

Results: Second Home Rental Program Ideas

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

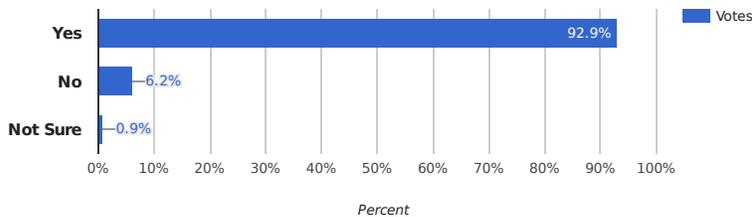
These FlashVote results are shared with local officials

<h1>555</h1> <p>Participants Margin of error: ± 4%</p>	<p>Applied Filter: All Responses Participants for filter: 555</p>	<p>Response Time (ho...</p>	<p>Started: Apr 16, 2018 12:38pm Ended: May 16, 2018 12:08am Target Participants: All Placer County</p>
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Q1 Thank you for your interest in North Tahoe housing challenges.

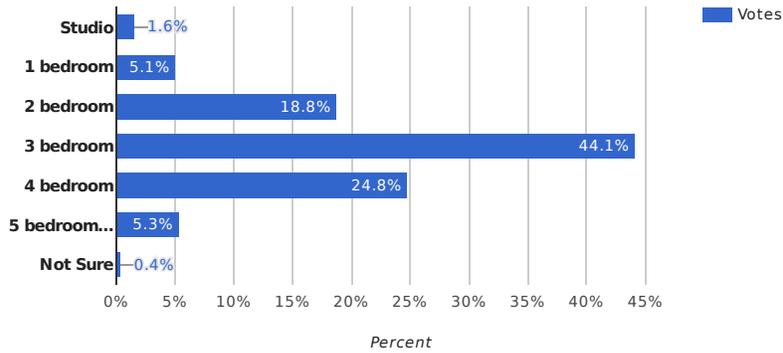
Do you currently own a second home in eastern Placer County near Lake Tahoe (i.e Tahoe City, Kings Beach, West Shore, Truckee area, Northstar, Squaw Valley, etc.)?
(549 responses)

Options	Votes (549)
Yes	92.9% (510)
No	6.2% (34)
Not Sure	0.9% (5)



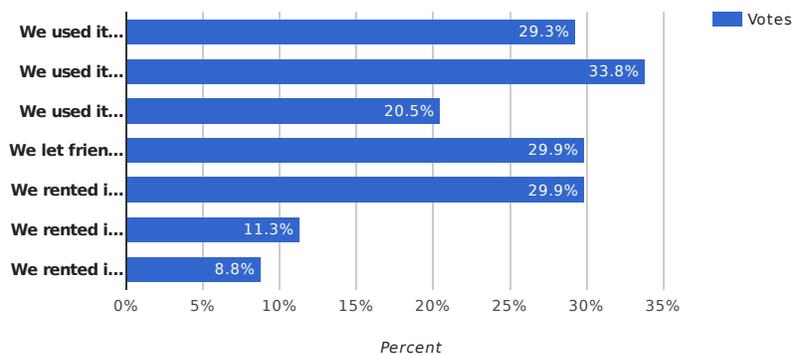
Q2 Which best describes your second home?
(512 responses)

Options	Votes (512)
Studio	1.6% (8)
1 bedroom	5.1% (26)
2 bedroom	18.8% (96)
3 bedroom	44.1% (226)
4 bedroom	24.8% (127)
5 bedroom or more	5.3% (27)
Not Sure	0.4% (2)



Q3 In the last 12 months, which of these describe how you and your family used your second home? (Choose all that apply)
(488 responses)

Options	Votes (488)
We used it 30 days or less	29.3% (143)
We used it 31 to 90 days	33.8% (165)
We used it more than 90 days	20.5% (100)
We let friends use it	29.9% (146)
We rented it for short term stays (VRBO/AirBnB, etc)	29.9% (146)
We rented it for seasonal use (Winter ski rental, Summer rental, etc)	11.3% (55)
We rented it full time (9 to 12 month leases or longer)	8.8% (43)



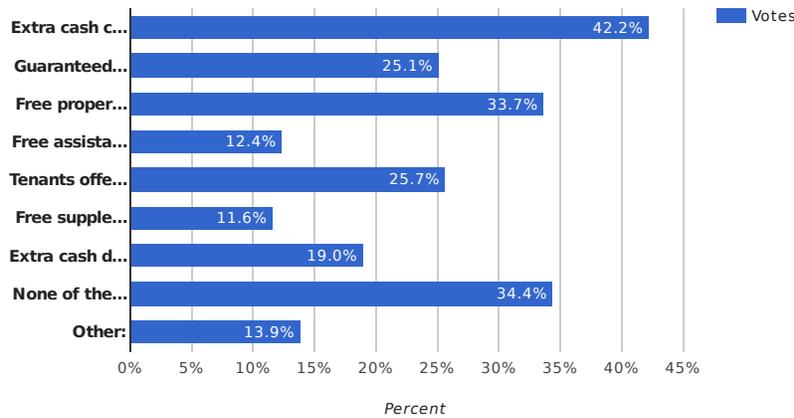
Q4 Some "resort" areas (similar to eastern Placer County near Lake Tahoe) have created incentive programs for second home owners to rent their vacant properties long term instead of just short term. They do this because local workers are having a hard time finding seasonal or year round housing.

Which of the following incentives, if any, might motivate you to rent your second home seasonally or year round? (You can choose up to THREE best for you.)

(483 responses)

Options	Votes (483)
Extra cash compensation ("signing bonus", rent subsidy or property tax reduction)	42.2% (204)
Guaranteed rent payments if year round tenant fails to pay rent	25.1% (121)
Free property management services	33.7% (163)

Options	Votes (483)
Free assistance with collecting and reviewing tenant applications	12.4% (60)
Tenants offered to you that meet agreed qualification standards	25.7% (124)
Free supplemental rental insurance	11.6% (56)
Extra cash deposit amounts against damages	19.0% (92)
None of these would motivate me to participate	34.4% (166)
Other:	13.9% (67)



house home tenant term
rental free pay fall nice rent use year
tax want short full time help season damage_ski property

Unfiltered responses

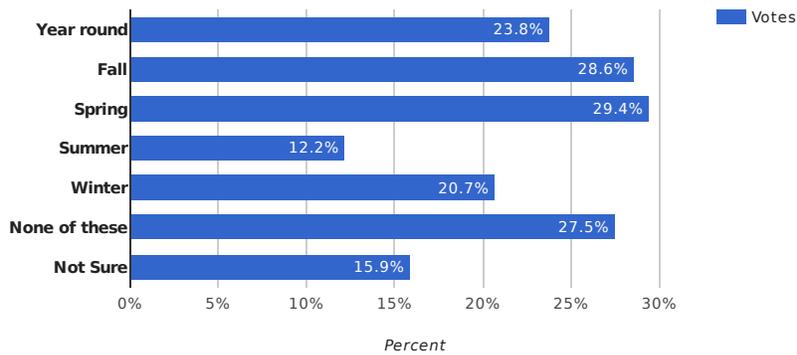
I wanted to respond but can't help being as we own with 5 other couples. Co-ownership, limited use
House rented long term for ~12 years: irresponsible tenant pool, late payments, market rent toolow
Eviction concerns, potential of lawsuit if tenant should injure themselves and property damage
Property tax reduction
Too much risk of misuse or damage. Neighbors would not workforce use. Perhaps ski areas should bu
we would love to help, but we try to use our house whenever it is not booked for short-term rentals
waive the county tax on rentals
Help with collecting and review tenant application and selection. High quality property managemen
i would support renting my property seasonally (winter) to locals since that is when i rent it out
Deleting county tax for rental
short leases? maybe it doesn't help the problem, but if we could lease for a 1 to 2 months period,
Already have it rented full time...rent subsidy would be nice
Make eviction subject to same laws for long term rentals as it is for transient occupancy.
tenants leave on occasion so I can use it
Happy with currently spending Summer & Wells & Bennett renting home on a Ski Lease.

guaranteed rent payments for seasonal renters
All of the above required. PT owner already subsidize local gov. Tenant laws gntee headache
Signing Bonus, Guaranteed rent, property management, Supplemental insurance, Extra deposit
I have rented another property and did not have a good experience.
Our family uses the house all the time; it's almost never unoccupied.
I've always understood that nothing is Free. Taxpayers somehow pay.
Renter would serve as property manager for
I am already renting year round.
Rents do not materially offset either the damage or the wear-and-tear on my second home.
The lack of regulation of renters--parking in prohibited areas etc must stop
We have retired and we are moving full time to this home.
handling regular maintenance would be important
allowing tiny house on property/ incentives, incentives/ fast track for garage with guest quarters
QUALITY OF LIFE
We use the home in the winter primarily so we use it Nov - May.
We live in our home during the summer season and part of fall. We rent during winter only
Rented home long term/ short term over 30 years find that tenant quality /dependability poor
we are not interested in renting the house
Only interested in short-term rental...Spring and Fall seasons only
Greatly reduced TOC
We use the house mostly in the summer and winter but would consider spring or fall.
County maintaining private road including snow removal
We rent our property most of the year to vacationers. It is managed by a company.
Guarantee property would never be subject to rent control and no obligation to renew any leases
help with the eviction process for bad tenants.
Would like property management to monitor to make sure tenants do not pile junk on the property
the key word in the question is "might"; the primary issue is that our use is spontaneous
We have rented our home for 14 years straight to the same renter. We get it.
Change in the tax law which would allow greater deduction of expenses
None of the above. We have a shared ownership with 6 owners. And we do rent short-term at times.
Very large damage deposit to repair damage and cover rental loss during repair.
I am not sure. It would depend on what incentives are available to me.
50% Property tax reduction, rent guarantee, extra insurance, rent bonus,
CA landlord tenant laws are not favorable for long term rentals
Not allowed to rent more than 14 days/year due to terms of lease with USFS
We use our home 45% of the year and would not rent it.
Subsidized permits to improve/add housing structures/rooms
We do not rent out any of our homes. Period.
Would not be interested now in any incentives to rent out the house.
do not want to be tangled up in rent control, new laws against removing tenants for family use
We would consider ONLY seasonal rental if we were unable to use our house ourselves. It is unlikely
tax free income on rent. Many people have to pay 50% in income tax for rent (federal/state)

Our care taker lives their year round when we're not there. We don't wish to rent it traditionally
I HAVE NOT RENTED IN THE 46 YEARS OF OWNERSHIP. I USE MY PLACE AT LEAST ONCE A MONTH AND MORE IN T
we did rent for 3 years, but now we want to be able to use our family home, short term rentals ok
between others renting&our own use the place would not be available for any consistent amount time
Free storage of my furniture, linens, etc. until the tenants leave
This is brand new ultra high end SUPER expensive construction. county cannot afford to pay rent
Government should not be in this business
insurance nice too, but also our time of use is often, broken up over entire calendar year
We are reluctant to participate due to periodic usage by various family members.
why is government subsidizing wealthy people?

Q5 During which seasons, if any, would you consider renting your house? (Choose all that apply)
(483 responses)

Options	Votes (483)
Year round	23.8% (115)
Fall	28.6% (138)
Spring	29.4% (142)
Summer	12.2% (59)
Winter	20.7% (100)
None of these	27.5% (133)
Not Sure	15.9% (77)



Q6 Any other comments or suggestions about a possible Placer County incentive program for second home rentals?
(219 responses)

home unit year owner
 full use rental
 idea live rent
 etc
 term house tax
 time county renter

Unfiltered responses

<p>Having four longterm rentals locally on three seperate parcels for a very long time I appear to be not of the norm. I have all rentals including one currently in your Housing Authority underpriced. I ask myself why I continue to do this? I could of course convert to STR or raise rents considerably to become a hardship to the local families and individuals or force them to perhaps move out of the area so that I could rent at higher prices to others and perhaps have problems with rent collection and continued turnover. I do not wish to be a greedy person but I am leaving a lot of money on the table that could improve our quality of life. I contemplate this housing issue a lot. I have STR surrounding my primary residence and have become more and more negatively affected by them. I am not a proponent of STR. I believe Placer County should subsidize my longterm rentals so that they can remain affordable for the local working population. I also believe that the county,water,sewer,fire ,f</p>
<p>How about a better tax credit to make purchases more affordable for small investors.</p>
<p>I wrote in the other section.</p>
<p>We have a very nice house and would be reluctant to rent due to the factor it may not be taken care of and trashed by seasonal tenants. (this has happened to friends as well as us.) Too much trouble when they move out and too much damage due to lack of respect. Also on occasion you think you are renting to 4 persons and it end up 10 are living there.</p>
<p>The incentives may work for others, but we use our home intermittently throughout the year, and do not want to deal with renters and all the associated issues.</p>
<p>It is a tough situation. I just spent \$175,000 on a remodel in Dollar Point so I could never rent it to seasonal or full time for what I get in rent and it works out better for me with less wear and tear to rent the way I do.</p>
<p>Appreciate that you are addressing this.</p>
<p>I think it is a good idea for those who don't spend much time in their second home, but we actually use ours quite frequently.</p>
<p>We feel bad that our home sits vacant for a good portion of the year. We would like to help out but we understand that CA law makes it difficult to evict renters (or even guests who overstay their welcome). We also worry that renters will not be as careful with our property which will lead to added maintenance costs. We are also concerned that renters could slip on an icy driveway and sue us. We might sound paranoid but these are risks to consider when being a landlord.</p>
<p>We should also consider, like some other towns, that only local owners can rent short term. This would provide "skin in the game" in neighborhoods by giving thought for who they rented to, because the owner lives here. Likewise, it could mitigate skyrocketing housing sale prices caused by outside money (i.e. bay, etc) because income properties in Tahoe are cheaper (than the bay, etc). Also, agree that long term rentals should have incentives aligned to them so whether owner is local or not, that there is motivation to do long term rentals.</p>
<p>While I appreciate your efforts, we use our second home a great deal so no incentives would influence our willingness to rent longer than 30 days.</p>
<p>Having had rental properties for a number of years I would have no confidence that the majority of younger people that would be seasonable workers would take care of the property.</p>
<p>As a full-time home owner in a neighborhood filled with unused second homes, I would love to see a way to put these resources to use. I feel that one of the best ways to allow a second homeowner to have both the use of their house and provide rental housing would be to ease the regulations allowing secondary dwelling units on a property. It would make sense to allow people to have "mother-in-law type units", apartments above garages, and other types of spaces legally sanctioned by the county. It would of course need appropriate regulation for parking and access, but it should be legal. This would allow for the development of a much needed rental housing supply without having to do expensive new developments. Another idea would be to ease regulations allowing single-family units to be split into multi-family units as long as they remain under one property owner and are regulated to provide adequate parking and access.</p>
<p>We purchased a second home with the intent of renting it to tenants that were part of the local work force. Our tenants our great!</p>
<p>Property taxes are getting to high. I will consider selling my property if they continue to increase. I would also consider adding a "mother in law" to my property if it were allowed. I am renting for below market at this time. I could raise the rent but that won't help the situation. I agree the county needs to do something.</p>
<p>Not a good idea for neighborhood communities. Perhaps ski areas need to build dormitory style housing in addition to multi-million dollar condos.</p>
<p>The key issue is the use of the home would result in increased wear on everything from the appliances to carpets/floors et al. Also, I'm not sure we would get the required rent price to make it worthwhile. Then there is always the renters and they may or may not be responsible.</p>
<p>We are not currently interested. I think this is a good idea and will keep it in mind.</p>
<p>If it were more cost-effective than renting short term for vacations we would love to help house workers and locals. Not sure if we could participate because we like to use the house as much as we can when it is not booked through airbnb or vrbo. Short term rentals help offset some of our costs for a 2nd home. We like to visit our house as much as possible. thanks</p>

waive the county tax on rentals

Our cabin is inaccessible in winter. We live at our cabin all summer beginning as soon as the snow melts on the access road until end of October.

Renters will not keep the property clean and maintained. There is no way I want to have renters in or near the property.

Sounds like an interesting idea. Thank you for looking into it

Lots of irresponsible/deadbeat tenants. That is the cause of second homes not being rented.

Insurance that would cover damages by renters, cover any liability

Primarily, we would be looking for additional income than what we have on fixed retirement income now.

We use our second home at various times all year round so we would have to characterize this program as a major inconvenience to our impromptu enjoyment of getting away from the hustle and bustle of metropolitan life.

None of these incentives would entice me to rent to others since, for the most part, renters do not care for your property and you would end up with greater repair expense than income received. In addition, Placer County would charge a tourism tax on income received.

Our house is often empty, but it is not empty consistently or for long periods of time. It may go empty for a month or maybe two at the extreme, but my extended family (brother with three kids, parents, and my family) like to go up somewhat spontaneously, with schedules often changing. We typically don't know in advance when it will be empty for long. For example, my brother decided two weeks ago to go up this weekend (April 20-22). A second issue is we still have not been able to get insurance for our house, due to fire constraints. So I'm not even sure how we could rent it out, even if our schedule permitted it. I do feel the pain of the housing situation, and if you weren't asking about "season" rentals, we would consider doing our part. But a season is too much for us right now.

Home inspection fee compensation

Good luck. This challenge is not easy to fix particularly with the out of balance home prices in that market. I would personally invest in more houses up there for year round tenants if I could cover costs like in other more metropolitan areas but the out of wack pricing makes it a very unique challenge. A downtown Truckee neighbor even is offering his empty lot of land if city let him build market rate or lower income housing but that seems to be falling on deaf ears. Perhaps get everyone from city planning to building dept etc all in same page and support the property owners who offer unique options

Would people receptive to a year round rental if we could still use unit when we desired - this would require the tenant finding weekend or sometimes weeklong accommodations or if highly qualified and we like them stay with us during our visits.

For our family, we may decide on a Friday afternoon that other weekend plans have folded and we can go to our house up there. Very little notice. Any sort of long-term rental kills spontaneity, unless perhaps you had an inventory of "floaters" for spur of the moment trips by homeowners.

All of the options listed seem reasonable & would motivate us if we were in a position to do longer term rentals.

This is a very nice home that is my summer retreat. Tenant screening would have to be excellent.

We live here full time and truly appreciate that Placer County is working on an incentive program for second home rentals!

Tough call because many owners are income driven and like to have the flexibility to use their place once in a while during that season. Perhaps the management idea might help - trying to think of any county incentive that might help (tax break?)

We use our home every season of the year and have a property manager who rents it out with a 3 night min. There would be no reason to own our Tahoe home if we could not experience Tahoe in every season and whenever we may choose. Having a property manager and periodic guests helps to make sure someone is watching the property when we are not there. Our guests are screened by our PM to avoid renting to party groups and we find that our guests respect our home and neighbors. We pay about \$3k/year in TOT tax and \$10k in property tax while we put no impact on schools and less impact on the utility systems and roads than many full time residents. We fully support this suggestion of a voluntary approach to optimizing housing availability, but we strongly oppose punitive measures that pit full time residents against part time residents. It should also be considered that long term full time residents are likely paying less property tax while having more impact on schools & infrastructure.

We love the region and understand that housing for workers is important. We love both winter and summer and we use our house regularly. Currently we are more interested in renting to tourists for short term only when we are not using the house but that could change in the future and we could rent seasonally for local workers.

I would gladly rent our property if I could get a property tax deduction.

This is not a good idea. The Lake Tahoe area is being over-developed and is environmentally unsustainable. Placer County is one of the entities that is methodically destroying the Lake. Placer County approvals of the development above Kings Beach is a prime example The County is killing the goose that laid the golden egg. The County politicians' greed is destroying the Lake.

Please make resort owners including Northstar, Squaw Valley, Ritz Carlton and other hotel/motel developers and owners provide housing for service workers. Also, tell Sup. Montgomery to use some of TOT money for housing instead of lining pockets of Resort Assn. Existing setup is a joke! Subsidizing marketing budgets with property tax revenue from absentee landowners who use little or no services provides Placer County fat revenue streams, stop using it outside the Tahoe basin.

We plan to retire in this home someday. The property taxes are killing us. A significant property tax incentive would be enticing for us. Something that is not "significant" probably would not outweigh the property damage that will likely result from renting the house out. Free property management would be very important.

I am probably not going to rent anymore,,,,,the cost of rental management, utilities and now the short term county tax make this not worth the wear and tear.

I think this sounds very promising and I look forward to further information. We are looking at renting our house anyway, so the timing on this is perfect. Thank you!

We are retired, using second home a lot. As we age, use will go down; having a trusted renter, who can double as a caretaker for the property, would be a good option. Finding such a trusted renter is the hard part. Help with management and screening applicants would be top priority. Income, damage insurance, etc. are secondary.

I also like the idea of a property tax discount for participating owners.

We need to be sure that the home is well taken care of and rent is paid.

None. I like my second-home getaway on a moment notice, therefore it is not suitable for long-term rental, sorry, and it is only a one-bedroom one-bath condo perfect for us (2 adults, 2 kids) for a spur of the moment weekend getaway.

Our total usage is not great, but there is a rarely a stretch longer than two months when we don't use it at all. So frequency of use is the issue more than the total usage.

We are at the house 4-5 months/year - mid June to mid October then go up ourselves 4-5 times the rest of the year. We chose to hire a property management firm to rent to cover our costs 6-7 months of the year, if you could match our house which could be available mid Oct-mid-June with a house used only winters, that could work.

I understand the issue, and feel bad that our place is vacant most of the time. We just bought it and hope to use it ourselves at least a full year. Then we had hoped to get some income from it via vacation rental like Air BnB. I guess that is adding to the problem, so I hope longer term we can help. I would love to know more about what other resort areas are doing for this.

After working our entire lives to finally afford a modest but nice second home to enjoy our vacations despite California's horrible taxation practices and irresponsible spending policies, why on Earth would we consider risking our dream property to renters who need government subsidies in order to pay the rent? Additionally, I know full well that the monies to 'incentivize' property owners, 'subsidize' renters and pay the county bureaucrat's salaries to oversee the Second Home Rental Program will likely be amortized over all Placer county property owners in the form of an additional charge on their property taxes - which are no longer fully deductible on our federal taxes. No thanks.

Not at this time.

I have rented in the past on the short term. However, the damage caused by renters far outweighed the benefits so I took it off the rental market and have no intention on returning. During the time I used two separate management real estate offices and they did not take steps to protect my property or recover from renters the damage costs.

Reduction in water and sewer rates. Allowed to vote for local ballot measures.

There are so many nightmare stories about squatters who have been given all the advantages legally when long term rentals/leases (>30 days) go bad and they destroy the property and don't pay rent. And you can make as much renting 90 days a year as you do on a long term lease. And the place gets cleaned much more often and renters pay for the cleaning. The cash incentive would have to be large (double vacation rental income) to consider renting under the long term rental eviction rules. And the rent guarantee would have to cover unpaid damages and would have to extend to unpaid rent during squatting.

FYI - The income from long term vacation rentals, unlike a year long rental, can pay for all the yearly expenses.

figure out how I can use it too if its rented

This is a good idea in general. We are somewhat unique in that we bought a small one-bedroom place that was affordable. This allows us to not need/depend on any rent. We have all of our "stuff" in the condo, so the biggest reason we don't rent it out is that our personal belongings such as clothes, skis, food, etc... are in the condo. For us, having the ability to go to our condo anytime we want to and knowing that our stuff is all there and that we don't have to pack much in the car is a really big deal.

No thank you happy with current owner use & rental.

The biggest challenge for us to overcome would be that we love using our house and it is a significant fixer upper. We prefer short rentals because we can fix anything that goes wrong and still spend time there.

Must meet or beat income generated from short-term vacation rentals, either directly or via tax incentives (property and / or income taxes), utility incentives, etc. Apply tax reductions to primary residence as well as the second home?

We own a second home in the Donner Summit area (Serene Lakes). We don't consider that to be east Placer County, so did not fill out the survey, but wanted to let you know that increasing housing opportunities/incentives in the Donner Summit area doesn't seem to be a high priority. It is a hard place to live full time! And our sense is that the housing crisis that is of concern probably doesn't extend to our area.

We use our place 9 out of the 12 months and around 50 days a year. I'm skeptical that there is a useful rental period.

Our use is intermittent, but we visit every season. PT owners already subsidize local activity via high prop taxes and almost no use of services - how much more do we need to give? We do a lot of our own maintenance/upkeep on older home. We've seen how renters treat property - mostly poor, who underwrites this bad behavior? Who does the daily upkeep, required in the harsh mountain environment. Lastly, liability could be massive in litigious society we are in, trying to help, could end up losing everything with lawsuit. Better yet - why doesn't the county and the tourism industry (ie big ski companies, etc) solve the problem they created? Set aside land for high density housing and fast track building in areas where they need it most? Pay a decent wage, improve the roads and transportation system, do their job. Your own survey says that the massive taxes raised by the county are used by only 40% of home owners (60% PT), where is all the money going?

Our biggest concern is damage to our property, and adherence to pet policies.

What is the government doing in the real-estate rental business? Pay attention to the roads and infrastructure and leave this business to private enterprise. This is a waste of tax payer money! This is a step towards socialism!

I am not interested in leasing my home in the Northstar resort area.

This has to be at prevailing rates. And a great deal of screening, damage insurance, and other security must be provided.

property tax incentives, since I do not use many of the county services. For example over the last decade I have never had a tenant that sent a child to school.

My home is not suited to a rental program.
Consider constructing housing designed for seasonal workers - dorm style or shared housing
It is a great idea! Hope you folks can implement
The problem is when the owner wants to use, they can't because of a tenant. How about some provision that the tenant moves out for a weekend/week when given two weeks notice so owner can use their house.
cash incentive would be biggest motivator
Your incentives seem correct, we just do not want strangers in our home. Is there an opportunity for business's to form an agency (like a downtown association) to either supply housing, housing assistance or transportation to their workers?
Put restrictions on short term rentals. Those near us are problematic - noise, parking, etc.
Own a home in Soda Springs and I'm not sure if that is in your targeted area
Suggest to offer transit from remote areas where real estate is less expensive. Perhaps Nevada or north side of Truckee.
You should make it as easy as possible for owners to put in "in law" units or areas, so that portions remain exclusively the owners.
The incentive idea is of not much value to those of us who do not need the extra income. But we want to help. Perhaps an expedited process for permits, finishing a basement (or other area) into a studio for a long term renter?) Placer County is approving many new vacation home developments, some very expensive, so expensive that the owners would not need to rent for income. Placer County needs to approve much much more high density, more affordable and lowincome housing than they have. Also, the vacation home housing that Placer County has recently approved or is considering is in a high fire zone (as is all of N Tahoe) and in very congested areas. Placer County needs to have infrastructure in place before approving more vacation home developments such as widened highways and emergency vehicle access lanes such as shoulders. Please don't wait for a disaster in order to make Placer County access routes safe for residents and visitors. Thank you !
If it were easier to create a junior accessory dwelling unit, I might do it. But since I don't have a second entrance and separate kitchenette, I can't lock off the downstairs to make it a viable rental and also maintain access to the rest of the house when I need it. If the county offered to conduct surveys of properties like mine, identified those with the greatest potential, and created a streamlined process for permitting and construction, I might step forward.
When a rental goes bad, for example the tenant doesn't pay their rent, damages the property, or is unwilling to move out at the end of the lease term, you can end up spending more on legal fees than all the rent you have collected. In California's increasingly tenant favorable legal landscape, owners of one or two vacation properties are less inclined to take a risk on non-vacation rentals.
Having the flexibility to spontaneously visit the Tahoe area at any time is an important reason why we purchased our vacation home. Unfortunately, I don't see how we can offer it on a short or long-term rental basis while retaining the ability to visit at any time.
I don't believe that government is the right entity to be doing an incentive program.
I use my cabin primarily in the winter as my kids take XC ski lessons. I have been renting for the summer to one person for two years but it is not guaranteed that she would return. For me, ideal rental period would be May to November.
We use our home primarily during the winter and do short-term rentals during the summer/fall, which allows us to decide on short notice if we want to use it during the rental periods. The only period which would work for rentals would be the two months of Sep/Oct.
We rented to seasonal workers working at Squaw this winter. It was the worst experience ever. Tenants trashed our house. Unfortunately in talking to neighbors and others around the Tahoe area this seems to be a common occurrence hence people shy away from those type of arrangements. Unless Squaw and other resorts are willing to guarantee those leases and support owners things are unlikely to change.
Rents do not offset the wear and tear of my home so I am disinclined to rent it. That said I am interested in building an ADU that may help the housing situation but the rents must be a favorable return say 3-5% of the total capital and operational cost of such a unit.
If I were to rent my property, I would want to use it as an investment to make money since I have a luxury ski-in/ski-out property. My target renter would be probably be on vacation. Thus, this would probably not work for seasonal workers who desire an affordable rent.
No. First existing enforcement must be improved, a full time Sheriff's Substation at Squaw Valley. Second, any program must be adequately insured so that the general fund does not end up financing whatever program may result.
you sent out some info on additional dwelling units...it sounded interesting until I got with the Placer county planning dept in Tahoe City....the cost of permits to create any kind of unit are a huge % of the construction costs...why would I even bother...a SIGNIFICANT look at the costs of building permits and also the reality of a "deeded" space is ridiculous...maybe time to assess the costs and standards and then take a look at the time to pay back any investment for an actual homeowner with the rental income...seems like the county is so caught up in regulations no one actually sits down to figure out if a homeowner would/could afford to offer such a thing unless they have a huge amount of disposable income...
For anyone who uses it as a second home at various times during the year, this is unworkable. You cannot ask a regular tenant to move out for a week every month or so. Short-term rentals make the most sense -- best for the economy until decent hotels and/or timeshares open on the North shore. This program you suggest would only work for the increasingly rare resident who only uses the home in the summer months, as they did in 1970.
It's an interesting concept. We could rent our house full time now, but choose not to, preferring the flexibility of the vacation rental style. That also allows us the flexibility to have for personal use, albeit probably costs us more than a long-term rental would, in terms of covering expenses, etc. But, it's also generally less wear and tear that way.
incentives and fast tracking to get a garage with living quarters above it to be built on my property!
I understand the problem. Our place has three owners and while none of us uses it all that much, it would just be to limiting to have it rented out. Particularly when there would be the biggest demand for use by renters - summer and winter.
We attempted to rent the home year round. The first tenant told us he needed to get out of the lease when he got a terminal cancer diagnosis. The second was a local pastor and he family who had to get out of the lease because he lost his position when the church closed. We're hesitant

to try again.
How many "rats in the cage" would it be enough for real estate developers to be happy?
Property tax reduction
Make multiple units legal
For our family I am not sure how practical it would be to participate. We actually use our house on the weekend, and in the summer and winter. So it might sit empty for a few days or a few weeks even, but then it is in use again. We did not purchase the house to rent - we purchased the house to use and to create family memories.
We've rented in the past and these are the problems that we've encountered; Quality of the renters is poor. Tenants are not familiar with winter living in the mountains so they damage pipes, furnishings, flooring, etc because they don't know or don't care to take preventive measures. Over use of heat, propane, or electric space heaters (expensive and unsafe). Overcrowding either with full time roommates or "visitors". Big dogs that are excluded from our insurance policy. Bored dogs that are left at home inside while owners are at work so they destroy the property. High taxes, water, sewer and garbage fees increases the cost of having my home even though it's paid off. The rent needs to be high enough to cover all the costs plus to make it worthwhile. Which in part leads to some of the problems above. The cost of renting to strangers is actually pretty high. And there's a risk. So now we don't rent.
We bought the second home for our family to enjoy, so we cannot do a long term rental. However we would consider seasonal rental if the terms were right, such as flexibility in rental terms, as well as guaranteed levels of enhanced rental income and property protection. Moreover Placer County needs to balance such incentives against local tourism and vacation rental market because they are an important driver of the local economy that the local workforce depends on. If the local economy becomes less stable due to changes in rules and policies, then there will be less local workforce to rent the homes to.
I appreciate the effort to help alleviate the housing issue in Placer County. I am conflicted as my family still likes to use our house for family vacations, ski weekends, etc, so a longer term lease is problematic. I wonder if it would be possible to convert a downstairs room into a studio apartment that could be rented out long-term without impacting the rest of the house. That might be an option for me and for certain other homeowners
I like the idea but don't feel we would rent during the months of the year that there is the greatest need.
cash incentive
Offer 2nd home owners who rent to long term residents a substantial tax break (on their property taxes) to motivate them
I appreciate your efforts to seek additional housing for year round and seasonal employees. One option I have been considering is renting out one or two bedrooms in my 3 bedroom townhome either on a seasonal or year round basis. It might be question you want to ask on future surveys. Best, Tim P.S. I would like to be kept informed on any developments/decisions in this area: tim@mathesonsf.com; tim matheson, 451 Roosevelt Way, SF, CA: 94114
Many 2nd homes in Tahoe are vacation rentals, and are not vacant but provide a place for visitors to stay. Given the dependence on tourism, these are necessary and work for both the homeowner, the visitor, and the County (tax revenue).
For the amount of money needed to maintain a program like this, the county (or through grant assistance with an established not-for-profit organization) would be better off purchasing and administering a multi-tenant housing structure.
Would like Placer Co. to manage the rental and screen the renters. Placer Co. pays or has insurance coverage for damages.
We offer short term rentals because we like to use our home at least once a month. Long term rentals would not work for us.
how do I find renters? I'm at donner lake
Affordable housing needs to be built near jobs
property improvement programs, such as new roof, insulation, programs to upgrade properties to incentivize long time owners, reduction of capital gains taxes, Placer county purchasing homes such as a charitable remainder trust where owner can still use property, rent it out and benefit from ownership.
Sounds like a great idea. The hard part is matching a renters needs with our need for flexibility.
This sounds like a fantastic idea that could actually help a lot of people out! I'd be interested in participating!
Yes, I deal with rentals and sell property in Tahoe City for a living. The biggest problem in our area is NOT Air BnB, it is the fact that California is Tenant focused not Land lord focused. Being that we are constantly impacted by transient occupants, and lower wage earners who don't necessarily take care of the assets and then have little to no money to fix them if they damage them. States like Nevada don't have a problem because a property owner can evict long term tenants if they are in violation of the lease in 30 days, with an eviction notice on their door in 3 days. California is 60 and they can live and thrash your home for up to 6 months. My suggestion is work with legislators to create a more balanced system, and offer rent assistance through the county. thanks and best of luck!
Appears to be a good program you are setting up, however it is not something we would utilize. We have a shared ownership home so it is utilized by our owners most of the year.
We keep it pristine and unencumbered by renters.
Providing more housing will only encourage more to come to the area. Stop the growth in the basin!! Eliminate the J-1 visa holders from the employment picture and wages will rise to the point that the employees can afford to rent at market rates.
Renting my dream cabin in the mountains to someone having no personal or fiscal investment? A totally absurd concept. If the County had been serious about housing, your ordinance for "Tiny Houses" could have allowed such small cost effective structures to be code compliant. As it is, the Tiny House concept is dead in Placer County. Take another look at your own decisions before asking others to consider compensating for the County's lack of initiative.
Reduce TOC significantly

We are not interested, but I wish you well in finding a creative solution. I'm sure this survey provides good information to help with your ideas.

It's a good plan to offer these incentives to help with the housing shortage, and it's possible that if attractive incentives were made available that we would consider them in the future if, or as, our circumstances change.

Create incentives for owners to rent to longer-term tenants, who will stay for an entire season, or a year or more. Also incentivise upgrades to existing rentals, weatherization and other fuel-saving improvements. There is such a high demand now, there is no reason for some of these landlords to keep their properties up.

Biggest problem that I have encountered with current tenants is the shape the house is left in. Been renting long term for 30 years and the last three have been terrible. No respect, house not clean, bad repair, etc. Short term is definitely a way to avoid this. Willing to rent seasonally, but that would require a larger per month rent. And actually I had the home listed for long term, and only had two inquiries - so maybe the crisis is not really a crisis after all.

Unfortunately, California tenancy laws are too pro-tenant and opening up your house, even seasonally, to local workforce employees is just asking for trouble. You'd be better off making it easier and more cost effective to build new affordable housing (eliminate special district connection and hook-up fees) and/or to build/add secondary units to existing housing that are designed for rental purposes.

Promote second home long-term rentals so it is an economic option who use the home as an "asset."

Please consider rewarding people who are already renting to locals. We have four long-term rentals. In our experience, which covers over 20 years, Tahoe tenants are appreciative, respect our property, pay on time, and are especially nice and easy-going. Many have stayed with us for many years. Prospective landlords should not be afraid to rent to locals. We intend to keep these homes available for locals to rent for as long as we own them. It is the right thing to do and it feels good! I'm sad that the abundance of vacation rentals has put so many motels out of business and has made it very difficult for businesses like B&Bs to stay afloat. Thus, most of them are gone, too. Many second-homeowners are very wealthy people. Maybe they could buy more than one property. In other words, if they intend to keep one for themselves, they could also invest in one or more other units to rent to locals long-term. Again, it feels really good to help locals.

Incentives to rent our home longer term in the "off seasons" of Spring/Fall. Summer and Winter are the only times that many of us make our mortgage payments through rentals. Short term rentals, when managed appropriately, help the economy and bring lots of tourists to the area. They also help keep home prices up as more people can afford to buy a second home if they can offset that cost with rentals while still being able to use the home.

36 years in the basin and I was forced out because of them. I'm loving Truckee and would not think of returning because of the community. Now I'm a big fan of limiting and getting the numbers back to affordability and local occupancy. They put nothing in but tax money that stays down below and it drained the entire basin of it's community. Killed TC .

There are too many times my home has been rented and destroyed by J1s. I will never consider it.

Dumb idea

We would need special additional insurance and management and the people would have to be settled. We bought the house from someone who rented to young single kids and it was very expensive to fix the damage!

I never knew there was a housing crunch. I would happily rent mine out year long for the right price and to the right family.

Property tax reductions

The rents will likely not cover the mortgage, property tax, and insurance if property was purchased in the last 10 years. People that have owned homes for decades are less inclined to rent them due to low basis and low property tax... the only way to get peoples attention is to lower property tax so that it is a breakeven versus expenses. Your problem is the cost of the homes are too high/ wages are too low...

I do not wish my property tax dollars supporting an incentive program for second home rentals. Limit short term rentals if you wish to convert short term rental properties into long term ones.

Lower property management fees/cap on fees. We pay 50% to the management company but live too far away to manage it ourselves. This is a disincentive to rent.

Its unlikely the program would be able to provide enough subsidy to offset what I can make renting it out as a short term vacation rental.

Anything that would compensate owners for undue property damage. Seasonal workers arent usually long term residents so seem less reliable. That's an opinion based on personal experience. Also if rents are subsidized, renters have less skin in the game. Wouldn't rent to section 8 renters or those not comfortably meeting income ratio. Too much headache and expense if tenants don't care for the property properly. Not worth the extra rent if there aren't other guarantees.

I manage property in CA and NV. CA owners are scared to rent their homes because it is so difficult to follow all the CA laws and because of the difficulty of the eviction process. In NV a tenant who doesn't pay rent has to give the rent to the court or be evicted in a short period of time. In CA it can take months or more, bankrupting small owners. The NV courts will help with the forms. Short of changing the laws, giving assistance, such as a hot line, forms, and real help with the eviction process would help. The Apartment Owners Association of CA helps me with some of this and I'm sure would have some useful information about ways to increase the housing supply. The idea of making it easier on Owners is a step in the right direction.

costs for maintenance and upkeep far exceed what affordable workforce housing rents could charge to be effective. They would have to have two or three tenants for each home which would cause wear and tear that would be astronomical. It just wouldn't fall into the affordable category for the workforce salaries unless they can pay \$3,000 a month and pay all expenses. That's just not realistic.

Allow junior second units, we would seriously consider renting a portion if we could separate it from the existing dwelling

Have been renting my home full time for five years. Problem is tenants who pile junk on the deck ie stacks of tires, extra garbage cans, canoes, dog crates, you name it. And built temporary shelters for motorcycles and snow mobiles along side of house. Would like this monitored by the county as I cannot be there all the time and it is not fair for neighbors to have to look at the junk.

No incentive could entice me to rent my vacation home

Do whatever you can to incentivize second home rentals. That's a brilliant idea!

I think it is a great idea. But this is our lovingly furnished and accessorized home and we do not wish to share this with people not in our family. We have owned this condominium for 40 years.
I don't know how to solve our reason for not renting (even short term): our own winter use is spontaneous (weather-dependent) and we like to have "our stuff" available (closets, bathroom, etc.). It's conceivable that non-ski-season longer term rental would work (our use is more planned), but where would our tenants "go" for that planned use?
Incentives aren't necessary.
It is very difficult to find credit quality and adequate deposits to cover the economic risk of workers. Additionally, the current tax code limits your deduction of expenses based upon owner useage. Both factors make rental to workers a bad investment.
While the concept is good and the extra income would be attractive, I wouldn't consider the house to be "rentable." It is fully equipped and furnished, but has too many rough edges to consider renting it to someone.
You did not have any questions regarding furnished property.
It's a worthy goal to address a housing need with existing underutilized housing.
Accurate information on rental market rates.
I've rented to long term tenants before and more often than not, the house is in such poor shape by the end of the rental period that I am traumatized by the experience. I would need a long term tenant who is extremely clean and takes care of the home the way I do. This is hard to find and hard to screen for. I've been left with a trashed house too many times. With short term tenants, at least they only have a few days to make a mess and do damage, not a whole year.
Newly remodeled Lakeside unit in Tahoe Vista. A lot of dollars invested. Would only consider very qualified renter and must pay the going monthly rate and a high security deposit.
I think the only ones that would make sense from both a taxpayer and a homeowner perspective would be the cheaper not so nice homes. Unfortunately the more expensive one would cost the taxpayer too much in order to tempt the owner to take the risk and inconvenience of not having access to their home when they want it. A housing subsidy for low income workers may be more realistic.
My daughter and son-in-law have been living in my home so it is occupied. Even if they weren't, I think of it as a home. We rented it years ago and I hated it so I wouldn't be interested in renting it again. I sympathize with the housing problem.
I am not interested in short term winter rental where there will be 15 people from who knows where living in my house, and no one responsible.
We need renters that care about the property .
Special provisions would have to be made overriding certain california landlord tenant laws which currently favor tenants in the case of evictions, noise complaints, damages and eviction proceedings.
Recreational homes on leased land from USFS are not allowed to be rented more than 14days/year per terms of lease.
We like the plans Truckee has for deed restricted housing in their planned developments. I think Placer should consider something new. This would keep that housing affordable for full time residents and they are also restricted from renting it through AirBnB, etc.
Discount on the high property taxes.
I don't know what the tax impact would be in changing my property from a home to a property generating rental income. I have owned the property for 20+ years. The change in tax status concerns me.
We still want to be able to use our house so we wouldn't want to rent "year round" but would consider a season or two in a row. Our concern with renting to seasonal workers is whether they will "trash" the house-- (there are stories) but since we are not in town we can't keep an eye on things-- so GOOD property management nearby would be an incentive. Ours is a "family house" that we've had for decades (since the 1960s) and we are emotionally connected, so it's with trepidation that we have rented to seasonal workers who we don't know. Previously we had only rented to friends.
I am currently renting out to a family for a fall, winter, spring lease
database with good, qualified tenancy applicants
We are on the rental program with Tahoe Luxury Properties. They may be a good resource for housing in the area.
I have a few long term rentals in Kings Beach. All are rented to working class folks. Rental payments do not cover mortgage, taxes and insurance costs. Definitely does not cover repairs, maintenance and tenant incurred expenses. Would love to see some type of assistance program - I will not be able to subsidize these rentals much longer and will probably resort to seasonal / short term rentals.
The most important thing to me is getting responsible renters. The last ones I had were growing marijuana in one entire room of my place and did a lot of damage. It is costing me a lot of money to repair it and I am less excited about renting now
I will retire from my ski patrol job in 2 years and will consider seasonal rentals
I believe the Resorts should be housing the staff in dorms, etc. I would be open to renting out my house long term to a professional family in the area but would probably not be open to renting my house to 3-4 seasonal workers as I would fear there would probably be more damage/partying.
We are not interested in this possible program because we live at our Tahoe home for a good amount of the year, so our home is not really vacant or available as a rental. However, if our home was vacant more often, our concern w/ renting it is guaranteed compensation for any damage and guaranteed rent compensation.
Care of property would be our primary concern.
Major concern is damages and excessive wear and tear from daily use. Vacation rental people are gone all day. Families are on the premises - carpet and flooring take a beating. Other concern is the "multiple" family practice - where one couple rent the house and then the single aunt, one

<p>gramma, and the sister with her two kids move in also. Not good.</p>
<p>we have been trying to find tenant for many years. owned cabin since 1950. about ready for a generation change and do not want to commit next generation to a rental program they cannot cancel easily.</p>
<p>Tread carefully, you don't want to throw money at the symptoms instead of addressing the underlying problem (NIMBY zoning restrictions that prevent smaller/affordable units in that area)</p>
<p>There is a lot of land in the Truckee area (toward Reno) that perhaps can be built up with low-income housing apartments. If TART were to make runs there, the workers can get to work as well. I feel that the planning department should also offer incentives and some folks might rent out their homes. We see a lot of empty houses all winter long.</p>
<p>The property is so expensive (850K) and the taxes are so high (10K), there is no way I would let a seasonal work live in my condo. That doesn't even include the wear and tear of the furniture, carpeting, beds and kitchen appliances from full time use.</p>
<p>We have just started remodel with addition, tenants have moved out. demo will begin May 15, we are adding over the garage a third bedroom & the second bathroom. work should be completed 10 to 12 months.</p>
<p>A big problem is that workers are young and tend to trash the property.</p>
<p>tax free rental income (50% is a lot of tax to pay for the rent).</p>
<p>I'd look for other "win win" ways the County could help support home owners: plowing? county owned land / beach access? I'm sure there are others!</p>
<p>I would consider a six month rental annually from Nov 1 to April 30 for the right terms including a property tax reduction</p>
<p>Placer County should require vacation rentals to be professionally managed</p>
<p>I'M SURE YOU HAVE NOTICED THAT THERE IS A CORRELATION BETWEEN THE EXPANSION OF SHORT TERM VACATION RENTALS AND THE LACK OF LONG TERM RENTALS. THAT IS BECAUSE OWNERS GET MORE MONEY RENTING SHORT TERM, WHILE AT THE SAME TIME CREATING HAVOC IN PREVIOUSLY STABLE, QUIET NEIGHBORHOODS. I SUGGEST YOU LIMIT THE NUMBER OF HOME WHICH CAN BECOME SHORT TERM RENTALS AS WELL AS ESTABLISH RULES, REGULATIONS, AND FINES ON THESE SHORT TERM RENTALS TO PROTECT THOSE OF US LIVING IN PREVIOUSLY QUIET, PEACEFUL NEIGHBORHOODS. PERHAPS 'HOST COMPLIANCE' CAN HELP YOU ESTABLISH A PROGRAM TO DISINCENTIVIZE OWNER FROM RENTING SHORT TERM AND ENCOURAGE LONG TERM RENTALS. THE HOUSE NEXT DOOR TO ME IN BROCKWAY WAS RECENTLY CONVERTED FROM 2 LONG TERM HOUSING UNITS TO SHORT TERM VACATION RENTALS TO THE DETRIMENT OF MY NEIGHBORHOOD'</p>
<p>We sold our Tahoe City rental recently. Great idea to create this program to help the tight housing market there. In spite of the shortage Placer County needs to limit local development to maintain environmental quality and require any commercial development to contribute affordable housing units (not in lieu dollars) that exceed the housing impact of the new development. For example why not add housing units above a new supermarket... or add them on to existing ones?</p>
<p>I see how the impact of affordable housing is causing such angst in our community. My children grew up here, and as they have returned to live here it is so difficult to find housing. I am not sure what the answer is, but certainly I feel we have to have housing for those that support our beautiful community. thank you for your time to try to solve this problem.</p>
<p>We own a 2 BR house which we rent full time and a studio condo that we rent seasonally/</p>
<p>1. Perhaps homeowners might be willing to rent a guest house on their property, not the main house. 2. Encourage more local homeowners to rent out their guest houses or other buildings on their property. 3. For seasonal part-time workers, perhaps large tool sheds could be set up on county property for Bedrooms. Placer could setup cooking facilities (w/staff) & a resident dining hall & bathroom facilities nearby. Placer would charge rent to cover all expenses.</p>
<p>Love the idea but in our situation it would not offer a local worker any time to settle in.</p>
<p>If you stop allowing short term rentals you'll crush the tourism and the real estate economies. there are no circumstances that would allow us to rent short term. We need to use the property too. without short term rentals we could not afford it. if we couldn't use it, we'd have to sell.</p>
<p>Placer county should not spend any money on housing incentives. They could reduce regulation to allow more flexibility.</p>
<p>Our home is technically a second home, but we split our time between Tahoe and San Francisco. Eventually, we're planning to move there full time. This means that renting short or long-term isn't really an option for us. I might be open to renting a room to a worker who comes in for the winter season. The incentive here would be sort of like a foreign exchange situation--the host family receives slightly lower payment than what rent would be and the student is a short-term part of the family.</p>
<p>Inherited cabin in Homewood about 2014 (father owned since 1985). Taxes and expenses wonderful now. Actually planning to demo existing cabin (1952) and build new (most likely too expensive to remodel/add space). So, good or bad to recoup owner annual costs (water, sewer, waste, road plow, insurance, TAXES and now mortgage for me too) renting, BnB, does make you consider this possibility.</p>
<p>Have skilled seasonal workers perform work on the house while occupying it and discount their rent.</p>
<p>I don't really need incentives, although those proposed sound helpful. I would like to know how to make my place available through my current property manager, who does look for seasonal tenants for me.</p>
<p>We need a separate living quarters including a separate entrance to make a rental work, otherwise we wouldn't get the benefit of having a second home. We'd be sharing our kitchen, dining, living rooms, etc. with the renter and not have the home for ourselves, family, and friends. We might rent to a family or friend, though.</p>
<p>Yes-focus on the problem: stupid innumerable costly barriers to construction by the county, state. People can't build entry level housing when you charge \$40,000 to draw lines on a paper map, throw in sprinklers, solar, etc etc it is just stupid.</p>
<p>Provide incentives to build multi-family housing for long term renters. Lower property tax, lower permit fees, more flexible zoning, expedited permitting, etc.</p>
<p>Lower property tax</p>

Would be very concerned as many of the people up there are transients who have no regard for property..

Our biggest fear is that someone rents it and destroys things or messes with our personal property. There probably isn't an incentive that would make us want to lose our feeling of safety and person value.

I own a second home at Donner Summit, which we use extensively in the winter but less frequently during the summer. Help with finding short-term, seasonal renters who are already vetting (background check, employment status) would be useful.

Rather than a deposit against damage, insurance to cover such damage.

Big businesses in the area which use seasonal employees should be providing housing!

A guarantee that the home is left by leaving renters, as it was found - ie - in great condition besides general wear and tear

We're well aware of the problem and the need to be of help. Under special circumstances we would attempt to facilitate.

We actually have 2 homes in Placer County, neither of which is a full time residence, and neither of which we would consider renting. One is a frequently used family home and the other is a less frequently used family home we inherited that has been in the family since the 1950s. To be fair, we have never offered either home as a short term rental either. The honest truth is that many of these homes have been in families for generations and cost very little to maintain so there is no incentive to rent while the family still enjoys the occasional weekend together. The bigger issue is the overall cost of buying a home in the region. Young people cannot afford to get into long term homes because PLACER HAS NOT REGULATED SHORT TERM RENTALS like Mammoth or South Lake. PLACER COUNTY NEEDS TO PASS STRICT STR REGULATIONS FOR THE GREATER TAHOE BASIN TO ALLEVIATE THE HOUSING CRISIS.

I am all for anything that helps the housing market for long term rentals--I won't rent out mine as I am there close to 50% of the time and have a family member that lives there full time. I think incentives are good--could Squaw or other resorts give passes or other benefits for long term rentals? What about dis-incentives for short term rentals--like taxing Air BNB or VRBO more? Or enforcing more. Candidly I think that Squaw should also look into building dormitory style housing--perhaps also open to other than just their employees (like restaurant and retail workers) and that perhaps the county or state could give them tax breaks or other incentives to do so. Also think those would be WAY more beneficial than a water park. What good is a water park if there is no one to staff it?

Our second home is in Serene Lakes, near Donner Summit. We already rent the home through Castle Peak Vacation Rentals, mostly for weekends and some week-long holiday periods.

STR should be mandated to have: 1) bear box that holds minimum two cans and garbage service must be paid by owner; 2) off-street parking for all cars, summer and winter (no on-street parking allowed); 3) all exterior lighting must be on timers and must conform to Placer County standards (eg, cannot have light project onto neighbor property - if one can see the fixture (glass or bulb) it shines on other peoples property; 4) quiet hours 10PM to 7AM, no outside parties allowed (hot tubbing, BBQ); 5) signs in house and notices given to all guests on a) NO FIREWORKS of any kind allowed at any time or any season, and b) DOG RULES include all dogs must be on lease and all poop must be picked up and put into garbage can; 6) All fixture in house (faucets, showers, toilets) must be low flow.

Our funky cabin isn't strong enough to endure full-time occupancy. Even though we understand the need for housing the money we earn wouldn't cover the cost for ownership expenses and wear and tear. Its an old place that we love but isn't really set up for a full time resident without a significant expense to us.

The big corporate owners of The Ritz-Carlton, Squaw/Alpine and Northstar need to build and maintain dorm style housing for there seasonal employees and J-1 workers.

Free or discounted snow removal services if property were to be rented out during winter months.