this community. But tiny homes or small square-foot permanent dwellings that match the character of the town are most welcome.

fewer high density projects, lower permit fees

Assuming a residential lot has appropriate space, people should be encouraged - by way of much lower permitting fees - to build an additional small unit or tiny house. Tiny home communities should be studied and ordinances developed to make them a well-thought out option - and not just for the homeless, but for people who desire the lifestyle. As well, lower cost housing for the elderly needs to expand to accommodate the growing demographic living off not much more than social security.

We need young people to keep our community strong and thriving. Affordable housing options are needed. Can we get creative and helpful for our students and artistic community?

Efforts need to be made in all municipalities to provide low to middle income housing options.

We are a retired couple in our early 70s living in SunCity Roseville. We shortsold our house in 2012 and have not been able to get back into the home buying market. Now both prices and interest rates are up and we are resigned to renting for the rest of our lives.

the real problem has been unemployment which is now at record low. let the market adjust prices with supply and demand. the market ALWAYS works better than government intrusion.

Having done several projects in Placer, your inspectors are ridiculous and inconsistent. They often truly do not care about costs incurred by the homeowner for extremely picky things. Its absurd. I have a wonderful space I could build out for long term rental, but I just don't feel like going to the trouble and expense of dealing with these guys.

Our population is already at a level where the cities and counties can't keep up with the infrastructure ie roadways. We constantly have roadwork being performed on the freeways and city streets to the point where it causing even more unnecessary traffic. Even with the widening of highway 65/80 corridor we will need more lanes when Les it's complete at the increasing population rate. More taxes will not fix this problem. If you can't afford to live here then you move to where you can

Placer County has been talking a lot and for a long time about this problem but no real actions have been taken. Let's get past the talking and get into action. Also let's stop letting the bigger businesses here in Eastern Placer County pay mitigation fees in lieu of building employee housing - these companies should be required to build the housing for the employees.

It's expensive to live here. We have a unique geography and history to be stewards of, hence a better quality of life than more overcrowded cities. Naturally supply will not match deman which will keep our foothill communities from becoming overcrowded.

Building permit costs are too high. We do not need more "affordable" housing, we need the market to dictate what is needed, not government officials or bureaucracy.

the highways traffic is getting worse in Roseville-Rocklin-Linciln area, this is a real danger for the work force, do simething to releave the traffic jams otherwise it will affect the housing cost and the opposite...

Questions are too vague in this survey. Housing construction should be a consumer-driven supply and demand industry, with respect for private property rights.

Essential to have safe housing units even if it is smaller.

All, if not most new housing, should have solar and other environmental equipment to reduce our carbon imprint.

The Auburn area is in desperate need of affordable housing. Working people need to have a place to live. This should be a priority. .

Affordability of homes due to second home owners driving up prices and taxes is a clear trend & changes the natural, longstanding spirit of the community in an unnatural and classist manner.

There's enough people in Placer county. Stop allowing residential development until the county can provide services regularly to existing residents.

The county in no way should subsidize any kind of housing. Let the market decide.

We do not want to lead to a housing market like the Bay Area that is unaffordable to young people which is causing exodus of work force from Bay Area.

Housing needs to be secondary to water issues, traffic density, and the declining environment.

I'm not sure I understood the question re: permitting for large and small homes being the same. All need to be safe and have good access and cover the gov' costs. However, I think the site costs are too high to justify the building of small homes. We need a model where people can have 600-1000sf homes on small parcels with less expensive finished lot costs.

The senior population is having long wait times to get into low income housing. This problem should be address.

Unfiltered responses

Low income , middle income , senior citizens all of them find it extremely difficult to find housing they can afford. rent and home costs are way more than half of a persons income is starting to become almost as bad as the Bay Area. It puts a lot of stress on individuals and it's unnecessary and unfair

Housing costs are outrageous. Our house is worth over double what I bought it for 5 years ago, and I'm definitely not making double what I was back then. Meaning there would be no way I could afford it now. The county needs to explore more creative ways to plan communities and make home ownership accessible for regular working families. These big box tract home atrocities aren't interesting or charming, nor affordable for first time home buyers.

I moved to Placer County to get away from all of the low income, apartment and townhome complexes, multi family affordable units going in around other parts in the area. The amount of low life's and crime that flood the area when that goes in drives the housing prices, desirability of the area, walkability of the area, and the school systems down. Many people who have lived here for decades and even those who have only been here a few years have seen the area of West Roseville take a sharp downward turn in the changes being made. Cuts to PD and FD with increases in population and crime. Infrastructure not being kept up to the increase in population. Many people are already leaving with even more planning their moves soon. I do not want more affordable housing and section 8 going in around where I live. I worked hard to get where I am just like the rest in my neighborhood. Hand outs need to stop.

Environmental considerations are important, water use, elderly facilities.

The market should drive housing costs. When the government gets involved, it artificially "fixes" the problem. We need to work to create an environment conducive to more high paying jobs.

The density of projects may need to be looked at. Other areas in California have had to increase the density of units to provide more affordable options.

Housing should be mixed. Look at Davis as an example with large, medium and small houses grouped together in neighborhoods. This mix creates communities of families, retired and mixed incomes.