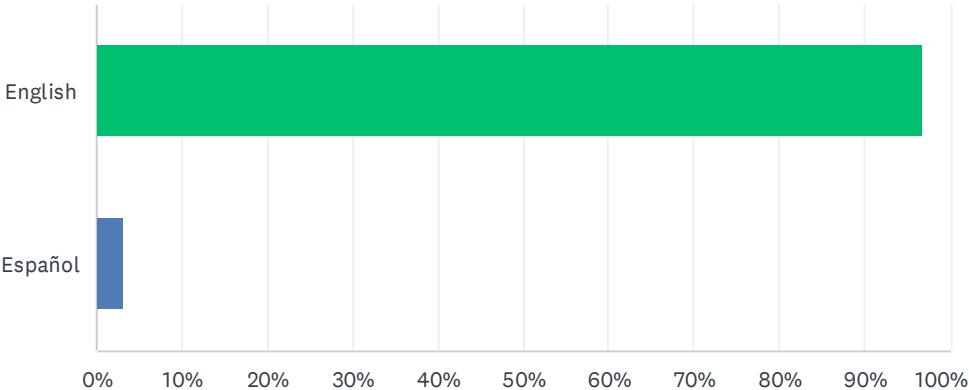


Appendix B. Online Survey Feedback



Q1 Select your preferred language. Seleccione su idioma preferido.

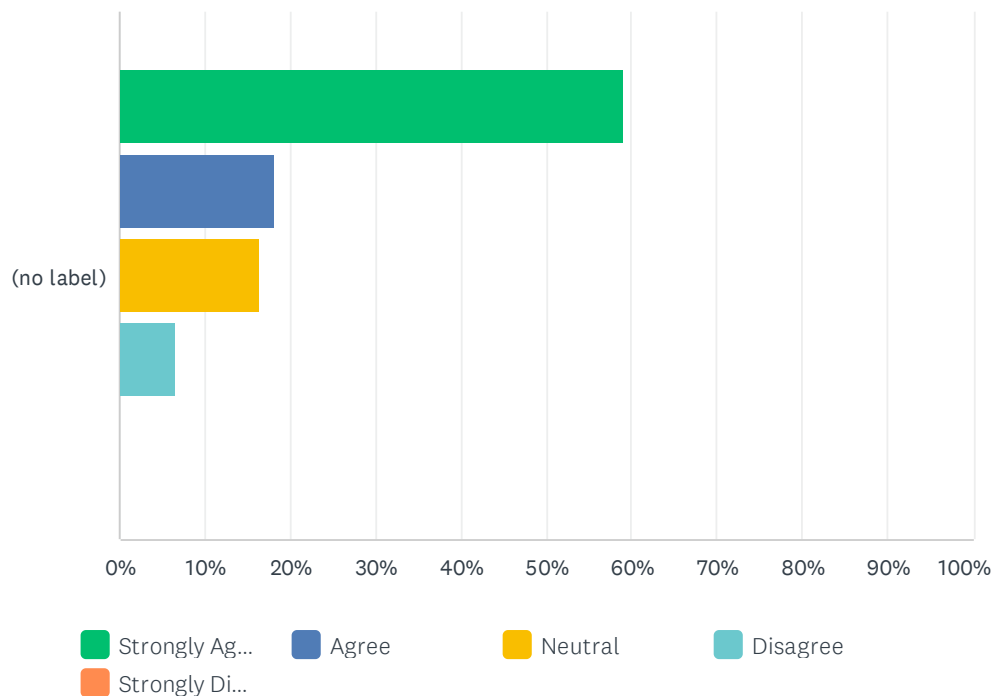
Answered: 93 Skipped: 0



ANSWER CHOICES	RESPONSES	
English	96.77%	90
Español	3.23%	3
TOTAL		93

Q2 Direct development into compact, walkable neighborhoods to limit the impact of development, revitalize communities, and preserve surrounding natural areas.

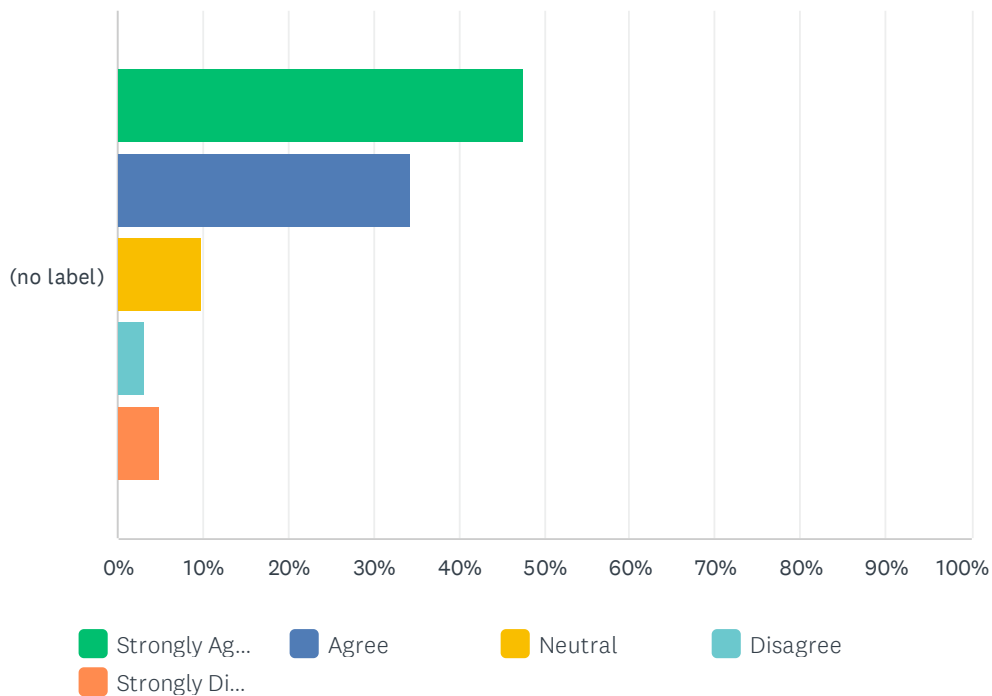
Answered: 61 Skipped: 32



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
(no label)	59.02% 36	18.03% 11	16.39% 10	6.56% 4	0.00% 0	61	1.70

Q3 Promote a range of housing options for households of all income levels and types.

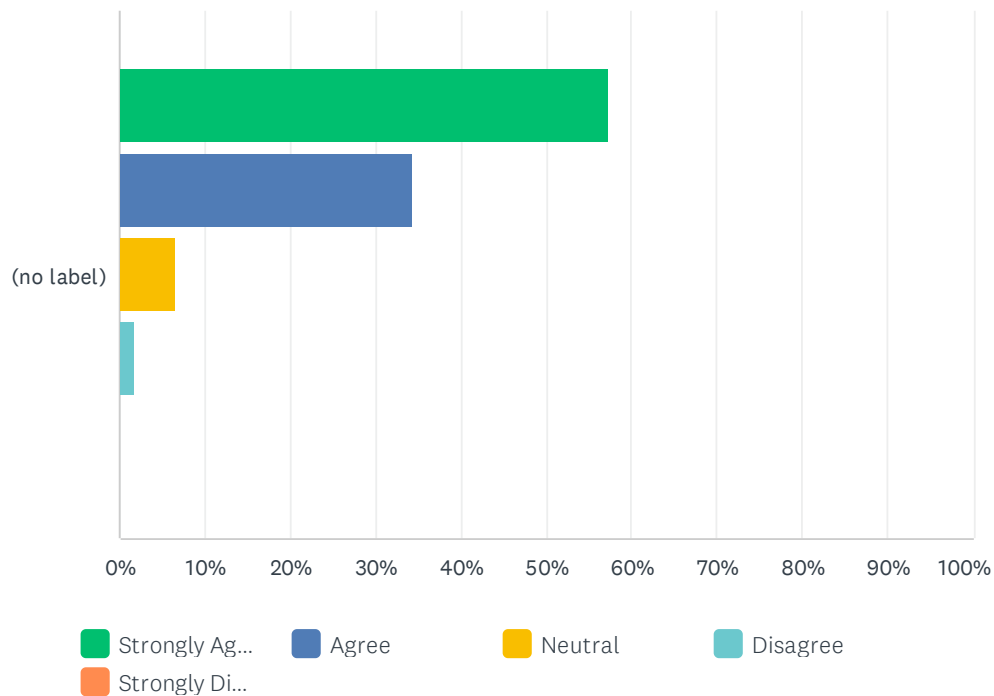
Answered: 61 Skipped: 32



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
(no label)	47.54% 29	34.43% 21	9.84% 6	3.28% 2	4.92% 3	61	1.84

Q4 Encourage smaller homes with lower environmental impact to meet housing needs.

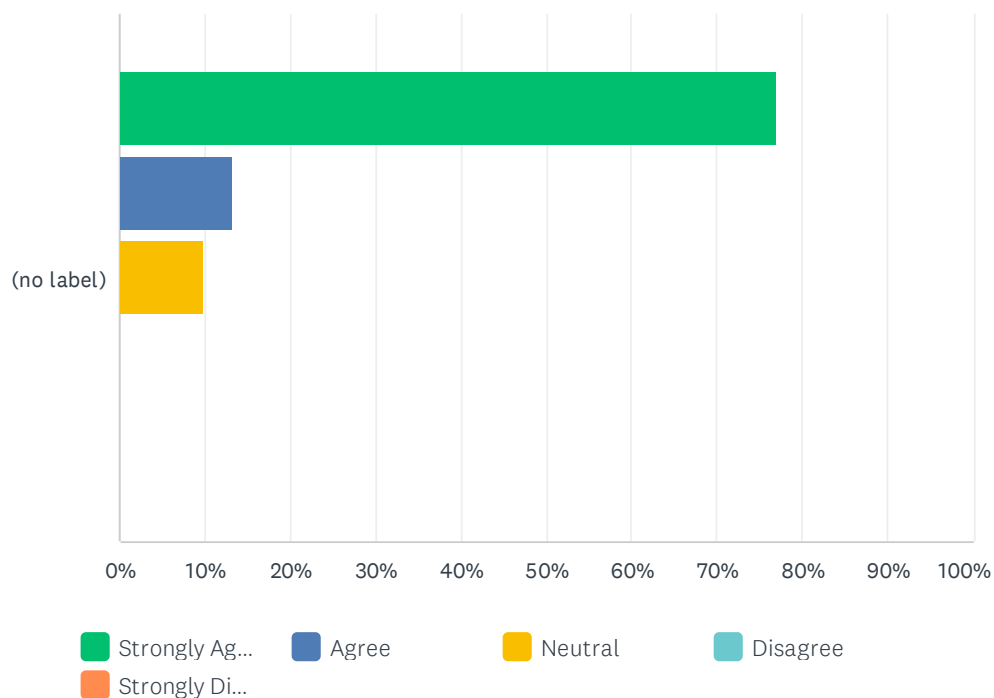
Answered: 61 Skipped: 32



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
(no label)	57.38% 35	34.43% 21	6.56% 4	1.64% 1	0.00% 0	61	1.52

Q5 Minimize displacement of current residents.

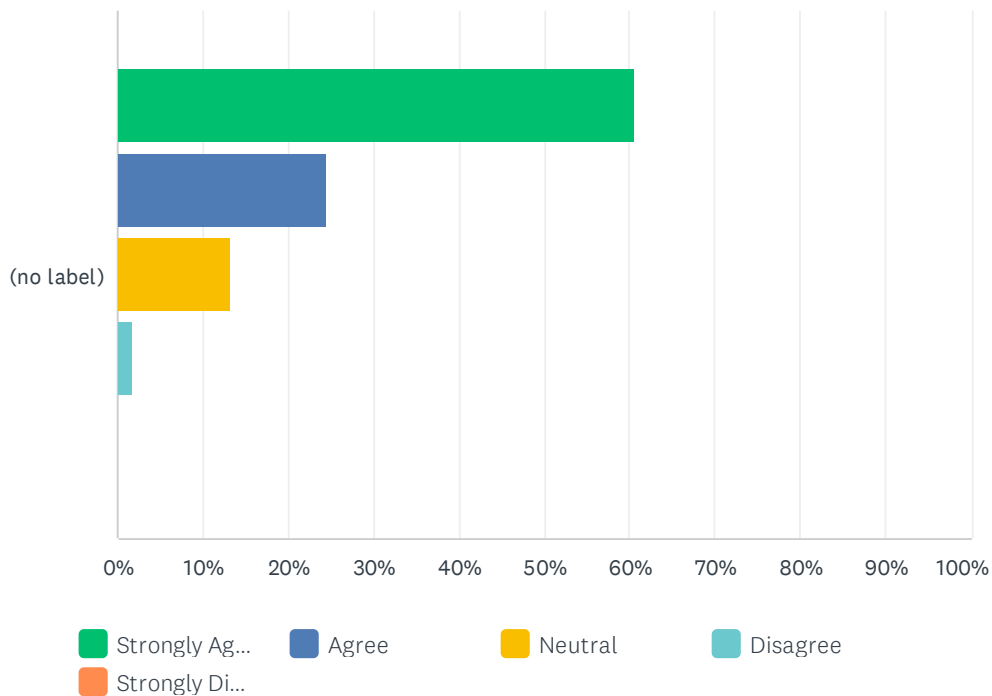
Answered: 61 Skipped: 32



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
(no label)	77.05%	13.11%	9.84%	0.00%	0.00%	61	1.33
	47	8	6	0	0		

Q6 Work with a diversity of community members and partner agencies to build knowledge, trust, and a sense of ownership in the planning process.

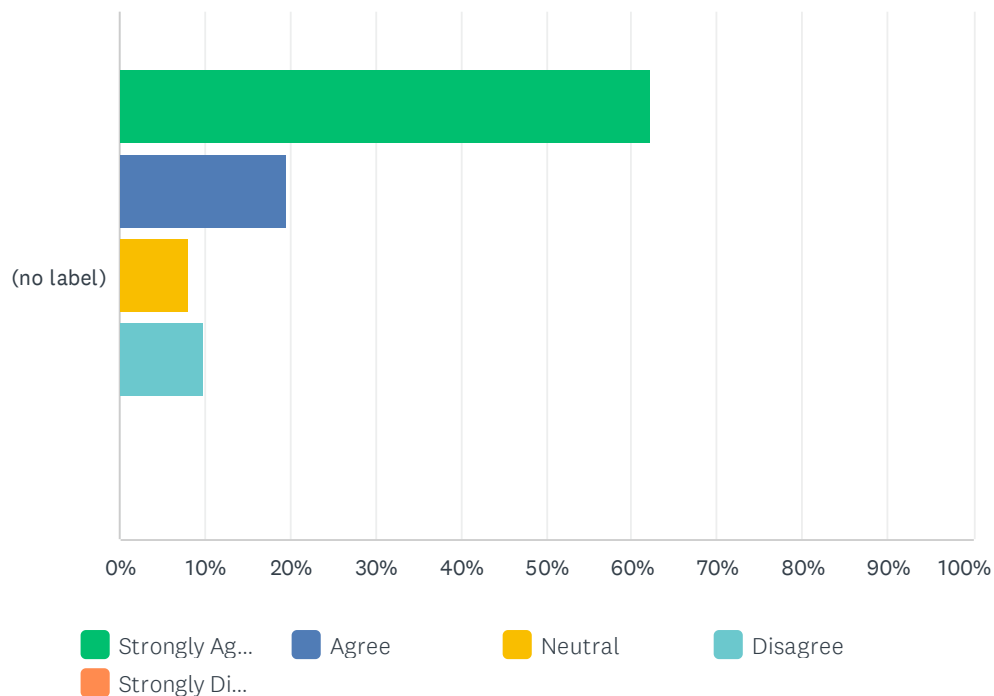
Answered: 61 Skipped: 32



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
(no label)	60.66% 37	24.59% 15	13.11% 8	1.64% 1	0.00% 0	61	1.56

Q7 Ensure priority communities' (families, workers, seniors, etc.) equitable access to quality housing near education, recreation, jobs, services, and other opportunities.

Answered: 61 Skipped: 32



	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
(no label)	62.30%	19.67%	8.20%	9.84%	0.00%	61	1.66
	38	12	5	6	0		

Q8 Are there any outcomes we're missing? If so, please specify.

Answered: 23 Skipped: 70

#	RESPONSES	DATE
1	Less regulation that adds cost to smaller housing units. Allow more overall density and quantity including parking spots.	11/2/2024 7:32 PM
2	Workforce housing	11/1/2024 10:45 AM
3	Maintianing the minimum critical mass of workers to ensure economic sustainability, community vibrancy, and a high-quality resident and visitor experience.	10/31/2024 11:10 AM
4	Building expensive high rise buildings does not satisfy what outcomes you claim to want. Developers seem to be in the driver seat. Not families workers and seniors you claim to want to help	10/31/2024 5:21 AM
5	Charge (Tax) Vail/ other corporations for their ware and tare on the town. Stop catering to tourists and focus on building a healthy community for the people who contribute towards it. The decision making appears consistently flawed and biased. FYI, being grandfathered out of modern regulations is not an excuse to not contribute.	10/29/2024 4:16 AM
6	These are all great	10/25/2024 9:02 AM
7	NONE	10/24/2024 3:16 PM
8	STOP AND/OR REDUCE ALL SHORT TERM RENTALS, THE CURRENT CAP IS MUCH TOO HIGH, STRS HAVE TAKEN UP HOUSING AND CHANGED WHAT USED TO BE "COMMUNITY". NEIGHBORHOODS ARE NOW HOTELS, AND CONDO COMPLEXES ARE EVEN WORSE IN THAT REGARD	10/23/2024 5:20 PM
9	Establish a Tahoe population capacity (residents and tourists) and then a housing plan that meets but not exceeds that required housing level.	10/20/2024 10:01 PM
10	work force housing is not "affordable" and should have income caps	10/18/2024 10:01 AM
11	Encourage development and redevelopment that minimizes increases to auto traffic	10/17/2024 12:03 PM
12	Your restrictions for homeowners to build and revitalize their own properties are too restrictive and costly, skyrocketing building costs....	10/12/2024 7:52 AM
13	Encourage creation of low-profile 'mountain' apartment buildings (2-3 units per building with 1-2 bedrooms 1 covered parking space/one open parking space) that are affordable for teachers	10/11/2024 5:24 PM
14	All policies pertaining to development (TRPA or otherwise) should make it as expensive as possible to build very large SFH's. Fees should be added to large SFH developments and used for workforce housing projects. As many of the remaining development rights as possible should go towards housing that our local workforce might be able to afford. The high end market can always take care of itself, all other housing related priorities should go to smaller units.	10/11/2024 3:18 PM
15	Provide incentives to convert a number of STRs into long-term housing	10/7/2024 8:53 PM
16	restrict Short Term Rental properties in Tahoe area including Incline Village, NV.	10/7/2024 8:17 AM
17	Diversity the economy so that not reliant on tourism and low paying jobs; Stop adding additional business licenses that need low income workers! Use existing, vacant buildings before new permits for additional building.	10/6/2024 9:11 AM
18	Evacuation routes, adding density but not at the expense of safety	9/27/2024 10:52 AM
19	Modify codes and process to bring equity to the permitting process. TRPA process has long catered to luxury home building and conversion of homes to STRs. The next crisis that is already here, are small spaces to be in business. Deck and coverage exemptions and units of	9/26/2024 1:01 PM

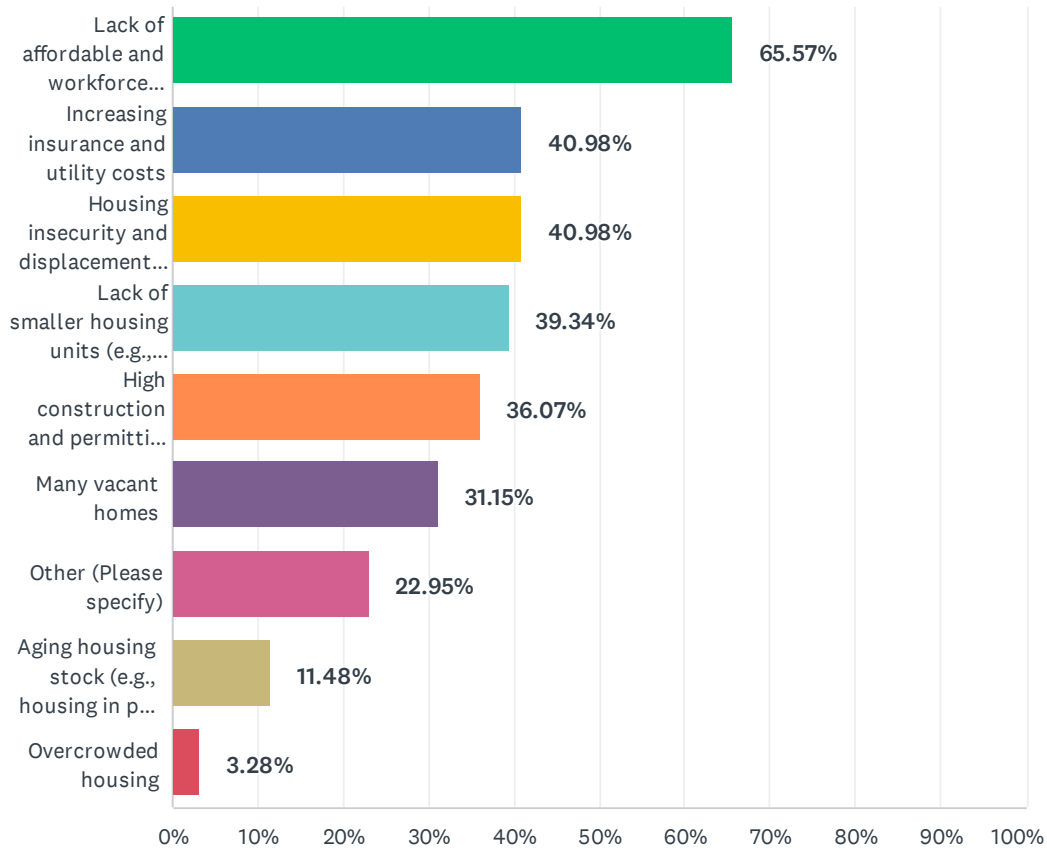
Tahoe Living Workshop Survey #1 Encuesta #1 sobre el Taller de Tahoe Living

use have been prioritized for distal (VMT) single family home development vs livable walkable downtown infill. The downtowns reflect these policies.

20	Defining ranges for "affordable" housing for all income levels.	9/22/2024 9:33 AM
21	Ensure housing for the workforce is given priority over tourist or high-end housing development.	9/21/2024 1:51 PM
22	Make communities walkable and sustainable and thriving	9/20/2024 6:44 PM
23	You have to be able to build modest homes rather than 7beds with a pool	9/18/2024 12:36 PM

Q9 From the list below, please select the top 3 housing issues facing your community or the Lake Tahoe region:

Answered: 61 Skipped: 32



ANSWER CHOICES	RESPONSES	
Lack of affordable and workforce housing	65.57%	40
Increasing insurance and utility costs	40.98%	25
Housing insecurity and displacement of current residents	40.98%	25
Lack of smaller housing units (e.g., multi-family, starter homes)	39.34%	24
High construction and permitting costs	36.07%	22
Many vacant homes	31.15%	19
Other (Please specify)	22.95%	14
Aging housing stock (e.g., housing in poor condition)	11.48%	7
Overcrowded housing	3.28%	2
Total Respondents: 61		

#	OTHER (PLEASE SPECIFY)	DATE
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Tahoe Living Workshop Survey #1 Encuesta #1 sobre el Taller de Tahoe Living

1	Land is too expensive to achieve outcomes. Which is why developers are having a party in false hopes	10/31/2024 5:21 AM
2	TOOOOOOOO MANY STRS!!!!!!	10/23/2024 5:20 PM
3	workforce housing should have income caps consistent with low income levels.	10/18/2024 10:01 AM
4	Limiting or eliminating the ownership of a 2nd home for the benefit of their extended family.	10/18/2024 6:06 AM
5	Your restrictions have caused the same ugly tall box homes to be constructed all over my neighborhood because they maximize the square footage allowed on the lots, and yet at my little cabin you rules won't even allow me to construct a simple garage space and increase my living space by a small amount. If I were rich I would just knock my house down and re-build one of those ugly monsters because that is what your rules make the most logical to build. Also, you are forcing us to have multiple ugly sheds and lean-to's because we can't have a nice garage in snow country. Thanks a lot.	10/12/2024 7:52 AM
6	Short-term rentals. They are destroying the world's best vacation spots including Tahoe. They usurp livable housing. They drive up rents. They are a plague.	10/11/2024 5:24 PM
7	Too many businesses who primarily use minimum wage jobs and don't provide insurance.	10/6/2024 9:11 AM
8	Way too expensive apartments for single people!!!	10/6/2024 8:57 AM
9	Affordable studio, 1 and 2 bedroom apartments and homes or condos.	9/27/2024 9:31 AM
10	Codes and process that are unaffordable and lack equity. Automobile is the number one priority and I would contend that we are overautomobiled not overcrowded.	9/26/2024 1:01 PM
11	1) STRs operating in residential neighborhoods and taking stock for locals 2) plans to build tall urban apartments with no dignity, no parking and unlimited density = tiny units (i.e. stick to pre amendment code requirements 3) proposed developments providing no or insufficient employee housing ON SITE thus making the housing problem worse in order to pad their profits	9/23/2024 3:26 PM
12	Focus on affordable for the workforce doesn't include Senior housing options	9/22/2024 9:33 AM
13	Low income Senior Housing	9/21/2024 4:01 PM
14	Sprawl is auto dependent	9/20/2024 6:44 PM

Q10 For the housing issues you identified above, do you have any big (or small) ideas that you feel could help address the issue or provide solutions to Lake Tahoe's housing crisis?

Answered: 46 Skipped: 47

#	RESPONSES	DATE
1	Less regulation that adds cost to smaller housing units. Allow more overall density and quantity including parking spots.	11/2/2024 7:32 PM
2	Get rid of str	11/1/2024 10:45 AM
3	Streamline workforce housing permits and costs to make it affordable and enticing for developers (incentives?). Restrict short-term rentals to certain neighborhoods or amount of permits. Consider vacancy housing tax for second homeowners and/or deed-restricted housing to support local workers and families.	11/1/2024 9:08 AM
4	A large amount of funding to purchase deed restrictions on existing housing units and to conduct enforcement. This limits the need to build out of the problem (never going to happen) and makes better/more efficient use of existing development. This needs a very large funding commitment to reach the necessary scale. SCALE IS KEY!	10/31/2024 11:10 AM
5	The Kings Beach project seems to be a good model but don't know how you do more of that.	10/31/2024 5:21 AM
6	The town is designed to cater to tourists and those who profit from doing so. (All rentals, Airbnbs, and over priced businesses) There is very little sense of community, and too expensive to leave the house. Most people I know have multiple jobs to simply break even. (1 full time/ 5 part time/ Seasonally based/ snow or weather dependent/ all aimed at maximizing the tourist experience) There needs to be a tourist tax that helps maintain infrastructure , and mandatory locals discount for all businesses within the basin. It would be an enforceable trickle down effect, allowing locals to save more to buy a house and gain equity. I know very few locals who have been in town longer than 10+ years and still rent. Either you buy a house, or you leave; it is pretty apparent. Renting is increasing at an unaffordable rate. Once you loose your rental spot, it is almost impossible to find a new one for the same price. Most of the money made in town, doesn't stay in town... No matter how much I make in a day (\$200-\$1000), I can't afford Tahoe prices for anything (food, housing, recreation.) I work 7 days a week simply to survive, and can't afford to leave the house, as do most others. Example, \$17 hamburger at the classic cue, \$12 beer at ale works. (all Tahoe business are over priced and under staffed) Tahoe is designed for the rich... fix that and you will fix your community. (Example, Vail doesn't pay their fair share on the local infrastructure; they hire transient employees who do nothing for the community, and they ship all the money back to their wall street investors... now the same with Ikon) There is a reason my pay check at Kirkwood comes from Nevada. They know the tax loop hole and we are all suckers making the rich richer. There isn't opportunity for the middle class to thrive in Tahoe, so they eventually move away. Another example, the unfixed potholes the tourists caused on pioneer killed my truck, and I will spend 5 years trying to save up for a new one... Main idea: Vail needs to pay their fair share! Instead it looks like the local government wants to please them instead of regulate them. All of these issues are connected and you see it within the housing market. Vail/ Ikon/ Barton/ Casino Area cause the problems and take no responsibility. 1.) Tourist tax 2.) Mandatory Locals discounts 3.) Monopoly Responsibility (Vail/ Ikon, Casinos, Barton, Ect.) FYI, it is \$200,000+ for a quarter acre lot. No middle class person can afford to build on that... and you aren't going to fix the property prices. Focus on what is achievable, fix the problem at the source, keep the money made in town local. Tax the corporations to do business within the basin. A corporation tax wouldn't hurt a single local resident, only benefit... *****Tahoe is the perfect country wide example of how corporations exploit and ruin the local communities. The housing issue is simply an indicator of the situation. *****	10/29/2024 4:16 AM
7	There should be grants or money incentives for home improvements, young homeowners trying to upkeep all of the old housing. It is hard to afford a house in general and the cheapest ones need a lot of TLC. I think there could also be some incentives for building ADU to help	10/29/2024 2:59 AM

Tahoe Living Workshop Survey #1 Encuesta #1 sobre el Taller de Tahoe Living

with construction costs so that young homeowners are able to help with the housing crisis and also build more community by being able to provide housing /smaller living units for local workers. Allowing these younger homeowners to build ADU's for a cheaper permit /no cost permit or provide a grant for them to build these tiny homes will help make it more sustainable to live long term and start families. A married couple who just bought a house shouldn't have to have a room mate to be able to afford their house. There should also be incentives for making your house run on cleaner/cheaper energy (solar panels, wind turbines, heated floors) Gas stoves arent the best for the environment but electricity is soooo expensive.

8	To the extent that revenues need to be generated to help fund/subsidize affordable housing, that additional revenue would best be found by charging higher permitting rates for the types of single-family luxury homes that Tahoe doesn't need, but individual people/families want. In other words, if people want to build something that doesn't help Tahoe's housing issues, then they should be expected to pay more.	10/25/2024 10:17 AM
9	Everything we can do to reduce the cost of developing new, smaller "affordable-by-design" units relative to large, luxurious mansions is paramount to creating market realities that help address our housing issues.	10/25/2024 9:30 AM
10	Low interest loans for people to upgrade their homes that are in poor condition. We need companies like Vale to build workforce housing. The casinos need to invest a percentage into workforce housing for their employees.	10/25/2024 9:02 AM
11	Vacancy tax supposedly will alleviate around 1/3 of the problems associated with workforce housing.	10/24/2024 7:07 PM
12	Land Prices	10/24/2024 3:16 PM
13	In # 8 above, it was hard to check only 3, obviously that list is all problematic. Only thing seeming to be missing there is the mention of STRs. The amount of STRs we have just throughout the North Shore alone (not counting the Truckee area) is just absurd! It amounts to a way for a second home owner to simply cover their expenses on having a home they only rarely visit, while that same home could provide a livable space even if as a "long term" rental. STRs have changed neighborhoods to where neighbors no longer know one another. As for condo complexes, its even worse, with STRs as short as one night stays.	10/23/2024 5:20 PM
14	A vacancy tax or an additional tax on homes sold that are not primary residents. Updated modeling for companion insurance policies like fire that could allow for the decreased reliance on the fair plan and a more stabilized private insurance market	10/21/2024 11:42 AM
15	Find and develop lots with smaller housing units in areas with access to food and easy transportation. Make it easy to build smaller housing in existing lots. A vacancy tax with incentives for long term rentals to fund housing initiatives while also opening up existing housing for local residents.	10/21/2024 11:00 AM
16	That's not my expertise.	10/20/2024 10:01 PM
17	Limit short term rentals. Increase incentives for ADUs and encourage development to provide more on site housing/stronger housing requirements.	10/19/2024 4:51 AM
18	income caps on workforce housing	10/18/2024 10:01 AM
19	Sugar Pine is a good start, give it some time for occupants to come in. Reassess and then take action. Free up land for a 4 or 8 plex cluster of small-mid size homes.	10/18/2024 6:06 AM
20	Incentivize the use of existing housing stock for permanent residence instead of just focusing on building more housing.	10/17/2024 3:59 PM
21	Require even more below-market affordable housing when approving development	10/17/2024 12:03 PM
22	Continue to reduce STR permits and enforce violations and permit cancellations based on violations. Require that developers actually build affordable housing instead of paying fees towards future housing. Reduce fees and restrictions on ADU's and tiny homes, including allowing non-permanent, self contained homes. Design fee schedule tied to square footage to encourage smaller footprint homes. Open campgrounds to employees with campers and vans and allow for long term stays. Institute some type of rent control to protect tenants and discourage the purchase of homes by investors. Increase fees on STRs to discourage home purchases for vacation rentals and encourage full time occupancy by owner or long term tenants. Ban the practice of purchasing coverage from other locations as a means to increase	10/14/2024 11:52 AM

Tahoe Living Workshop Survey #1 Encuesta #1 sobre el Taller de Tahoe Living

coverage in another. Require all new builds to be occupied full time, or include an ADU that is occupied full time and make it deed restricted. Provide financial assistance to full time residents for permitting costs and fees. Cap square footage to discourage tear down of existing small homes and encourage building of homes that match the neighborhood. For instance most home in Tahoma built before 2000 are 1000-1800 sq ft while every new home is built to the maximum allowable size for the site.

23	Let the simpletons such as myself and my neighbors who live here build garage spaces on their property. Why do only the tall ugly mega-house air b-nb's have garages?	10/12/2024 7:52 AM
24	Put a reasonable TRPA cap (e.g., 5% of housing in each community and located only in tourist designated areas) on STRs in all Tahoe Basin communities. Current TRPA STR best practices don't do the job. TRPA started the problem in 2004 by defining an STR as a residential use. it's time TRPA solved the problem by allowing only residents (who live in a home 6 months and vote in the community) to use their homes as STRs.	10/11/2024 5:24 PM
25	-Increase incentives for construction of new starter/multifamily homes for full time residency + renovation of existing old housing stock for full time residency. This could be self-sustaining via a low-interest revolving fund, or self-funded via impact assessments on commercial and giant residential construction.	10/11/2024 4:01 PM
26	Affordable housing for the "missing middle" as the incomes for Sugar Pine/deed restricted affordable housing is really low. While it's important to have these thresholds, there is a large gap between these and market rate rentals and the middle are forced to spend high percentages of their income on housing.	10/11/2024 3:19 PM
27	We must find a way to make long-term rentals more beneficial to owners than STRs.	10/7/2024 8:53 PM
28	No cost and expedited planning and building permit review for new workforce housing projects, and SALE units that meet workforce and affordability criteria.	10/7/2024 5:48 PM
29	Allow ADUs on larger SFR lots	10/7/2024 11:38 AM
30	Reasonable rent control is needed.	10/7/2024 11:08 AM
31	Limit number of STR permits by TRPA, not the county. Washoe Co. wishes to generate \$\$ to offset the lawsuit they lost to Incline residents.	10/7/2024 8:17 AM
32	More affordable housing.	10/6/2024 7:24 PM
33	Yes, base the building permit cost and this being the total fee package to acquire a building permit on the homes valuation as if built. The current permit package for a new home is \$55,000 to \$60,000 for an SFR. Make this a base fee up to \$1,000,000 which represents 5.5-6% of value. Permit costs increase at 6% of value over \$1,000,000 The permit for a new home valued at \$2,500,000 would be \$150,000. Use the surplus of \$90,000 to fund workforce housing.	10/6/2024 6:55 PM
34	Already listed	10/6/2024 9:11 AM
35	Stop giving permits for huge mansions that no one will live in. This will free up contractors to work on existing houses.	10/5/2024 7:55 PM
36	-Increase taxes/fees on vacant homes -Provide assistance to middle class first time home buyers who work locally in the school district, health care, fire , police, etc that cannot afford homes in the area.	10/5/2024 1:27 PM
37	Fewer rental/vacation homes, programs like Habitat for Humanity to allow people to help build their home in exchange for something affordable (\$500k+ is NOT affordable).	10/5/2024 11:05 AM
38	Support the development of a Community Land Trust in North Lake Tahoe. This can either be through the expansion of St Joseph Community Land Trust (in South Lake Tahoe) or through starting a new one. We have the public funding and the demand. Let's not waste public dollars on well-intentioned but inefficient programs that lack a stewardship component (e.g., WHPP or LaunchPad) when we have a model (CLTs) that has proven to work.	10/1/2024 7:05 AM
39	Encourage in-fill development and yes with some parking. Provide adequate funding to developers so they can build middle income townhouse style solutions. Demand that projects such as Palisade's giant construction plan include workforce housing and middle income housing.	9/27/2024 10:52 AM

Tahoe Living Workshop Survey #1 Encuesta #1 sobre el Taller de Tahoe Living

40	TRPA needs to commit to a one-day permit review for all ADUs and deed restricted projects of 5 units or less. All commercial lots should have residential commodities like residential lots to encourage infill. Stop allocating coverage to the widening of roads; instead use that coverage for mixed use and people places.	9/26/2024 1:01 PM
41	Requiring	9/23/2024 3:26 PM
42	Identify senior housing as a specific category Eliminating parking requirements a mistake.	9/22/2024 9:33 AM
43	Need More low income senior housing.	9/21/2024 4:01 PM
44	Crystal Bay has boarded up old motels. Renovate them for workforce housing (and, cleaning them to resolve any environmental issues of an older building at the same time). Ditto for unused commercial space.	9/21/2024 1:51 PM
45	Build 3-5 story buildings for housing just as you allow them for tourists to stay in	9/18/2024 12:36 PM
46	Create land coverage mitigation fee exemptions for certain projects.	9/16/2024 1:21 PM

Q11 What kind of information about housing, climate and environment, or equity do you think would help us make informed decisions? What would you like to know more about?

Answered: 27 Skipped: 66

#	RESPONSES	DATE
1	Ask and listen to developers about why they didn't build it. And what it would take for them to build more housing here.	11/2/2024 7:32 PM
2	Health of the lake above all. Overcrowding, str and promoting more tourism than the area can handle are major problems. No true capacity study done BEFORE development agreements are made	11/1/2024 10:45 AM
3	We have researched these topics to death. We know what the issues are. We need to put as much money as we can towards the problem. That's the only way we'll achieve scale. The results might be vague at first, but we have to hold fast, and the outcomes will manifest .	10/31/2024 11:10 AM
4	Has TRPA changed its mandate to care for the lake? Seems like it.	10/31/2024 5:21 AM
5	Find out what loops holes Barton, Casino area, Vail and Ikon are using to exploit the local economy and community, and put the right people in place to close them. I would like to know: 1.) How a bunch of weed dealing drug addicts got political power within the town and consistently get onto the city consul? 2.) When are we going to have proper representatives to reflect the community we are trying to build? 3.) What is SLT going to look like when Barton moves to Nevada so they no longer accept Medi-cal. All of SLT will need to go to Truckee for California Health care insurance. (You think it is hard to keep locals in town now... just wait until there isn't a hospital anymore...)	10/29/2024 4:16 AM
6	I would like to know more about the permitting processes. It is common wisdom that building takes too long and costs too much. To be clear, permitting and regulations are critical to ensuring good outcomes, but currently it seems like it's preventing good outcomes by making builders uninterested in our market unless they are building luxury homes.	10/25/2024 10:17 AM
7	Do you have a DEI statement?	10/25/2024 9:02 AM
8	Quality of life associated with very high density housing.	10/24/2024 7:07 PM
9	A CAP ON SHORT TERM RENTALS	10/24/2024 3:16 PM
10	I would hope you already know what information is important.	10/20/2024 10:01 PM
11	There are many empty homes in the region that do not get used at all. I have not seen anyone in a number of them on my street in years. Is there a program that could incentivize folks to open those up to rentals?	10/19/2024 4:51 AM
12	invasive species in the lake	10/18/2024 10:01 AM
13	Whether developers are meeting needs for affordable housing.	10/17/2024 12:03 PM
14	Be more transparent about why it seems that the wealthy are able to build more and get approved faster than workforce locals. Whether accurate or not, that continues to be the perception of TRPA and the current environment and difficulties in getting small projects permitted only has increased it.	10/14/2024 11:52 AM
15	The TRPA has such stiff requirements that building costs here are a minimum of \$600/sq ft, causing only the wealthy or investors to be able to build. WTF? I'm trying to live here comfortably and am trying to build a simple garage on my property but your restrictions are making my options limited and not cost effective. Thanks a lot.	10/12/2024 7:52 AM
16	As much information as we ca get	10/11/2024 6:29 PM
17	Equity means "equal consideration" of ALL Tahoe residents. Adding ADUs to SFRs in narrow,	10/11/2024 5:24 PM

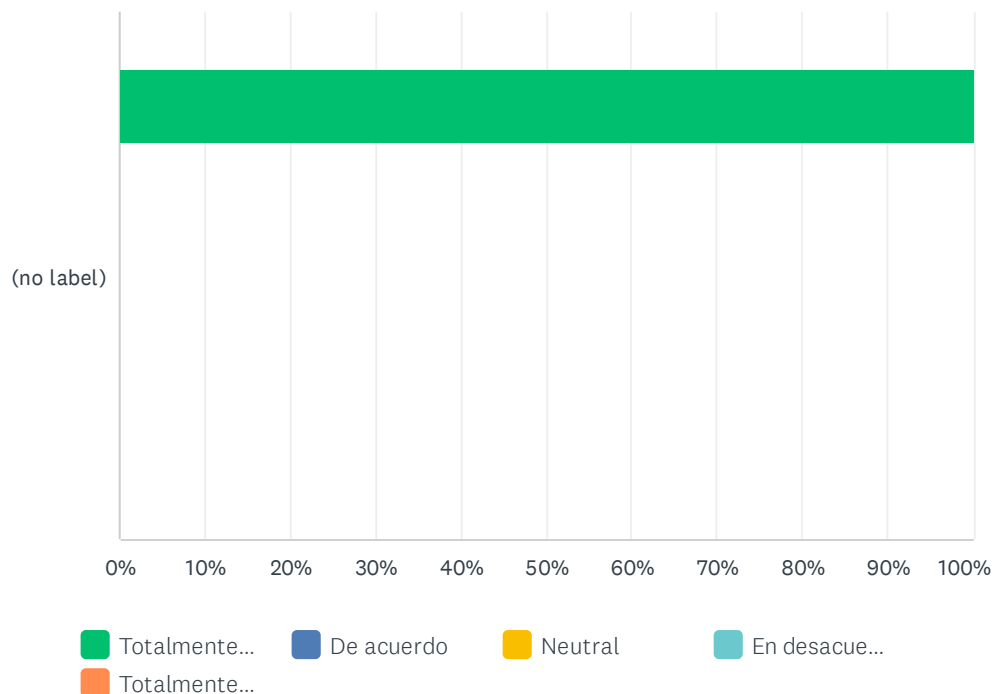
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winding basin streets is wildfire idiocy. Zoning was created for a reason, and that was to ensure one's residence wasn't disturbed by commercial activity. STRs are commercial activities. ADUs will be converted to STRs within short order. Lawsuits will be the only recourse. Stop making regulations that destroy residential peace and quiet and increase conflict and possible evacuation nightmares. The 2012 compact needs to be updated. Stop ramrodding through housing rules based on outdated data.

18	How many development rights are being used on large vs small homes? What can be done not just to incentivize smaller homes, but disincentivize very large homes?	10/11/2024 3:18 PM
19	What has worked in other communities; what do the affected people WANT and need; what incentives/disincentives can be provided to property owners and employers to get them to participate in this process?	10/7/2024 8:53 PM
20	Many "vacant" (unoccupied) homes are owned by out-of-town residents that pay utilities and property taxes- include those stakeholders in discussions as much as possible.	10/7/2024 11:38 AM
21	Rent control is needed! in addition to affordable housing options.	10/7/2024 11:08 AM
22	Review current number of duplicate business that overwhelmingly use minimum wage workers and limit.	10/6/2024 9:11 AM
23	https://cltweb.org/what-is-a-community-land-trust/ https://www.saintjosephclt.org/saint-joseph-community-land-trust	10/1/2024 7:05 AM
24	Listen more to the public! There is overwhelming opposition to the Palisades project yet it is approved.	9/27/2024 10:52 AM
25	TRPA has to simplify its own processes and directly support implementation by removing barriers or making it cost less. I like the marketing of cultivating community but without real action its just marketing. The first step is TRPA staff needs to be regularly in the community it serves, walking, talking and supporting small to midsize redevelopment. TRPA planners should also be experts on the commodities in a town and what has changed and what elements a cultivated community has. How would TRPA describe a cultivated community? Jobs, ownership, housing, environment, parking, transit. What are the existing ratios and where are we going..... There needs to be onboarding and training for Governing Board members and new staff.	9/26/2024 1:01 PM
26	Environmental impacts of overcrowding Town Centers has never been discussed or analyzed. Local nexus of traffic issues an example. Fair-share of all types of income levels in all areas, example Tahoe Vista and Kings Beach have plenty, what about downtown Tahoe City. There was a great opportunity missed by Placer County when allowing TCPUD to purchase the Tahoe Tree Company property	9/22/2024 9:33 AM
27	Re parking requirements for workforce housing: Not all of our workforce can live in Tahoe without a car. Many need a vehicle for their service jobs. Give them parking! Stop building parking lots for day visitors and instead, offer them transit in order to visit the lake. Residents and over-night visitors add to the economy. Most day visitors buy their gas and food at home and do not spend money locally ... but often leave their trash for others to clean. For existing parking lots for day visitors, charge a steep price and use the funds to support transit for all.	9/21/2024 1:51 PM

Q12 Dirigir el desarrollo en vecindarios compactos y transitables para limitar el impacto del desarrollo, revitalizar las comunidades y preservar las áreas naturales circundantes.

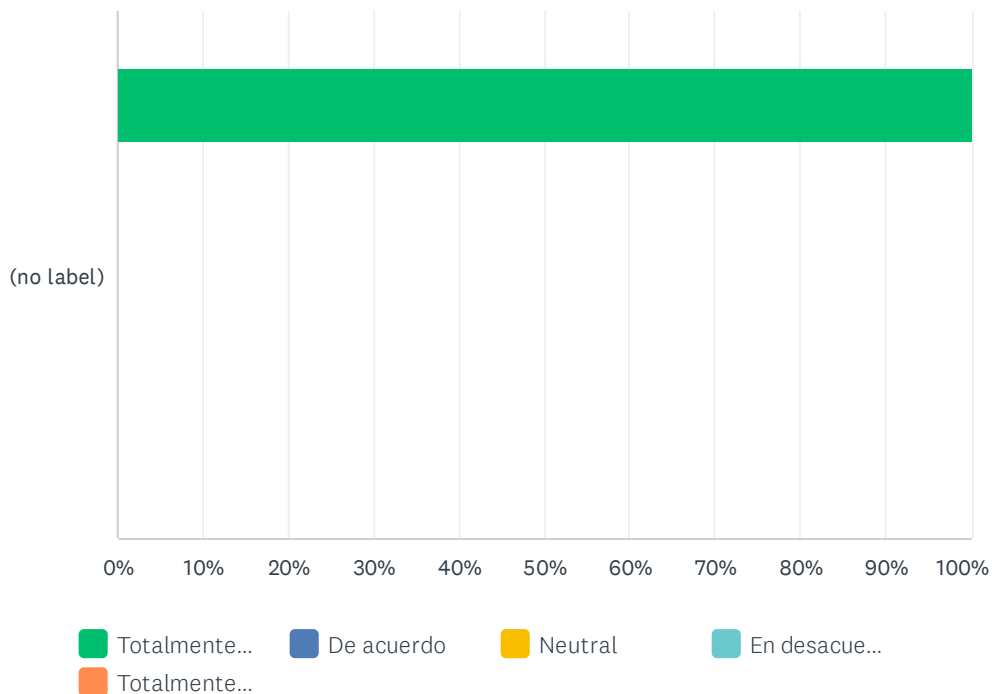
Answered: 1 Skipped: 92



	TOTALMENTE DE ACUERDO	DE ACUERDO	NEUTRAL	EN DESACUERDO	TOTALMENTE EN DESACUERDO	TOTAL	WEIGHTED AVERAGE
(no label)	100.00%	0.00%	0.00%	0.00%	0.00%	1	1.00
	1	0	0	0	0		

Q13 Promover una gama de opciones de vivienda para hogares de todos los niveles y tipos de ingresos.

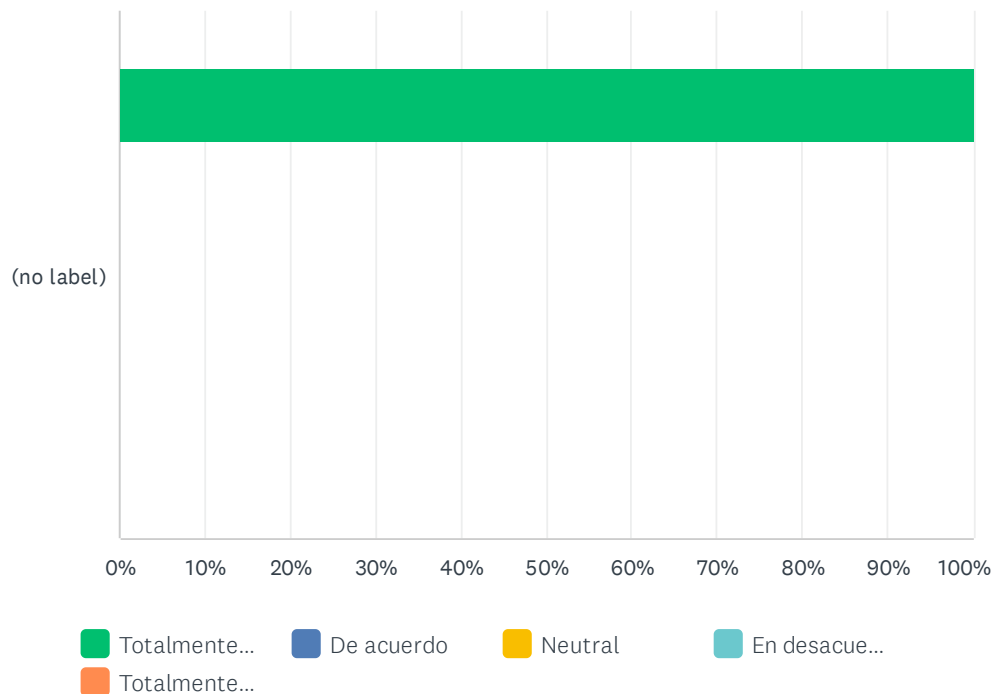
Answered: 1 Skipped: 92



	TOTALMENTE DE ACUERDO	DE ACUERDO	NEUTRAL	EN DESACUERDO	TOTALMENTE EN DESACUERDO	TOTAL	WEIGHTED AVERAGE
(no label)	100.00%	0.00%	0.00%	0.00%	0.00%	1	1.00
	1	0	0	0	0		

Q14 Fomentar que las viviendas más pequeñas y con menor impacto ambiental satisfagan las necesidades de vivienda.

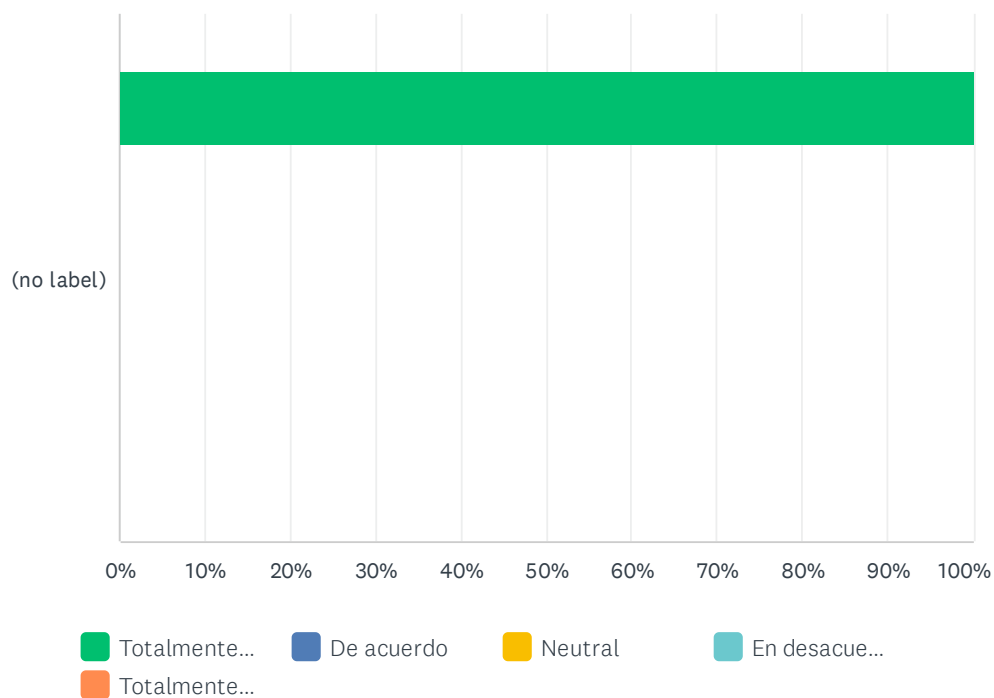
Answered: 1 Skipped: 92



	TOTALMENTE DE ACUERDO	DE ACUERDO	NEUTRAL	EN DESACUERDO	TOTALMENTE EN DESACUERDO	TOTAL	WEIGHTED AVERAGE
(no label)	100.00%	0.00%	0.00%	0.00%	0.00%	1	1.00
	1	0	0	0	0		

Q15 Minimizar el desplazamiento de los residentes actuales.

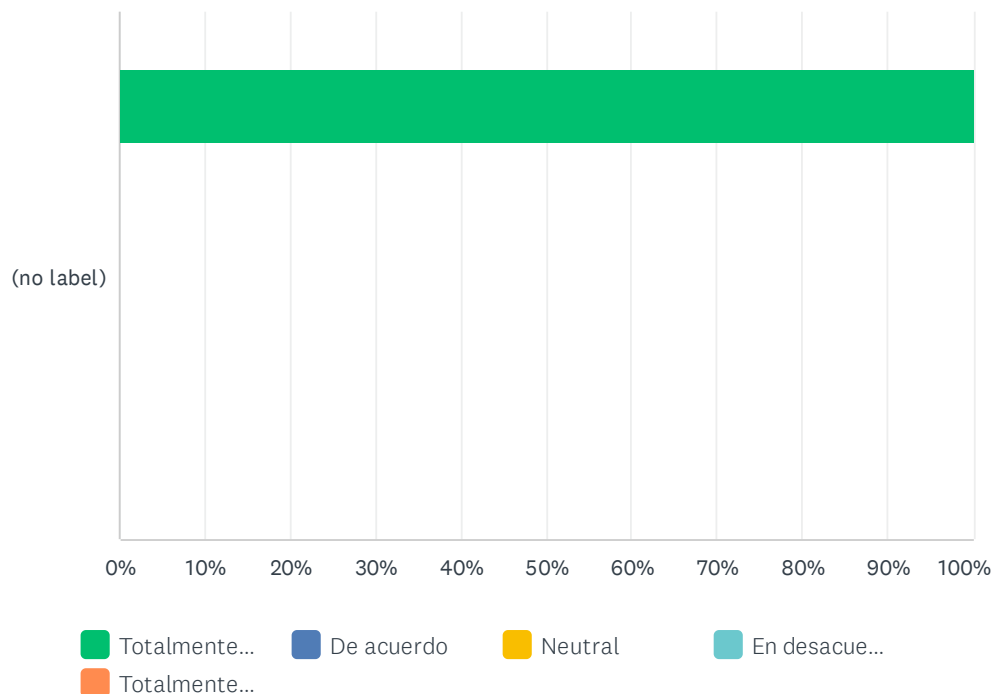
Answered: 1 Skipped: 92



	TOTALMENTE DE ACUERDO	DE ACUERDO	NEUTRAL	EN DESACUERDO	TOTALMENTE EN DESACUERDO	TOTAL	WEIGHTED AVERAGE
(no label)	100.00%	0.00%	0.00%	0.00%	0.00%	1	1.00
	1	0	0	0	0		

Q16 Trabajar con una diversidad de miembros de la comunidad y agencias asociadas para construir conocimiento, confianza y un sentido de propiedad en el proceso de planificación.

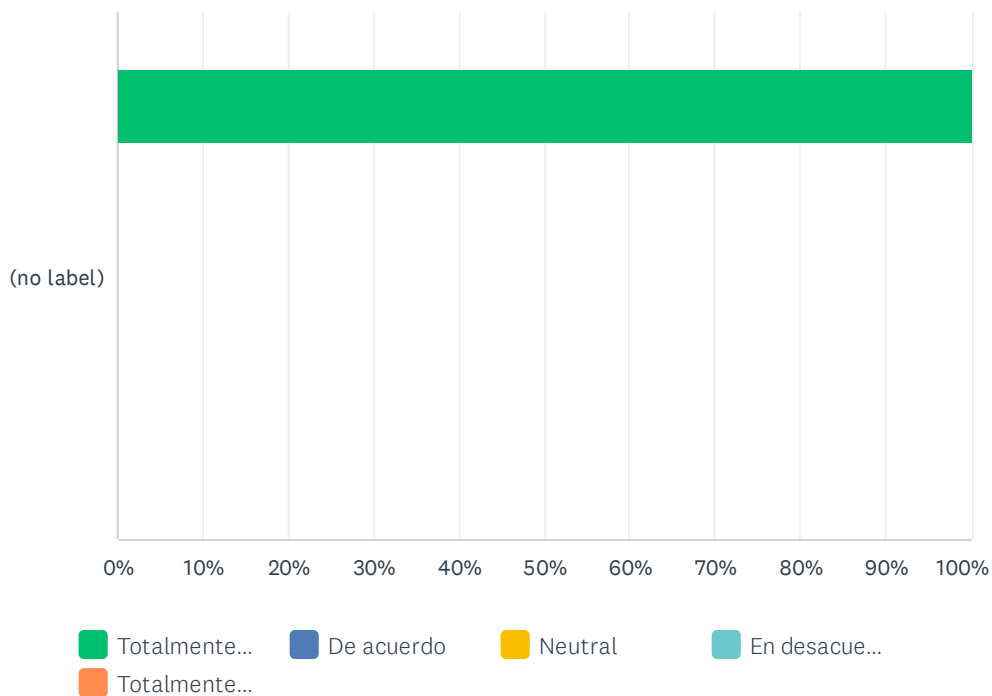
Answered: 1 Skipped: 92



	TOTALMENTE DE ACUERDO	DE ACUERDO	NEUTRAL	EN DESACUERDO	TOTALMENTE EN DESACUERDO	TOTAL	WEIGHTED AVERAGE
(no label)	100.00%	0.00%	0.00%	0.00%	0.00%	1	1.00
	1	0	0	0	0		

Q17 Garantizar el acceso equitativo de las comunidades prioritarias (familias, trabajadores, personas mayores, etc.) a una vivienda de calidad cerca de la educación, la recreación, el empleo, los servicios y otras oportunidades.

Answered: 1 Skipped: 92



	TOTALMENTE DE ACUERDO	DE ACUERDO	NEUTRAL	EN DESACUERDO	TOTALMENTE EN DESACUERDO	TOTAL	WEIGHTED AVERAGE
(no label)	100.00%	0.00%	0.00%	0.00%	0.00%	1	1.00
	1	0	0	0	0		

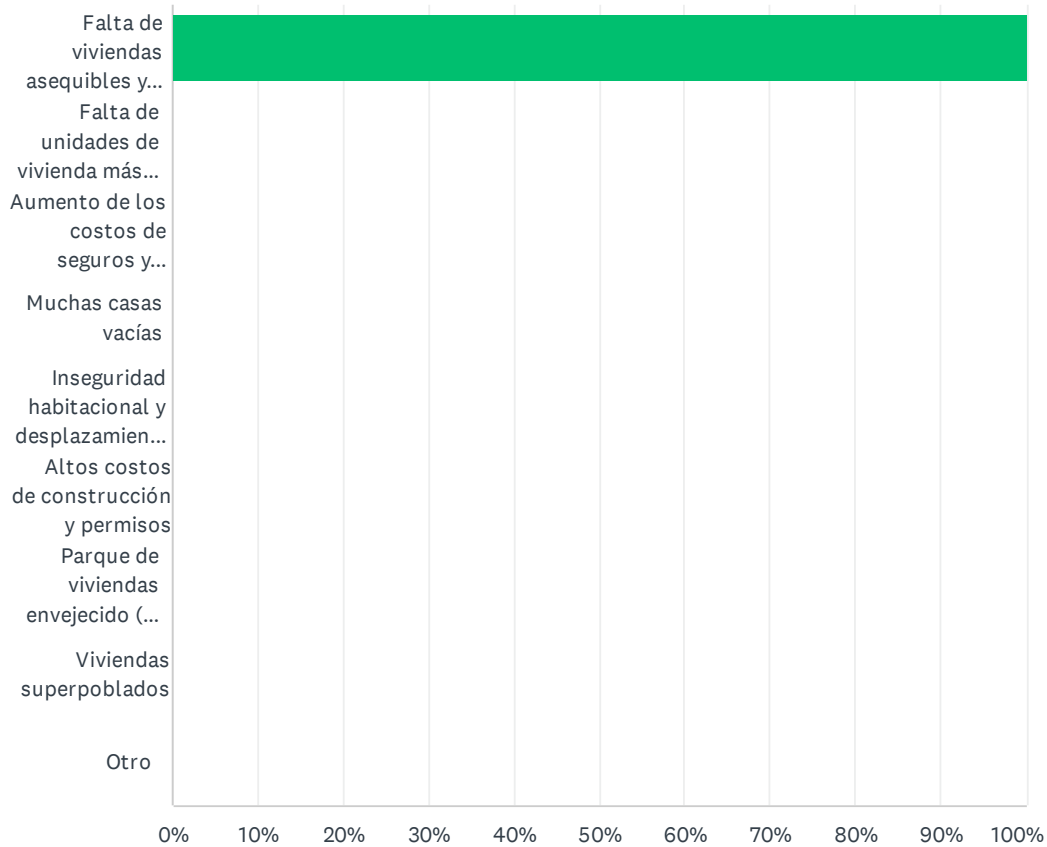
Q18 ¿Hay algún resultado que nos falte? Si es así, especifíquelo.

Answered: 0 Skipped: 93

#	RESPONSES	DATE
	There are no responses.	

Q19 De la siguiente lista, seleccione los 3 principales problemas de vivienda que enfrenta su comunidad o la región del Lago Tahoe:

Answered: 1 Skipped: 92



ANSWER CHOICES	RESPONSES	
Falta de viviendas asequibles y viviendas para trabajadores	100.00%	1
Falta de unidades de vivienda más pequeñas (por ejemplo, viviendas multifamiliares, viviendas iniciales)	0.00%	0
Aumento de los costos de seguros y servicios públicos	0.00%	0
Muchas casas vacías	0.00%	0
Inseguridad habitacional y desplazamiento de los residentes actuales	0.00%	0
Altos costos de construcción y permisos	0.00%	0
Parque de viviendas envejecido (por ejemplo, viviendas en malas condiciones)	0.00%	0
Viviendas superpoblados	0.00%	0
Otro	0.00%	0
Total Respondents: 1		

#	OTRO	DATE
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There are no responses.

Q20 En relación con los problemas de vivienda que identificó anteriormente, ¿tiene alguna idea grande (o pequeña) que crea que podría ayudar a abordar el problema o brindar soluciones a la crisis de vivienda de Lago Tahoe?

Answered: 0 Skipped: 93

#	RESPONSES	DATE
	There are no responses.	

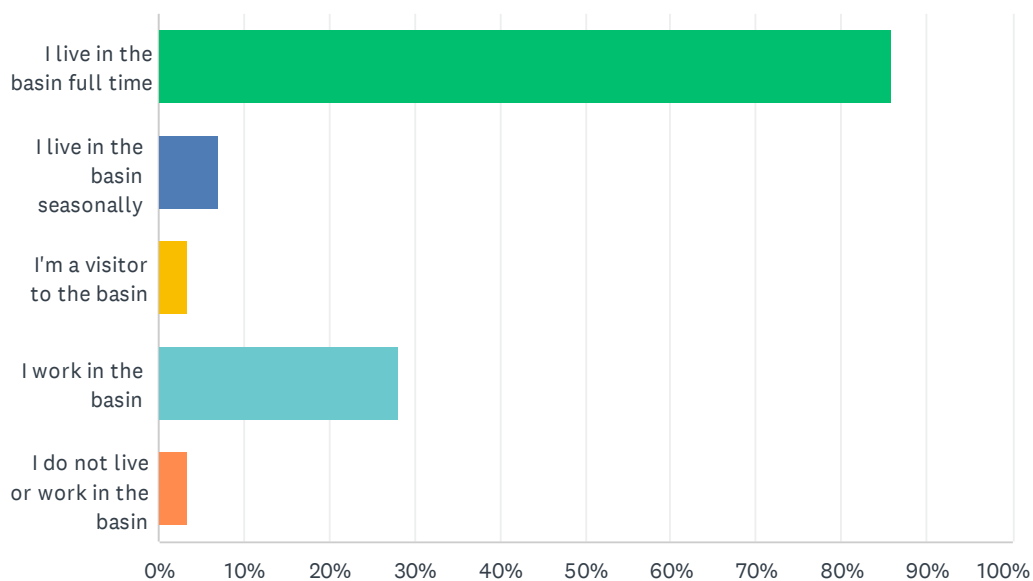
Q21 ¿Qué tipo de información sobre vivienda, clima y medio ambiente o equidad cree que nos ayudaría a tomar decisiones informadas? ¿Sobre qué le gustaría saber más?

Answered: 0 Skipped: 93

#	RESPONSES	DATE
	There are no responses.	

Q22 Do you live or work in the Lake Tahoe Basin? Select all that apply.

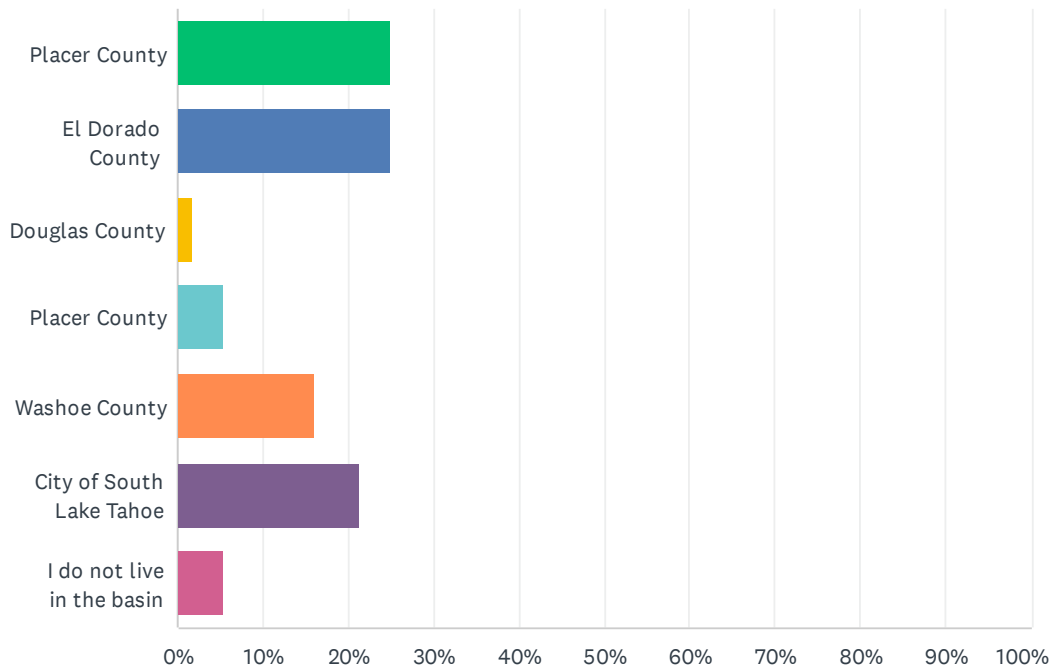
Answered: 57 Skipped: 36



ANSWER CHOICES	RESPONSES	
I live in the basin full time	85.96%	49
I live in the basin seasonally	7.02%	4
I'm a visitor to the basin	3.51%	2
I work in the basin	28.07%	16
I do not live or work in the basin	3.51%	2
Total Respondents: 57		

Q23 Where do you live in the Lake Tahoe Basin? (city/county)

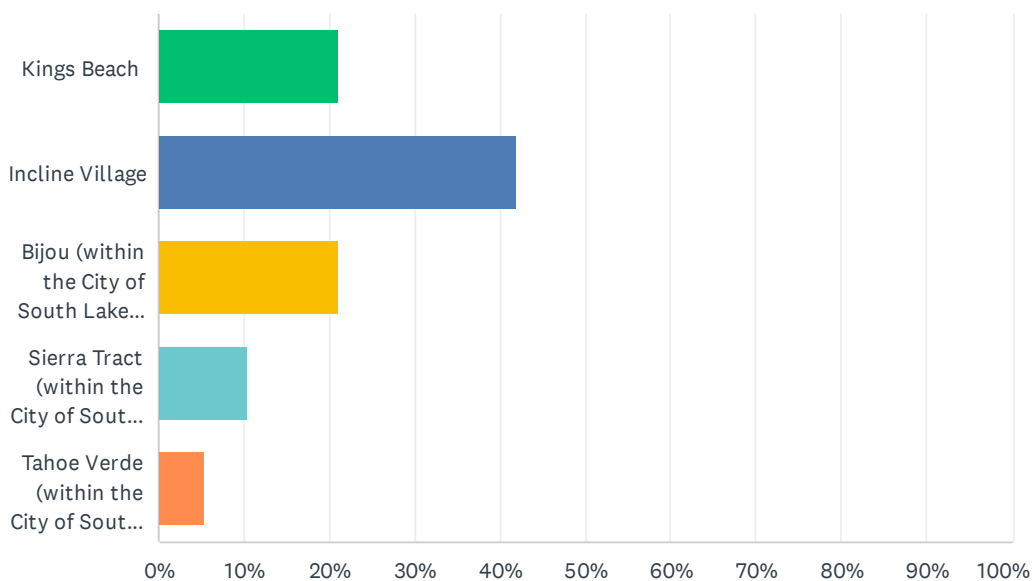
Answered: 56 Skipped: 37



ANSWER CHOICES	RESPONSES	
Placer County	25.00%	14
El Dorado County	25.00%	14
Douglas County	1.79%	1
Placer County	5.36%	3
Washoe County	16.07%	9
City of South Lake Tahoe	21.43%	12
I do not live in the basin	5.36%	3
TOTAL		56

Q24 Do you live in any of the following Community Priority Zones?

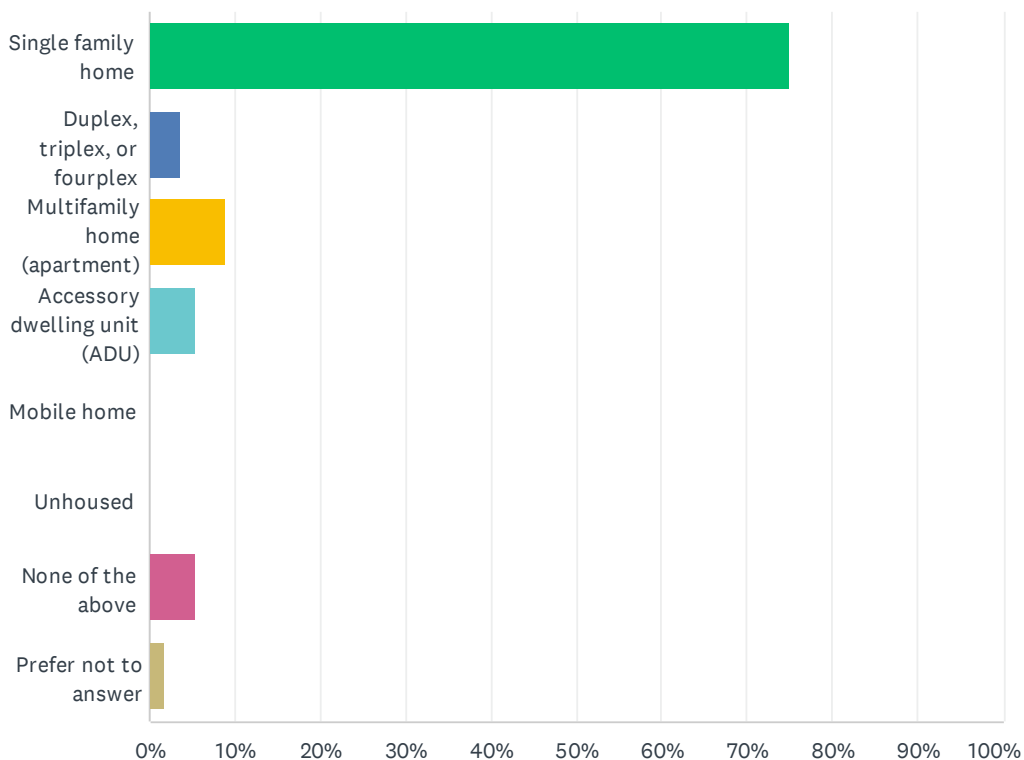
Answered: 19 Skipped: 74



ANSWER CHOICES	RESPONSES	
Kings Beach	21.05%	4
Incline Village	42.11%	8
Bijou (within the City of South Lake Tahoe)	21.05%	4
Sierra Tract (within the City of South Lake Tahoe)	10.53%	2
Tahoe Verde (within the City of South Lake Tahoe)	5.26%	1
TOTAL		19

Q25 What type of residence do you live in?

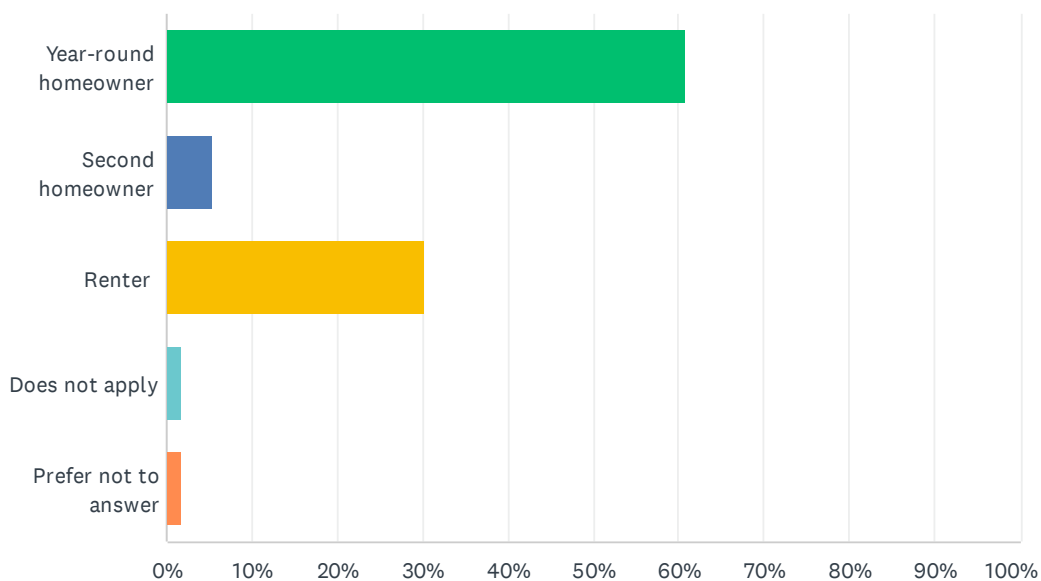
Answered: 56 Skipped: 37



ANSWER CHOICES	RESPONSES	
Single family home	75.00%	42
Duplex, triplex, or fourplex	3.57%	2
Multifamily home (apartment)	8.93%	5
Accessory dwelling unit (ADU)	5.36%	3
Mobile home	0.00%	0
Unhoused	0.00%	0
None of the above	5.36%	3
Prefer not to answer	1.79%	1
TOTAL		56

Q26 Do you own or rent your residence?

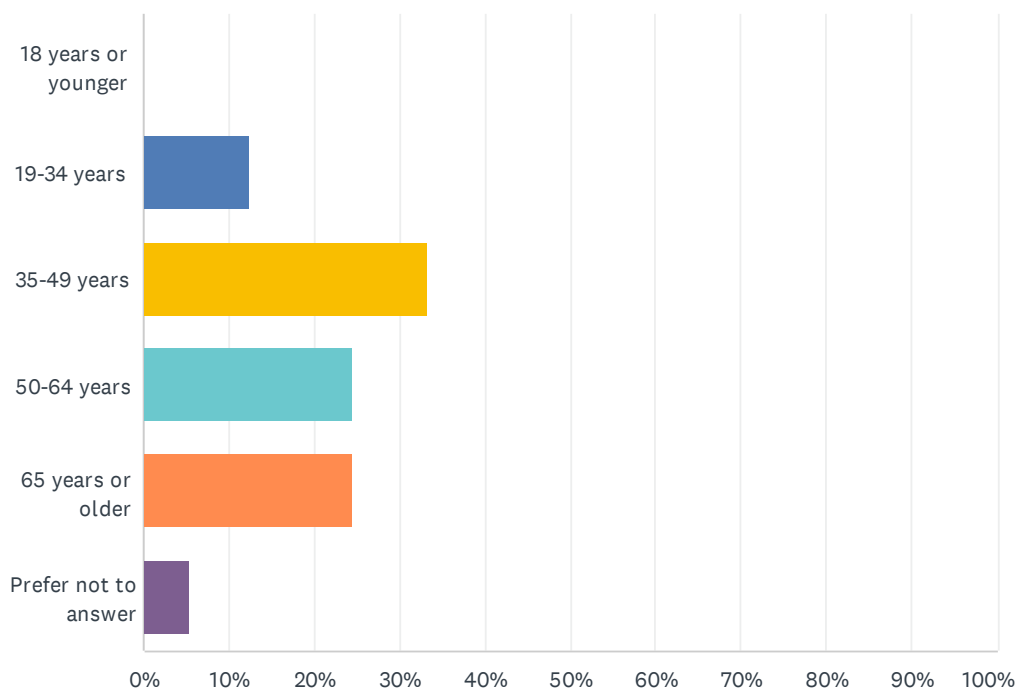
Answered: 56 Skipped: 37



ANSWER CHOICES	RESPONSES	
Year-round homeowner	60.71%	34
Second homeowner	5.36%	3
Renter	30.36%	17
Does not apply	1.79%	1
Prefer not to answer	1.79%	1
TOTAL		56

Q27 What is your age group?

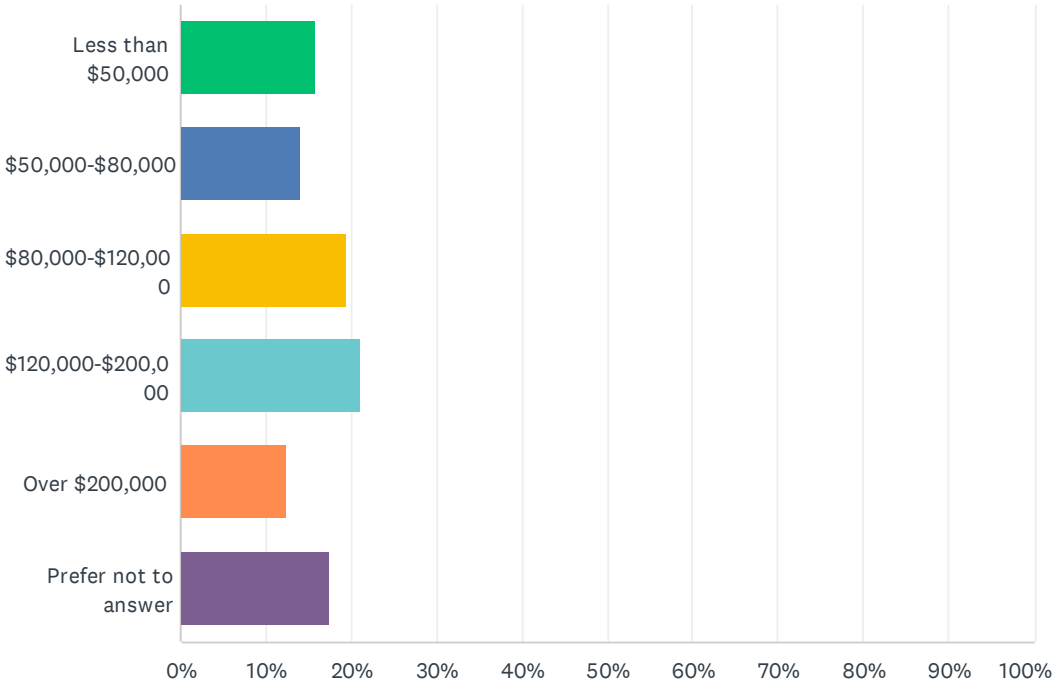
Answered: 57 Skipped: 36



ANSWER CHOICES	RESPONSES	
18 years or younger	0.00%	0
19-34 years	12.28%	7
35-49 years	33.33%	19
50-64 years	24.56%	14
65 years or older	24.56%	14
Prefer not to answer	5.26%	3
TOTAL		57

Q28 What is your annual household income level?

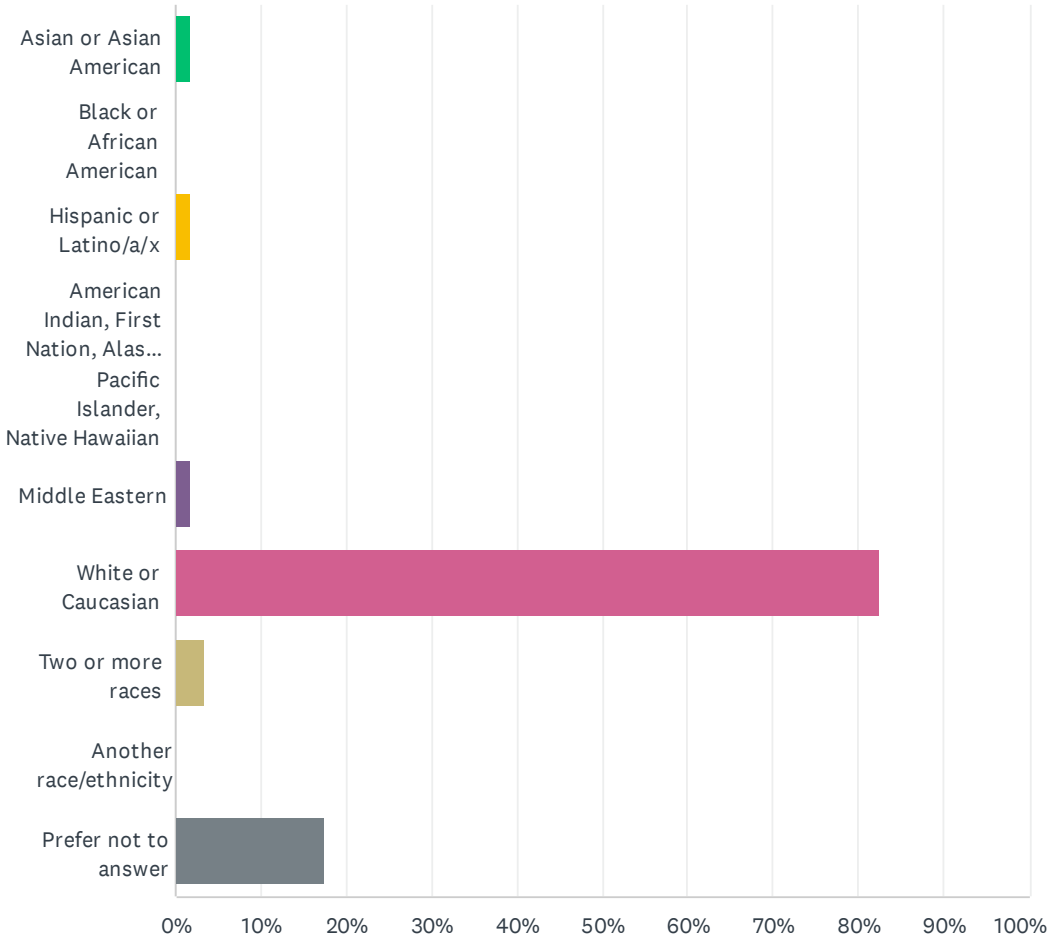
Answered: 57 Skipped: 36



ANSWER CHOICES	RESPONSES	
Less than \$50,000	15.79%	9
\$50,000-\$80,000	14.04%	8
\$80,000-\$120,000	19.30%	11
\$120,000-\$200,000	21.05%	12
Over \$200,000	12.28%	7
Prefer not to answer	17.54%	10
TOTAL		57

Q29 With which race or ethnic group(s) do you most identify?

Answered: 57 Skipped: 36

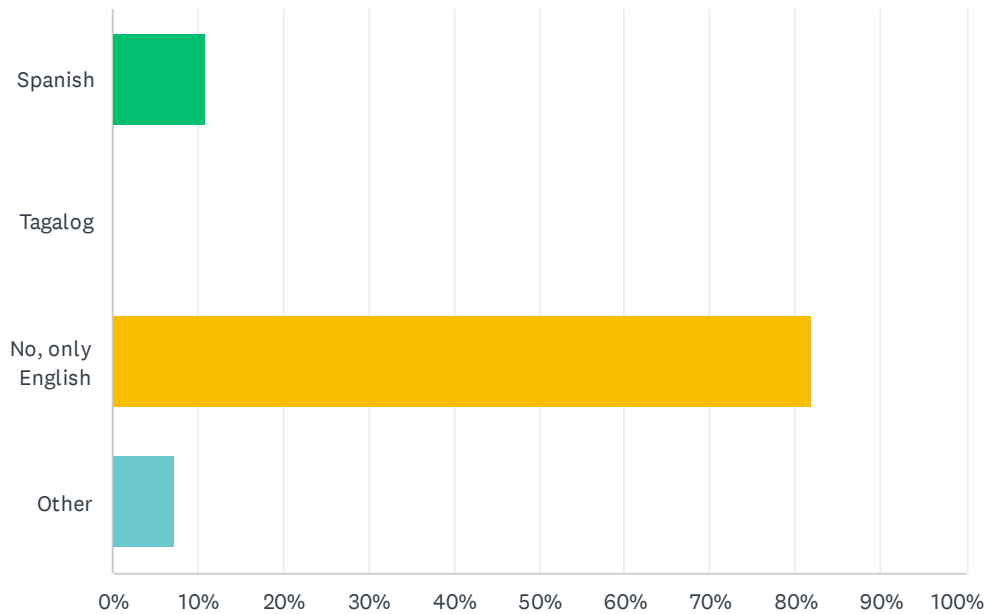


Tahoe Living Workshop Survey #1 Encuesta #1 sobre el Taller de Tahoe Living

ANSWER CHOICES	RESPONSES	
Asian or Asian American	1.75%	1
Black or African American	0.00%	0
Hispanic or Latino/a/x	1.75%	1
American Indian, First Nation, Alaska Native, indigenous	0.00%	0
Pacific Islander, Native Hawaiian	0.00%	0
Middle Eastern	1.75%	1
White or Caucasian	82.46%	47
Two or more races	3.51%	2
Another race/ethnicity	0.00%	0
Prefer not to answer	17.54%	10
Total Respondents: 57		

Q30 Do you speak a language other than English at home?

Answered: 55 Skipped: 38

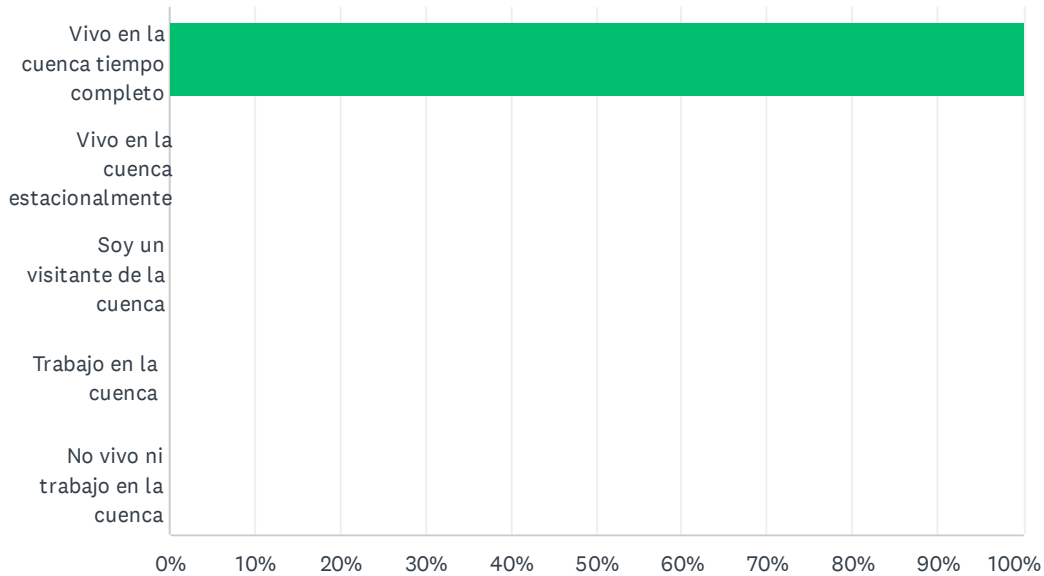


ANSWER CHOICES	RESPONSES
Spanish	10.91% 6
Tagalog	0.00% 0
No, only English	81.82% 45
Other	7.27% 4
TOTAL	55

#	OTHER	DATE
1	Sometimes ASL, American Sign Language.	10/24/2024 7:09 PM
2	french	10/23/2024 5:21 PM
3	English and a little Spanish	10/11/2024 5:25 PM
4	english but trying spanish and others	9/26/2024 1:02 PM

Q31 ¿Vive o trabaja en el área del Lago Tahoe?

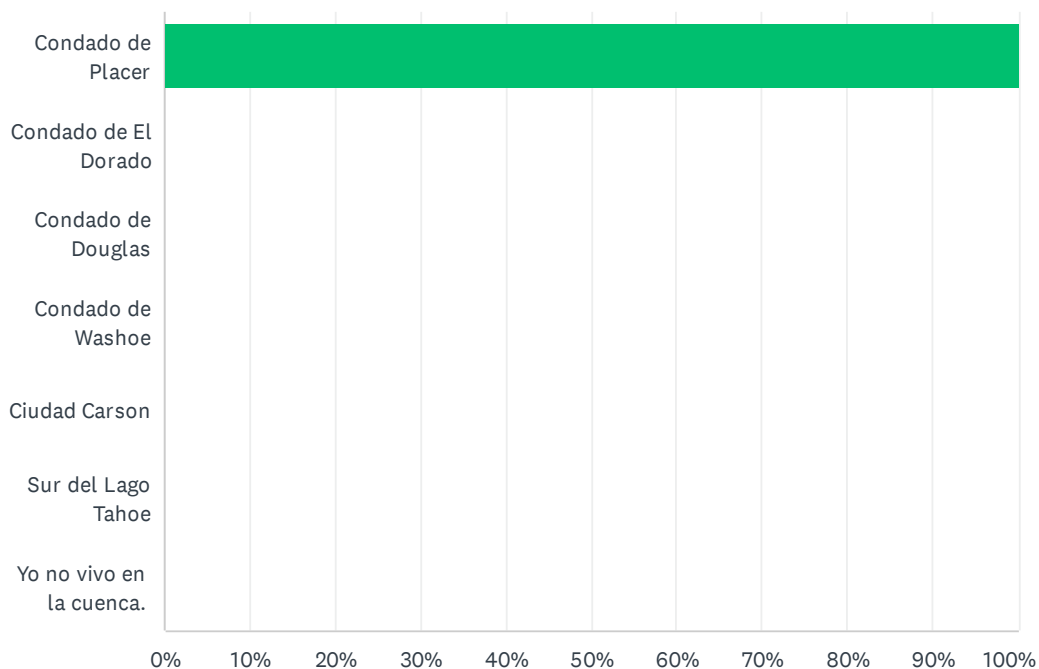
Answered: 1 Skipped: 92



ANSWER CHOICES	RESPONSES	
Vivo en la cuenca tiempo completo	100.00%	1
Vivo en la cuenca estacionalmente	0.00%	0
Soy un visitante de la cuenca	0.00%	0
Trabajo en la cuenca	0.00%	0
No vivo ni trabajo en la cuenca	0.00%	0
Total Respondents: 1		

Q32 ¿Dónde vives en la cuenca del Lago Tahoe? (ciudad/condado)

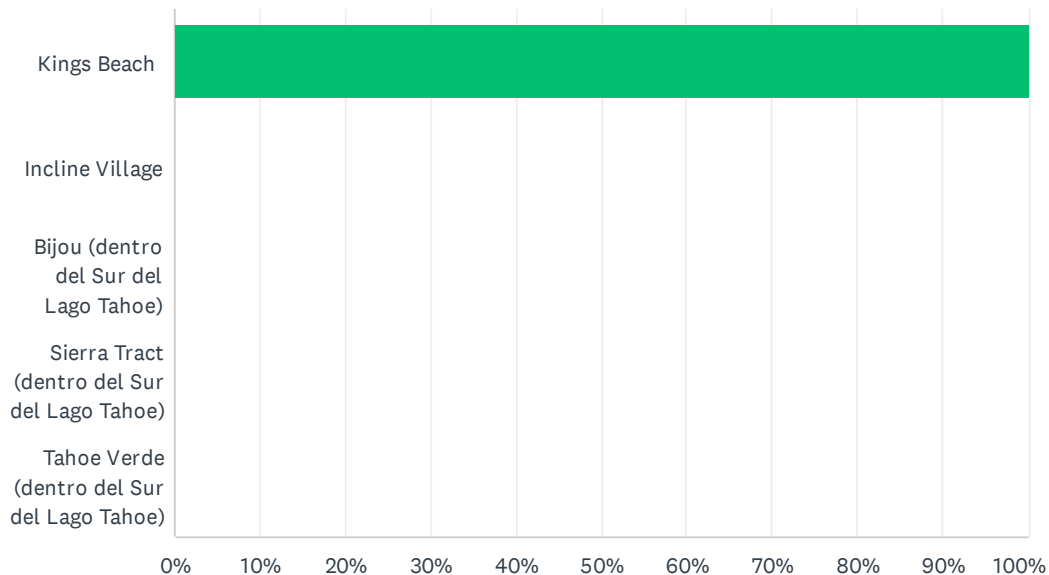
Answered: 1 Skipped: 92



ANSWER CHOICES	RESPONSES	
Condado de Placer	100.00%	1
Condado de El Dorado	0.00%	0
Condado de Douglas	0.00%	0
Condado de Washoe	0.00%	0
Ciudad Carson	0.00%	0
Sur del Lago Tahoe	0.00%	0
Yo no vivo en la cuenca.	0.00%	0
TOTAL		1

Q33 ¿Vive en alguna de las siguientes Zonas de Comunidades Prioritarias?

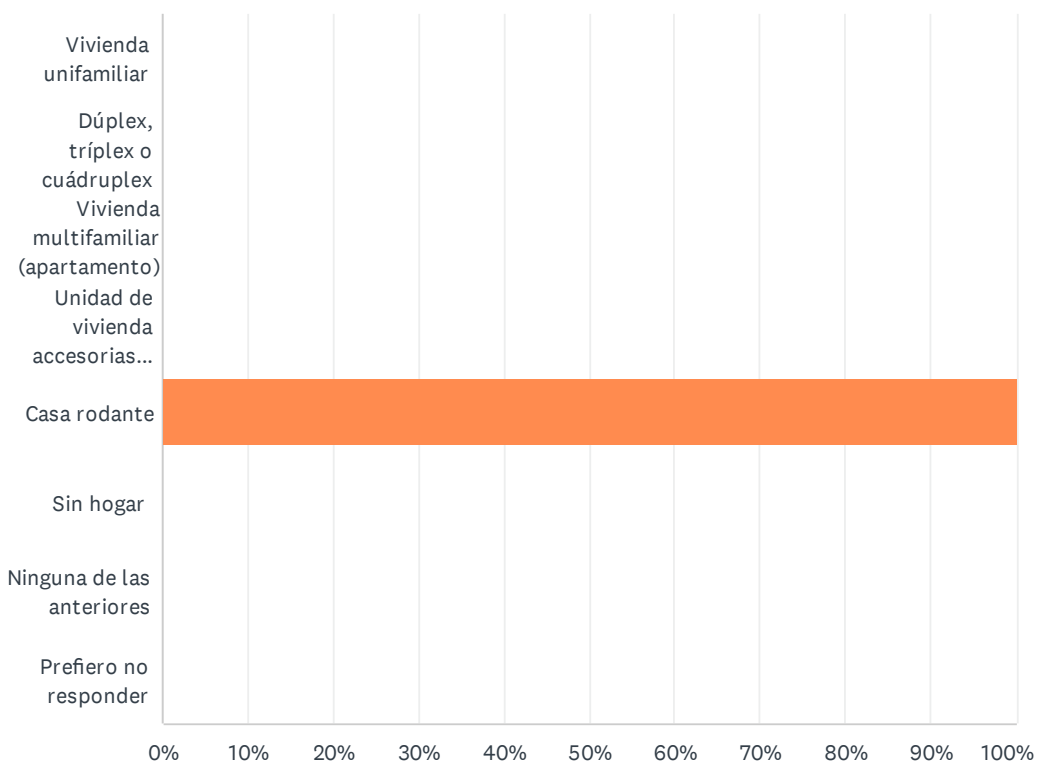
Answered: 1 Skipped: 92



ANSWER CHOICES	RESPONSES	
Kings Beach	100.00%	1
Incline Village	0.00%	0
Bijou (dentro del Sur del Lago Tahoe)	0.00%	0
Sierra Tract (dentro del Sur del Lago Tahoe)	0.00%	0
Tahoe Verde (dentro del Sur del Lago Tahoe)	0.00%	0
TOTAL		1

Q34 ¿En qué tipo de residencia vive usted?

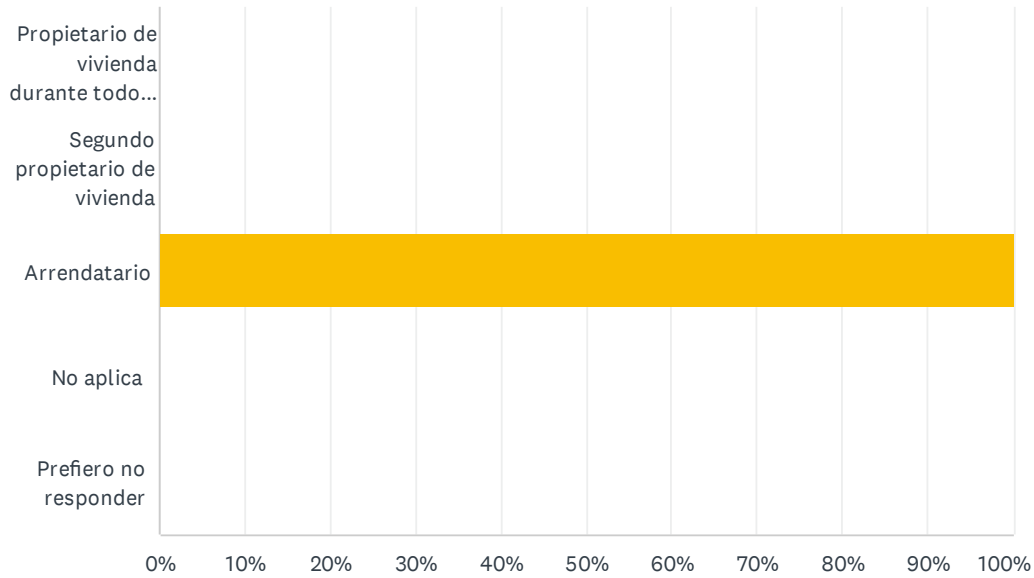
Answered: 1 Skipped: 92



ANSWER CHOICES	RESPONSES
Vivienda unifamiliar	0.00% 0
Dúplex, triplex o cuádruplex	0.00% 0
Vivienda multifamiliar (apartamento)	0.00% 0
Unidad de vivienda accesorias (ADU, por sus siglas en inglés)	0.00% 0
Casa rodante	100.00% 1
Sin hogar	0.00% 0
Ninguna de las anteriores	0.00% 0
Prefiero no responder	0.00% 0
TOTAL	1

Q35 ¿Es usted propietario o renta su vivienda?

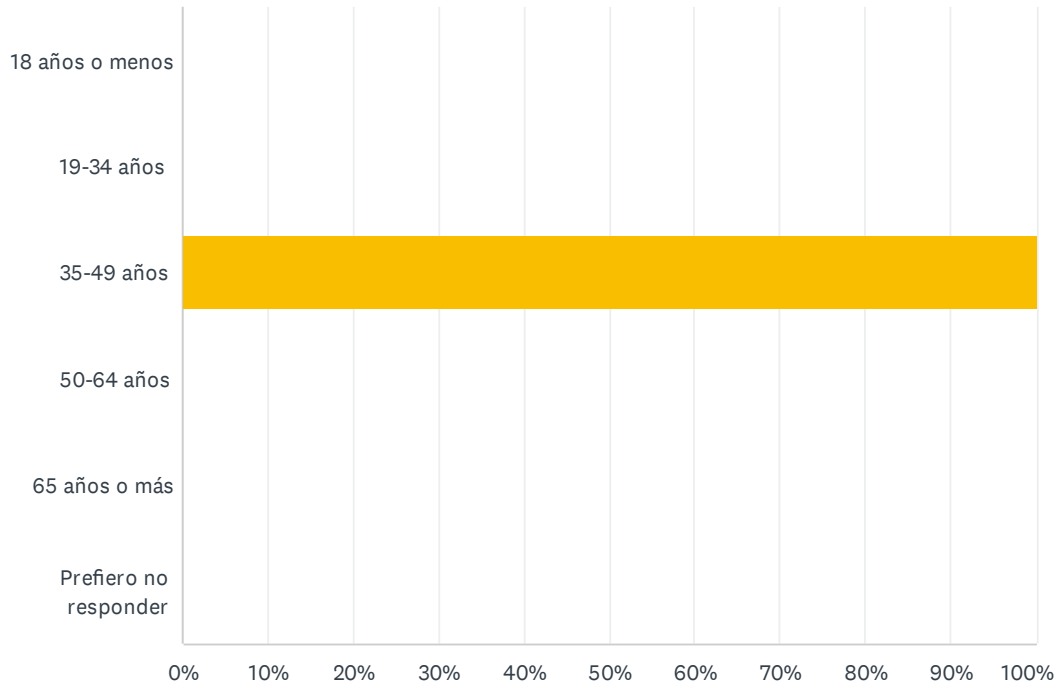
Answered: 1 Skipped: 92



ANSWER CHOICES	RESPONSES	
Propietario de vivienda durante todo el año	0.00%	0
Segundo propietario de vivienda	0.00%	0
Arrendatario	100.00%	1
No aplica	0.00%	0
Prefiero no responder	0.00%	0
TOTAL		1

Q36 ¿Cuál es su grupo de edad?

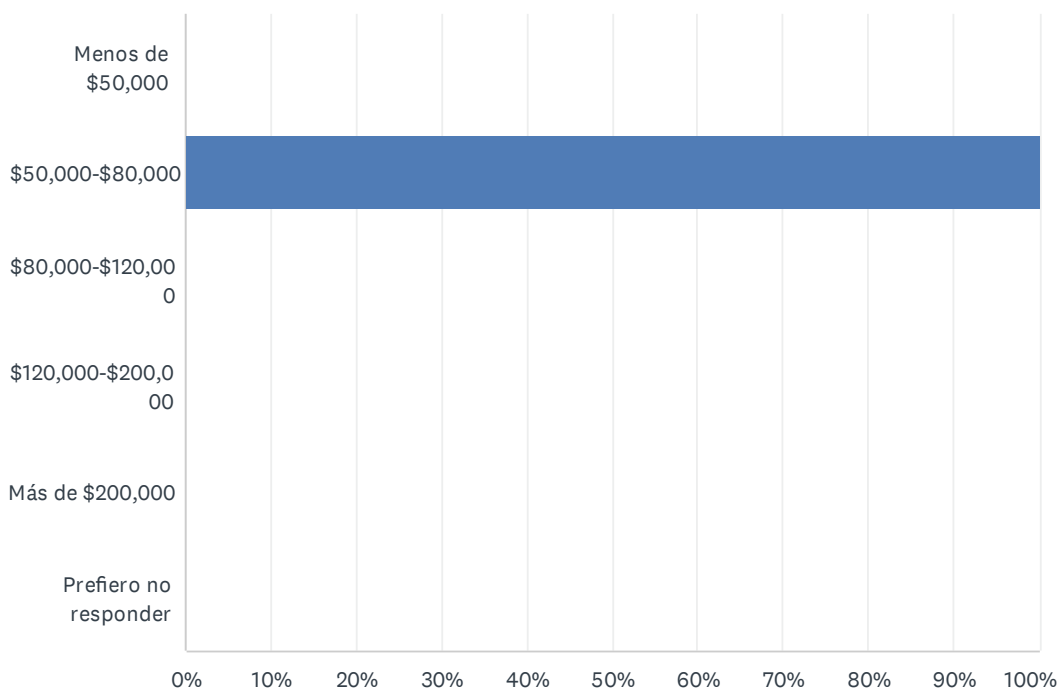
Answered: 1 Skipped: 92



ANSWER CHOICES	RESPONSES	
18 años o menos	0.00%	0
19-34 años	0.00%	0
35-49 años	100.00%	1
50-64 años	0.00%	0
65 años o más	0.00%	0
Prefiero no responder	0.00%	0
TOTAL		1

Q37 ¿Cuál es el nivel de ingresos anuales de su hogar?

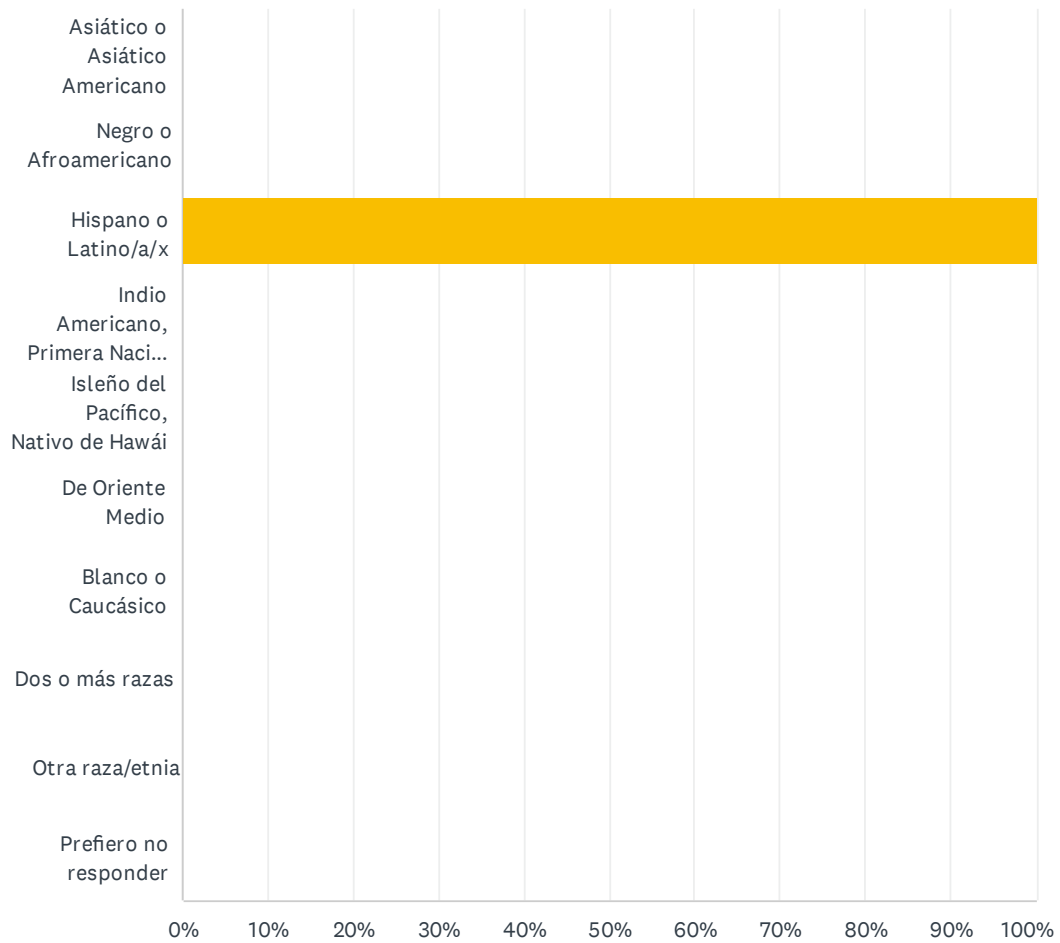
Answered: 1 Skipped: 92



ANSWER CHOICES	RESPONSES	
Menos de \$50,000	0.00%	0
\$50,000-\$80,000	100.00%	1
\$80,000-\$120,000	0.00%	0
\$120,000-\$200,000	0.00%	0
Más de \$200,000	0.00%	0
Prefiero no responder	0.00%	0
TOTAL		1

Q38 ¿Con qué raza o grupo(s) étnico(s) se identifica?

Answered: 1 Skipped: 92

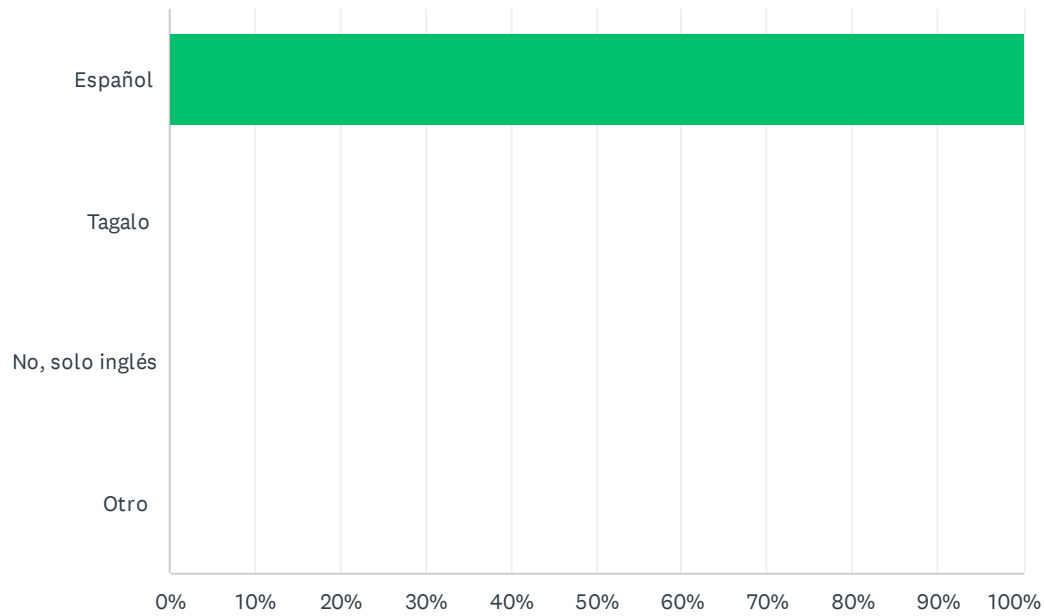


Tahoe Living Workshop Survey #1 Encuesta #1 sobre el Taller de Tahoe Living

ANSWER CHOICES	RESPONSES	
Asiático o Asiático Americano	0.00%	0
Negro o Afroamericano	0.00%	0
Hispano o Latino/a/x	100.00%	1
Indio Americano, Primera Nación, Nativo de Alaska, Indígena	0.00%	0
Isleño del Pacífico, Nativo de Hawái	0.00%	0
De Oriente Medio	0.00%	0
Blanco o Caucásico	0.00%	0
Dos o más razas	0.00%	0
Otra raza/etnia	0.00%	0
Prefiero no responder	0.00%	0
Total Respondents: 1		

Q39 ¿Habla usted en casa un idioma distinto del inglés?

Answered: 1 Skipped: 92



ANSWER CHOICES	RESPONSES
Español	100.00% 1
Tagalo	0.00% 0
No, solo inglés	0.00% 0
Otro	0.00% 0
TOTAL	1

#	OTRO	DATE
	There are no responses.	