

bae urban economics

Lake Tahoe Workforce Housing Needs Assessment

Prepared for the Tahoe Regional Planning Agency (TRPA)

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INTRODUCTION

The Tahoe Regional Planning Agency (TRPA) and basin partners recognize that affordable and workforce housing are vital to the health and vitality of our environment and communities. In light of this, TRPA is working to update the Lake Tahoe Regional Plan to make housing more accessible, while maintaining and improving environmental protections. This Workforce Housing Needs Assessment provides rough estimates of the number of workforce households living in, or commuting into, the Lake Tahoe Basin that exhibit unmet housing needs. The analysis is based on methods originally developed on behalf of the Tahoe Truckee Community Foundation (TTCF), which have been used to prepare similar estimates for the North Tahoe and Truckee area in 2016, 2021, 2023, and 2025.

The figures presented here represent a reasonable estimation of the existing unmet housing demand in the region for different income, housing size, and resident and worker categories. The estimates reflect demand coming from existing resident, non-resident, and seasonal worker households and, as such, illustrate the magnitude of the mismatch between the available housing stock and the types of housing that best suit the needs of the workforce. The estimates do not necessarily reflect the number of new housing units that need to be delivered to address the ongoing housing crisis. Because a portion of the identified housing need is driven by overpayment for housing, household overcrowding, and substandard housing conditions, a portion of the estimated housing need may be addressed through programs and strategies that target those specific symptoms of the housing crisis. Nonetheless, many of the housing problems that contribute to the identified housing needs are closely linked to, or are symptoms of, the chronic undersupply of housing in various unit size classes, rental and ownership categories, and at different price points. Strategies that increase the supply of housing that is available for full-time occupancy at price points that are affordable at workforce household incomes will be crucial to meeting the need. It is also important to note that addressing the housing need in one size or income category may free up housing in another category,¹ allowing households to “move up” to housing that better suits their needs.

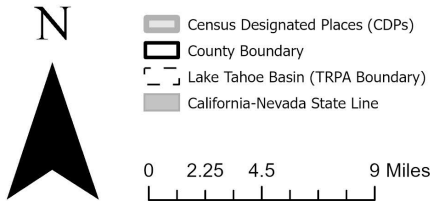
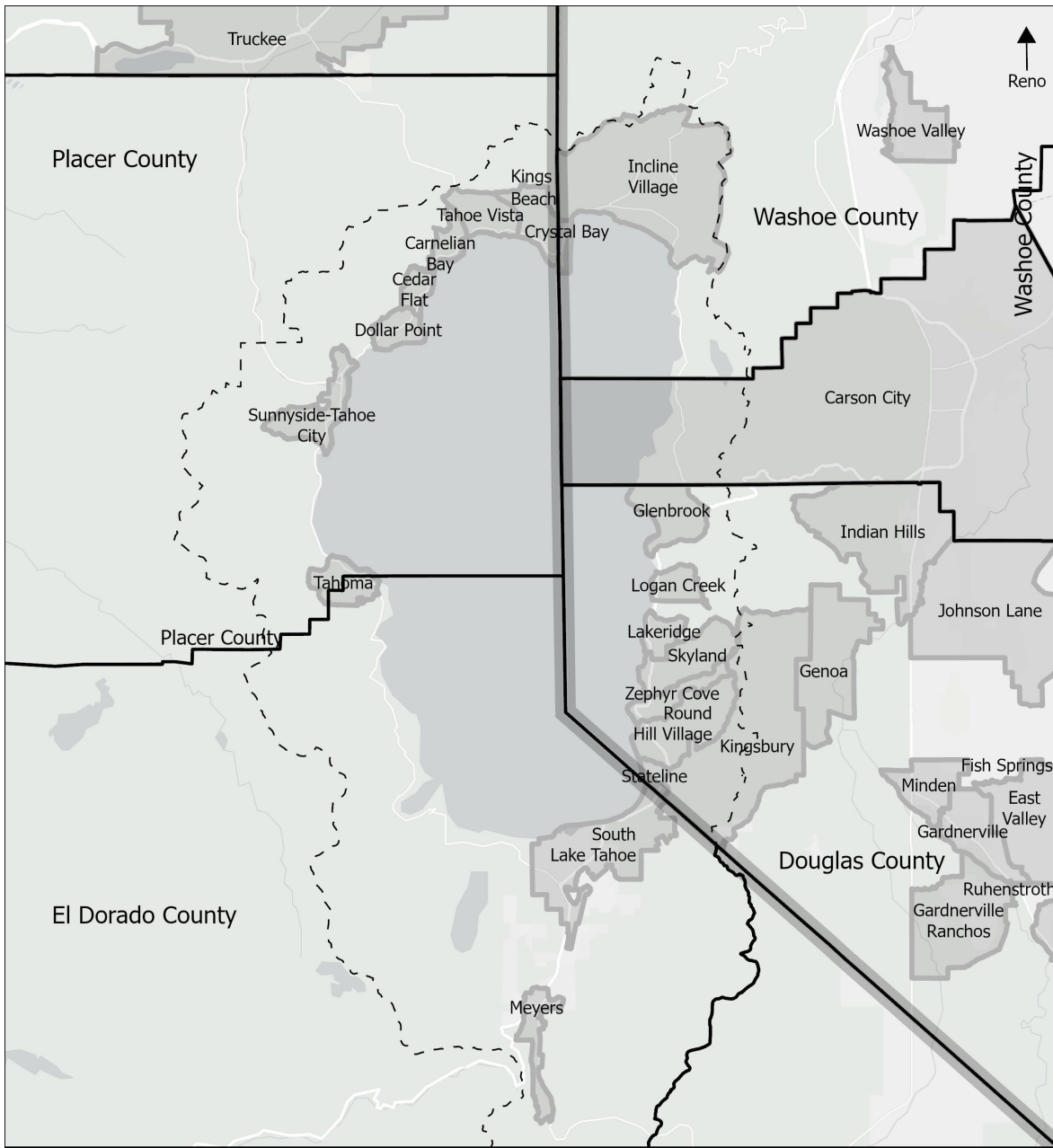
Key Findings

Basin-wide, around 62 percent of the housing need is for households with incomes that are less than 120 percent of Area Median Income (AMI), which is slightly higher than a previous region-wide estimate of 56 percent.² The greatest need for housing is for 1-bedrooms and 3-bedrooms, and of housing problems that Tahoe residents and workers face, as defined by the federal government, housing cost burden is the most prevalent, affecting 85 percent of those

¹ Note that for this to occur, the new housing must be occupied by existing resident households and cannot be absorbed by the second home market or by households moving into the region from elsewhere.

² TRPA summary of Regional Housing Needs Assessments: <https://www.trpa.gov/wp-content/uploads/Summary-of-Housing-Need-by-Income-Level-from-Regional-Housing-Needs-Assessment-Documents.pdf>. These numbers are 77 percent (2025) and 73 percent (2020), if selecting only for households that make less than 245 percent of AMI.

Figure 1: Lake Tahoe Basin Boundary with County and Census Designated Place Boundaries, 2020



Sources: U.S. Census Bureau, 2024 Tiger/Line Shapefiles; Tahoe Regional Planning Agency (TRPA); BAE, 2025.

renters with housing problems, and 94 percent of owners with housing problems.³ Overall, the housing need has increased about two percent since 2020.

Local Housing Programs

In the Tahoe Basin, local jurisdictions have been working for many years on a variety of programs and projects to address the housing need of their constituents, as well as meet state requirements for planning for and providing housing. These efforts are an important component of the on-going effort to address housing shortfalls both locally and throughout the region. These programs are described in more detail in the Local Housing Programs section.

Study Area Definition

The study area for this research includes the Lake Tahoe Basin, as defined by TRPA and illustrated in Figure 1 on the prior page, which includes the portions of El Dorado, Douglas, Placer, and Washoe counties, and the incorporated City of South Lake Tahoe, that fall within the Lake Tahoe Basin.⁴ While most of the report presents data for the Lake Tahoe Basin as a whole, subarea detail is provided in Appendix A for the five constituent jurisdictions.

Approach Summary

This Workforce Housing Needs Assessment is focused on estimating housing demand among four distinct 'cohorts,' each of which represents a distinct need within the region:

- **Resident Workforce** – Resident worker households include at least one year-round worker that is employed either within or outside of the region.
- **In-Commuter Workforce** – Households with at least one worker that commutes into the region but lives elsewhere.
- **Seasonal Workforce** – Resident worker households with only seasonal workers (workers may be employed within the region or outside of the region).⁵
- **Homeless/Unhoused** – People living, and potentially working, in the study area, without a safe, secure, and consistent place to live.

For the purposes of this analysis, unmet housing need (including people and households who are 'inadequately' housed, as well as those in need of housing) is defined to include a variety of different types of housing needs. For example, the definition includes households that

³ The department of Housing and Urban Development (HUD) defined housing problems to include substandard housing (i.e., lack of adequate kitchen and bathroom facilities), overcrowding, and high housing cost burdens, as well as households with zero or negative income.

⁴ While a portion of the Carson City rural area technically falls within the Lake Tahoe Basin, that area features limited development and no resident population, and is therefore excluded from the technical analysis.

⁵ Likely excludes some seasonal workers that relocate into the region for a very short time and who are not well documented in the available data, such as some J1 visa holders and international workers.

significantly overpay for housing (i.e., greater than 30 percent of income), who live in overcrowded conditions (i.e., more than one person per room), and households that live in substandard housing conditions (i.e., without complete kitchen and/or bathroom facilities), as documented by the U.S. Census Bureau.

In addition to the resident workforce household cohort, the unmet housing needs estimated here also include households that contain workers who are employed in the region, according to the Census Bureau, and who indicated that they would prefer to live in the region as part of a recent regional resident and workforce survey, but who are driven to commute due to a lack of adequate and affordable housing options.

Defining the Regional Workforce

According to the U.S. Census Bureau, there are roughly twice as many employed people living in the Basin than there are employed residents that work for Tahoe-based employers, as roughly half of employed residents commute out of the Basin to work elsewhere, or work remotely. Similarly, more than half of the workers employed in the basin commute in from outside the region (see Table 1). Combined, these data indicate that there are more than 40,000 workers associated with the Lake Tahoe Basin, either living within the region or commuting in for work. By comparison, the Tahoe Open Data Portal reports data from the 2020 Decennial Census that identified around 24,000 workers employed at locations in the Lake Tahoe Basin.

Table 1: Employed Resident and Workers Populations, Lake Tahoe Basin

	Estimate
Resident Workers in Households ('19-'23 ACS)	28,262
<i>Living and Working in Region (a)</i>	13,994
<i>Living in Region, Working Elsewhere (a)</i>	14,268
Workers Commuting Into Tahoe Basin ('22 LEHD)	12,111
Total Resident and In-Commuter workforce	40,373

Notes: (a) Based on the 2019-2023 ACS resident workers in households estimate and the 2022 LEHD workplace distribution.

Sources: U.S. Census 2019-2023 American Community Survey, Table B08014; Longitudinal Employer-Household Dynamics (LEHD), 2022; BAE, 2025.

Due to the increasing prevalence of ‘working poor’ and ‘van life’ individuals within the regional labor force, this research also identifies the number of homeless individuals living in the region, either on the street or in non-traditional types of housing, like living in vehicles or ‘couch surfing,’ as documented in the most recent Point-in-Time (PIT) Count. Although homeless and unhoused individuals may, or may not, be active members of the labor force,

their needs represent an important and extreme component of the regional housing need, and are therefore included as part of the workforce housing needs estimates presented here.

Data Sources

The Workforce Housing Needs Assessment relies primarily on a variety of publicly available government data sources. The research leverages the most current data available at the time the analysis was conducted. The following housing need estimates rely on data from the 2019-2023 American Community Survey (ACS) and the Longitudinal Employer-Household Dynamics (LEHD) datasets published by the U.S. Census Bureau, the 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) data set published by the U.S. Department of Housing and Urban Development (HUD), as well as data from the 2019-2023 Public Use Microdata Sample (PUMS) data set published by the U.S. Census Bureau. For in-commuter estimates, this research is also supplemented by a tailored regional resident and workforce survey that was administered by Raimi and Associates and Mariposa Planning in summer 2025 (Appendix D). The analysis also incorporates information on local homeless populations collected as part of the most recent available Point-in-Time (PIT) Counts for each jurisdiction in the Tahoe Basin. For more information on the data used for this research, please see the relevant section for each component (i.e., cohort) of the estimated need.

Key Definitions

The following are definitions for some of the key terms used throughout this report.

Unmet Housing Need and Inadequately Housed – Include resident households, both seasonal and year-round, that work either inside or outside the study area, that experience at least one of the four HUD defined housing problems, as well as in-commuter households that would prefer to live in the region if adequate housing was available in their price range, and homeless individuals and households already living in the region.

Area Median Income (AMI) – Equal to the median gross annual income for households living in the study area, calculated by HUD and California Department of Housing and Community Development (HCD) for 2025, and adjusted for household size, including:^{6 7}

Douglas County, NV: \$108,813	Placer County, CA: \$120,800
El Dorado County, CA: \$124,600	Washoe County, NV: \$110,500

Median Family Income (MFI) – Largely synonymous with the area median income

Point-in-Time (PIT) Count – The annual count of sheltered and unsheltered people experiencing homelessness on a given night in January. The PIT Count is administered by local Continuum of Care (CoC) organizations in coordination with HUD.

⁶ Median incomes reported for Nevada jurisdictions are based on reported fiscal year 2025 HUD Adjusted HOME income limits and extrapolated using the low-income value for a household of four.

⁷ Medina incomes reported for California jurisdictions are as reported by HCD for 2025.

Resident Workforce Household – Includes households with their primary residence in the study area that include at least one year-round worker, as documented in the ACS and the PUMS. Workers could be employed either inside the study area or outside the study area.

In-Commuter – Includes persons that are employed within the study area, but who live outside of the study area and who physically commute into the area for work.

In-Commuter Workforce Household – Includes households with at least one worker that commutes into the study area, but who lives outside of the study area.

Seasonal Workforce Household – Includes households with their primary residence located within the study area that include only seasonal workers, defined as those that work less than 50 weeks per year according to the ACS.

Homeless/Unhoused – Includes persons identified in the most recent available PIT Count.

Public Use Microdata Sample (PUMS) – A set of individual-level records from the ACS that allows users to create their own custom estimates and tabulations of available Census variables. PUMS data is edited to protect the confidentiality of respondents, with some information grouped or coded to prevent disclosure of confidential information.

Public Use Microdata Area (PUMA) – A non-overlapping geographic area used by the Census Bureau to tabulate data from the ACS and Decennial Census a part of the PUMS data set. Each PUMA contains at least 100,000 residents to ensure confidentiality.

Comprehensive Housing Affordability Strategy (CHAS) – A set of custom tabulations of data from the ACS provided to HUD by the U.S. Census Bureau, which document the prevalence of housing problems and housing needs, particularly among low-income households.

American Community Survey (ACS) – An annual survey of the U.S. population first introduced in 2005. The results are presented as either one-year or five-year averages, depending on the geographic scale. The ACS provides intercensal estimates for a wide variety of variables, and supplements the Decennial Census with detailed attribute data.

Longitudinal Employer-Household Dynamics (LEHD) – A program at the U.S. Census Bureau through which the states have agreed to share Unemployment Insurance earnings data and the Quarterly Census of Employment and Wages (QCEW) data with the Census Bureau. The program combines these and other administrative data, and data from censuses and surveys to generate statistics on employment, earnings, and job flows at detailed levels of geography and industry and for different demographic groups.

Quarterly Census of Employment and Wages (QCEW) – A program at the U.S. Bureau of Labor Statistics that publishes a quarterly count of employment and wages reported by employers covering more than 95 percent of U.S. jobs, available at the ZIP Code, County, MSA, State, and national levels by major industry sector.

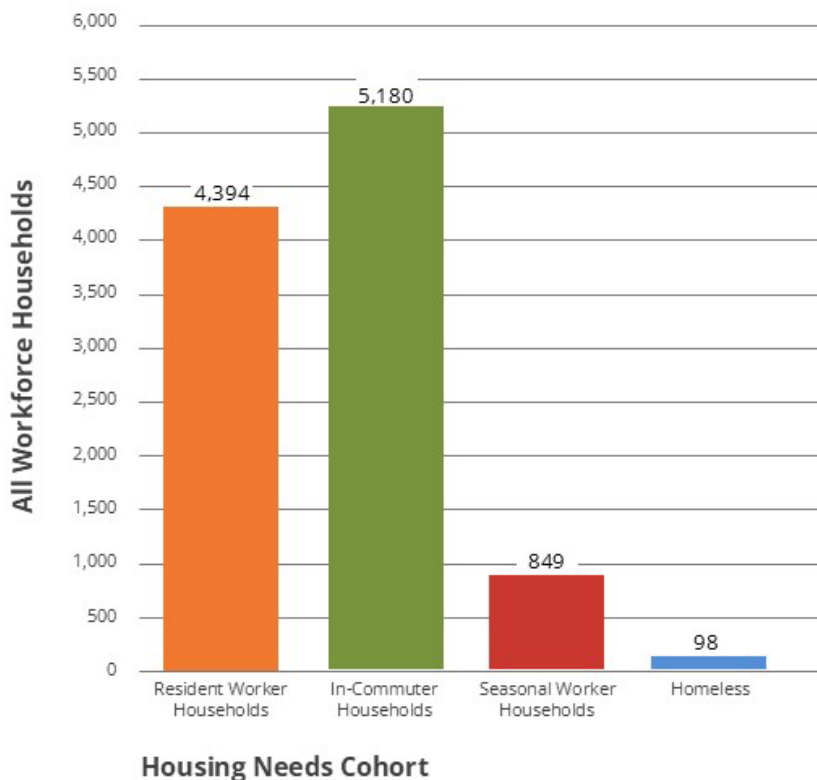
QUANTITATIVE NEEDS ASSESSMENT

The following section summarizes key assumptions and the process used to generate the regional housing needs estimates, as well as key outputs from the housing needs model.

Total Unmet Housing Need

Figure 2 illustrates the total estimated unmet housing need in the Lake Tahoe Basin in four key categories referenced in this report. Meeting this demand may include a combination of constructing new units, as well as programs designed to improve affordability, address overcrowding, and mitigate substandard housing conditions. The estimates reflect the existing unmet housing demand originating from existing resident and non-resident worker households in the region. The data indicate that 4,394 resident workforce households earning incomes of 245 percent of AMI and below are inadequately housed. The housing needs model excludes households earning greater than 245 percent of AMI, which roughly represents the average income needed to afford market rate single-family for-sale housing throughout most of the Lake Tahoe Basin. The 245 percent of AMI figure is also used for consistency with the upper income limit used in the 2025 Truckee-North Tahoe Housing Needs Assessment. In-commuters represent the largest sub-group, reflecting a need of approximately 5,180 units,

Figure 2: Total Unmet Housing Need (in Units) by Cohort, ≤ 245% of AMI, 2025



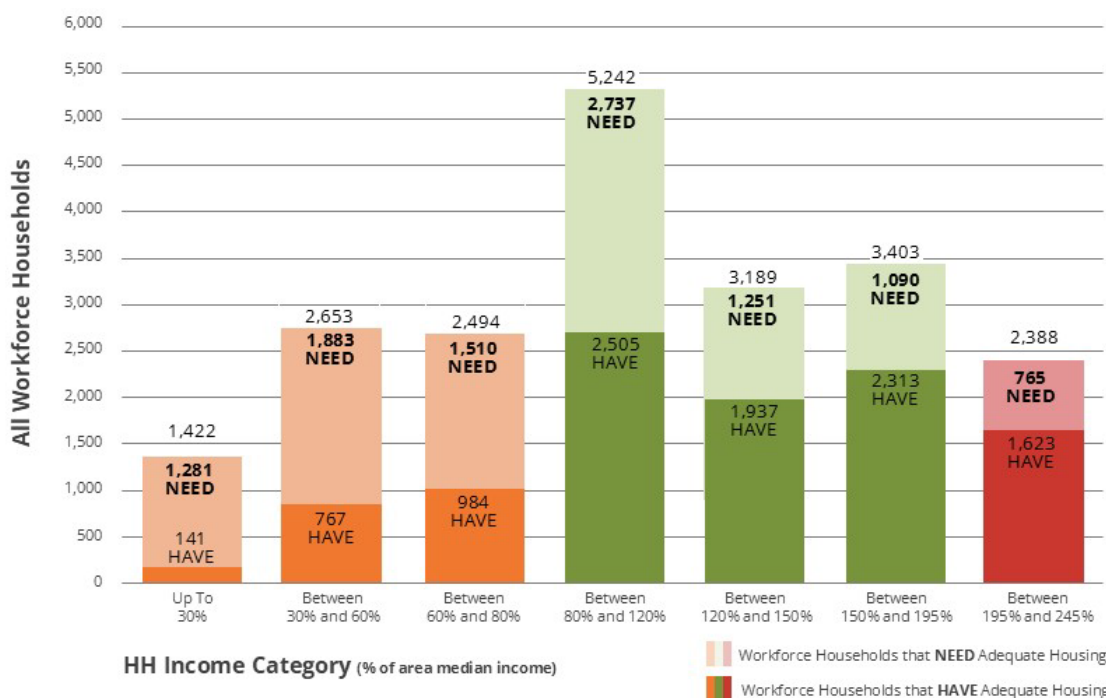
Sources: BAE, 2025.

which is driven by the relatively high levels of in-commuting that exist between the Lake Tahoe Basin and surrounding population centers.⁸ Roughly 850 resident seasonal worker households are also inadequately housed. The model also includes 98 homeless individuals, which are assumed synonymous with households, as part of the 2024 and 2025 PIT Counts.⁹

Housing Needs by Income Category

Figure 3, illustrates the order of magnitude of workforce housing demand in the Lake Tahoe Basin region by income level, including differentiation between households that are adequately housed and those that are inadequately housed. The data reflect the overall distribution of households by income level, with lower-income households having a higher likelihood of facing various types of housing problems, such as overpayment and overcrowding, and exhibit unmet housing needs. For example, 90 percent of households earning 30 percent of AMI or less and 71 percent of households earning 30 to 60 percent of AMI have unmet housing needs, compared to around 32 percent of those earning 150 to 245 percent of AMI.

Figure 3: Households With and Without Outstanding Housing Needs, ≤ 245% of AMI, Lake Tahoe Basin



Sources: BAE, 2025.

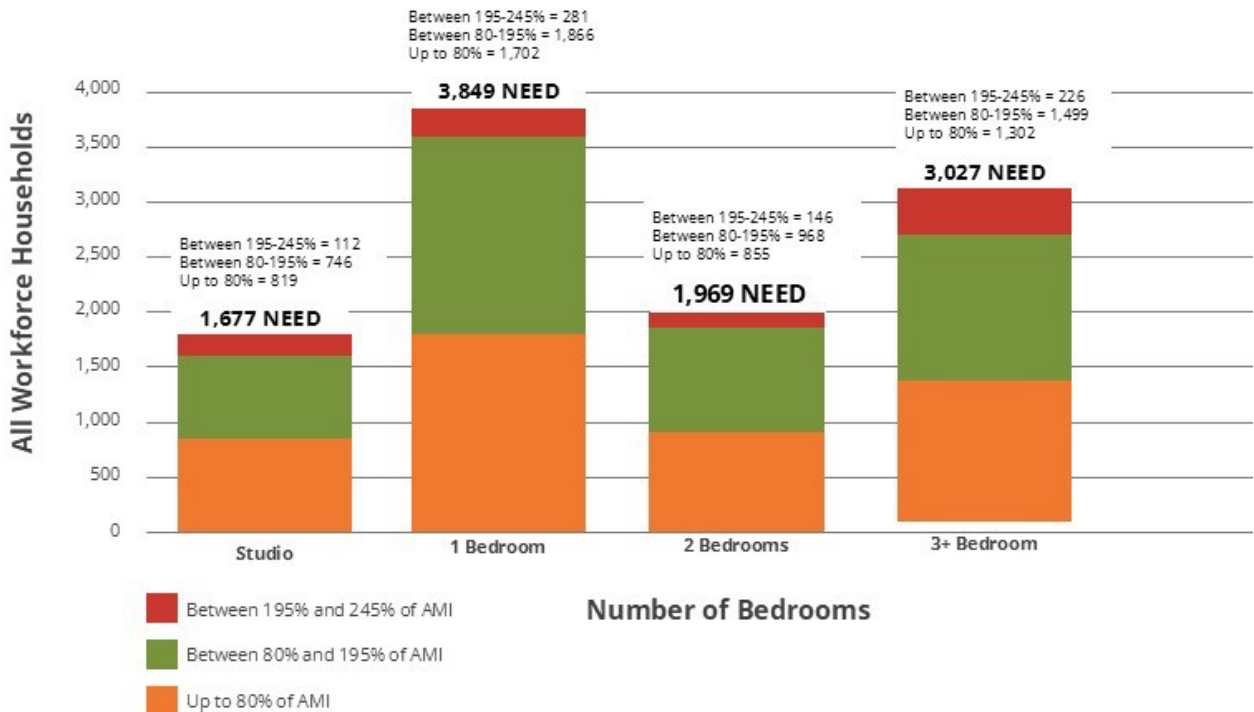
⁸ The in-commuter cohort reflects the portion of in-commuter households that would prefer to live in the region (based on survey data) if adequate housing options were available in their price range.

⁹ The PIT Count is notably conducted in January, per federal requirements, which likely impacts the number and relative visibility of homeless persons in the community.

Housing Needs by Unit Size

Figure 4, further summarizes the breakdown of unmet housing needs by unit size and income level. Note that unit size is determined based on household size, with households being assumed to occupy the smallest housing unit available without triggering overcrowded conditions. This recognizes that smaller housing units are often more affordable and that housing cost is a primary driver of housing needs within the region. The appropriate size of a housing unit was determined based on one of a number of definitions used by the U.S. Department of Housing and Urban Development (HUD), which defines an appropriately sized housing unit as have one person per bedroom, plus one. Under this definition, a four-person family household (i.e., two parents and two children), could occupy a three-bedroom housing unit or larger without triggering an overcrowded condition. By comparison, a one-person household would occupy a studio unit, while a two-person household would occupy a one-bedroom housing unit. While BAE recognizes that many households tend to overconsume housing by occupying units that are larger than they might otherwise need, the purpose of this research is to identify the housing resources that are needed to meet the existing unmet need. Therefore, assuming that households occupy the smallest unit available without being overcrowded appropriately prioritizes housing affordability as a key regional housing goal.

Figure 4: Unmet Housing Need by Unit Size and Income Level, ≤ 245% of AMI

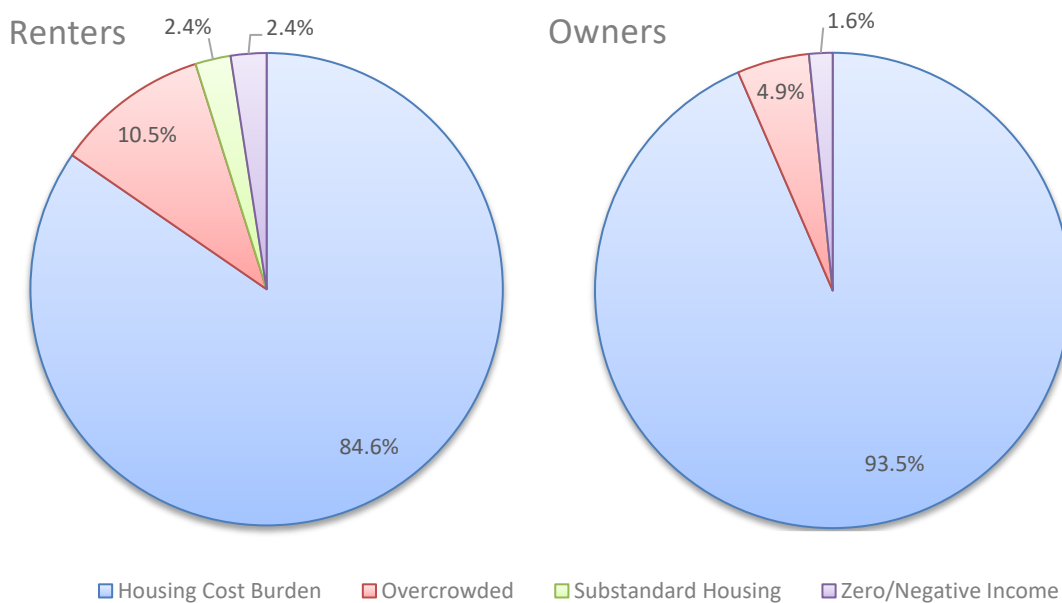


Sources: BAE, 2025.

Housing Problems by Type and Tenure

As noted in the introduction, unmet housing needs for resident year-round and resident seasonal workforce households are estimated based on the prevalence of the four HUD defined housing problems, including lack of adequate kitchen facilities, lack of adequate bathroom facilities, overcrowding, and high housing cost burdens. While households may experience more than one housing problem, HUD has also established a rough hierarchy of housing problems, ranking them from most to least severe (substandard conditions being the most severe and cost burden being the least). Figure 5 illustrates the share of owner and renter households with housing problems, by most severe housing problem type. The data illustrate that by far the most prevalent housing problem is cost burden, with only around five to ten percent of all households with housing problems being overcrowded. Substandard housing is reportedly uncommon among owner households, according to HUD, while around 2.4 percent of renter households were reportedly living in substandard conditions. Please refer to Appendix B for more information on the prevalence of housing problems by subarea.

Figure 5: Share of Households with HUD Defined Housing Problems by Type and Tenure, 2017-2021, Comprehensive Housing Affordability Study (CHAS)



Source: HUD, CHAS, 2017-2021; BAE, 2025.

Resident Workforce Housing Need

The unmet resident workforce housing demand estimates are based on the existing workforce housing demand from year-round and seasonal resident worker households in the region. This includes households that live in the region that include employed people, whether they work in the region, commute outside of the region, or work remotely for employers located elsewhere.

The following two sections summarize the unmet housing demand from the existing resident worker households in the region based on the share of worker households that experience at least one of the four housing problems tracked by HUD. Additional breakouts by jurisdiction are provided in Appendices A and C. The estimates are based on the number of resident worker households in each cohort by household income and household size, based on the Census PUMS data, multiplied by the proportion of households within each income category that experienced one of the four HUD defined housing problems between 2017 and 2021, as reported in the HUD CHAS dataset. Households were translated to housing units based on the HUD definition for an appropriately sized unit referenced above (i.e., one person per bedroom, plus one).

Year-Round and Seasonal Workers

This analysis classifies year-round workers and seasonal workers based on the number of weeks worked per year. Year-round workers are defined as those who work 50 or more weeks per year, while seasonal workers are defined as those who work less than 50 weeks per year. According to ACS data covering the 2019 through 2023 period, there were an estimated 17,293 households with at least one year-round or seasonal worker in the region during the 5-year period. BAE applied average annual household growth rate for the Lake Tahoe Basin as documented by the Census Bureau between 2010 and 2020 to estimate the 2025 household total. Evaluation of more recent data suggests that the historical growth rate of 0.3 percent likely remains representative of current trends. Based on these assumptions, this analysis estimates that there are 17,779 resident worker households in the region.

BAE used data from the 2019-2023 PUMS data set published by the U.S. Census Bureau to estimate the total number of existing resident worker households with only seasonal workers and the distribution of seasonal worker-only households by household income level and household size. Based on the PUMS data, seasonal worker-only households make up approximately 10.2 percent of all existing resident worker households in the region. This share was applied to the current total number of resident worker households (17,779 households) to estimate the number of seasonal worker-only households (1,810 households) and the number of resident worker households with at least one year-round worker (15,969 households) in the region.

Resident Workforce Housing Need

Table 2 shows the unmet demand by income level and unit size for existing resident worker households with at least one year-round worker. There are an estimated 4,679 resident worker households that are inadequately housed, and 4,394 earning 245 percent of AMI or less (i.e., the income needed to afford market rate for-sale housing). Around 49 percent of the existing resident worker households with unmet housing needs are lower-income households with household incomes less than 80 percent of AMI. Notably, moderate-income households with incomes between 80 percent and 120 percent of AMI account for 28 percent of the existing unmet need from resident worker households with at least one year-round worker.

Table 2: Unmet Housing Demand from Resident Workforce Households by Household Income and Unit Size (a)

HH Income as Percent of AMI	Unmet Demand by Unit Size				Total Unmet Demand (Units)
	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	
Up to 30% of AMI	70	189	101	160	520
Between 30% and 60% of AMI	132	356	191	301	980
Between 60% and 80% of AMI	108	290	156	246	801
Between 80% and 120% of AMI	174	467	251	396	1,288
Between 120% and 150% of AMI	57	153	82	130	422
Between 150% and 195% of AMI	31	82	44	69	226
Between 195% and 245% of AMI	21	57	30	48	156
Above 245% of AMI	38	103	55	88	285
Total Unmet Demand	632	1,697	912	1,438	4,679

Note:

(a) Resident workforce households are defined as households with at least one year-round worker. Year-round workers are those who work 50 or more weeks per year.

Sources: U.S. Census American Community Survey, 2019-2023 Public Use Microdata Sample; CA Dept. of Housing and Community Development (HCD), 2023; Dept. of Housing and Urban Development, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS); CA Dept. of Finance, 2025; BAE, 2025.

Seasonal Resident Workforce Housing Need

As shown in Table 3, there are an estimated 864 resident worker households with only seasonal workers that are inadequately housed, including 849 with incomes of 245 percent of AMI or less.¹⁰ Please note that this figure likely excludes some seasonal workers that travel into the region only temporarily. Most of the seasonal worker households with unmet housing needs (76 percent) are lower-income households with household incomes less than 80 percent of AMI. Moderate-income households with incomes between 80 and 120 percent of AMI account for 16 percent of the existing unmet need from seasonal worker households. Due to the smaller household sizes of existing seasonal worker households, most of the current unmet demand from seasonal resident worker households (approximately 67 percent) could potentially be met with studios or one-bedroom units.

¹⁰ Seasonal resident workforce households are defined as worker households with only seasonal workers. Seasonal workers are defined as those who work less than 50 weeks per year.

Table 3: Unmet Housing Demand from Seasonal Resident Workforce Households by Household Income and Unit Size (a)

HH Income as Percent of AMI	Unmet Demand by Unit Size				Total Unmet Demand (Units)
	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	
Up to 30% of AMI	86	137	50	59	331
Between 30% and 60% of AMI	63	100	36	43	242
Between 60% and 80% of AMI	22	35	13	15	85
Between 80% and 120% of AMI	35	56	21	24	137
Between 120% and 150% of AMI	8	13	5	6	31
Between 150% and 195% of AMI	3	5	2	2	12
Between 195% and 245% of AMI	3	4	2	2	11
Above 245% of AMI	4	6	2	3	15
Total Unmet Demand	224	356	130	154	864

Note:

(a) Seasonal resident workforce households are defined as worker households with only seasonal workers. Seasonal workers are defined as those who work less than 50 weeks per year.

Sources: U.S. Census American Community Survey, 2019-2023 Public Use Microdata Sample; CA Dept. of Housing and Community Development (HCD), 2023; Dept. of Housing and Urban Development, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS); CA Dept. of Finance, 2025; BAE, 2025.

In-Commuter Workforce Housing Need

BAE utilized 2022 U.S. Census Bureau’s LEHD data set to estimate the number of in-commuting workers who are currently employed in the region but live elsewhere. Based on these data, there were a total of 12,111 workers commuting into the region in 2022. The in-commuter worker growth rate from 2019 to 2022 (approximately 2.9 percent)¹¹ was used to estimate the current (2025) number of in-commuting workers (12,461 individuals). This figure was translated to worker households based on the average number of workers per worker household in the region according to ACS data for the period between 2019 and 2023 (1.6 workers per worker household), yielding an estimated 7,625 in-commuter worker households in 2025. BAE then utilized the household income distribution for all worker households in the PUMS dataset (including seasonal only-worker households) to estimate the number of in-commuter worker households by household income level and household size. The unmet housing demand from in-commuter worker households was then estimated based on the proportion of in-commuter survey respondents who indicated that they would be ‘somewhat likely’ or ‘very likely’ to relocate to the region if adequate housing options were available (approximately 82 percent), which is consistent with the approach used as part of the 2016 North Tahoe Truckee Workforce Housing Needs Assessment and later needs assessments.¹²

¹¹ LEHD

¹² Data from surveys conducted by the TTCF for the Tahoe-Truckee area indicate that the share of in-commuting workers surveyed in 2016, 2021, 2023, and 2025 that responded that they would be “very likely” or “somewhat likely” to relocate was very consistent over time, and it was the combination of these two responses, or the equivalent, which was used in the 2016 report. Therefore, it is BAE’s professional opinion that applying the 2025 survey results for the Tahoe Basin to the 2016 historical estimates results in an estimate that is reasonably likely to reflect the preferences of in-commuter households over time, and is comparable to previous estimates for purposes of the historical comparison in the Longitudinal Trends Analysis section.

As shown in Table 4 below, this analysis estimates an unmet need of 6,251 units for in-commuter households, including 5,180 with incomes of 245 percent of AMI or less.

Table 4: Unmet Housing Demand from In-Commuter Workforce Households by Household Income and Unit Size

HH Income as Percent of AMI	Unmet Demand by Unit Size				Total Unmet Demand (Units)
	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	
Up to 30% of AMI	49	122	63	98	331
Between 30% and 60% of AMI	98	244	126	195	664
Between 60% and 80% of AMI	92	230	119	184	624
Between 80% and 120% of AMI	194	483	250	386	1,312
Between 120% and 150% of AMI	118	294	152	235	798
Between 150% and 195% of AMI	126	313	162	251	852
Between 195% and 245% of AMI	88	220	114	176	598
Above 245% of AMI	158	394	204	315	1,071
Total Unmet Demand	923	2,299	1,189	1,839	6,251

Sources: U.S. Census American Community Survey, 2019-2023 Public Use Microdata Sample; CA Dept. of Housing and Community Development (HCD), 2023; Dept. of Housing and Urban Development, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS); U.S. Census Bureau LEHD Origin-Destination Employment Statistics, 2022; BAE, 2025.

Unhoused/Emergency Housing Need

Based on data from the 2024 and 2025 PIT Counts, there are an estimated 98 individuals experiencing homelessness in the region. Homeless and unhoused individuals are assumed to be synonymous with households due to limited information on household size. Due to a lack of information on income and household size, all homeless and unhoused individuals are assumed to be single individuals with incomes equal to 30 percent of AMI or less.

Longitudinal Trends Analysis

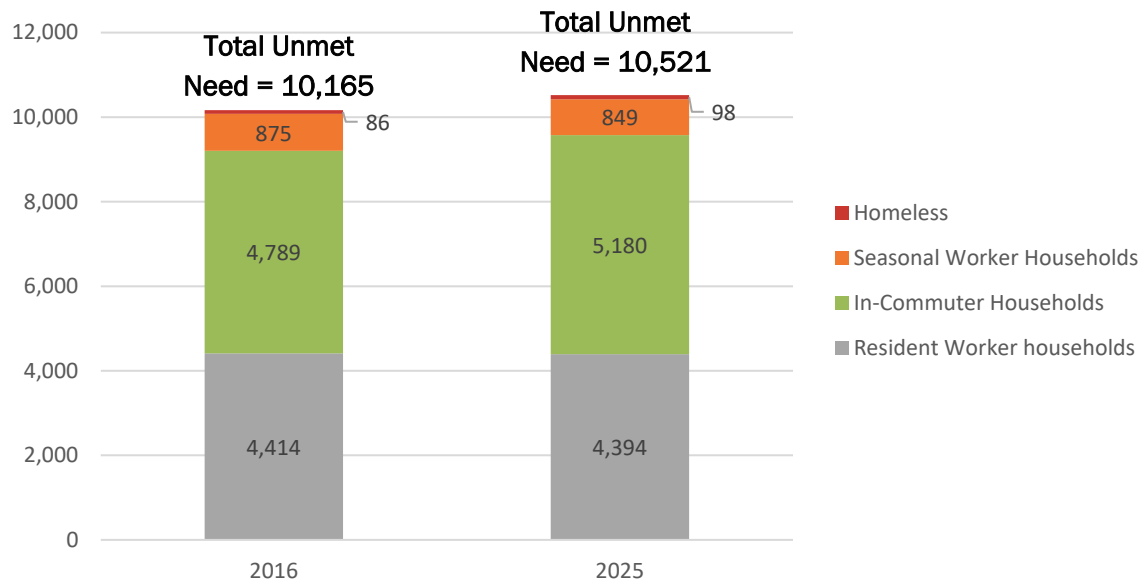
While the results of the above analysis may be beneficial for understanding housing needs at this point in time, comparison to prior historical years can provide important perspective on how housing needs are changing over time in the region. To support trendline analysis, BAE prepared historical estimates for the year 2016 using methods and data sources to ensure longitudinal consistency. The comparison year of 2016 was selected by TRPA to correspond with the year that the first workforce housing needs assessment of this kind was prepared for the Tahoe-Truckee region on behalf of the Tahoe Truckee Community Foundation (TTCF).

Total Regional Unmet Housing Need

Figure 6 shows regional trends in unmet housing needs based on estimates for 2016 and 2025. The historical estimates were developed using the same methodology and are based on consistent data to allow an analysis of trends over time. As shown in the figure, the total unmet housing need in the region has increased by around 357 households since 2016, or about 3.4 percent. The figures reflect a decrease in the share of resident households with unmet housing units among households earning 245 percent of AMI and below from 54 percent in 2016 to 51 percent in 2025. This is likely the result of ongoing efforts to address housing needs throughout the region, in addition to a likely changeover of the population, wherein lower-income and working households have relocated out of the region and have been replaced by higher-income remote workers. This is evidenced by an increase in the number of workers commuting into the region, according to the LEHD, and an increase in the number of housing units that would need to be provided to create opportunities for those workers to live within the Lake Tahoe Region. While, for the purposes of comparison by category, the housing need is summed among categories in Figure 6, below, the summation is not necessarily representative of a total, cumulative housing need number, as explained above. Households can move into freed up housing when housing is provided in another size or income category, assuming that the new housing is being occupied by existing households and is not otherwise absorbed by the second home market. TRPA has recently used a total housing need of 5,822,¹³ based on a series of regional housing need studies conducted between 2019-2021. However, these numbers are not directly comparable to the current estimate primarily because some of the previous studies used the gap between working households and jobs as the primary indicator of the housing shortage, whereas this study focuses on those that are inadequately housed.

¹³ TRPA summary of Regional Housing Needs Assessments: <https://www.trpa.gov/wp-content/uploads/Summary-of-Housing-Need-by-Income-Level-from-Regional-Housing-Needs-Assessment-Documents.pdf>

Figure 6: Total Regional Unmet Housing Need at 245 percent of AMI and Below by Need Cohort, 2016 and 2025



Note: Includes housing needs at incomes up to 245 percent of AMI.

Sources: BAE, 2025.

LOCAL HOUSING PROGRAMS

As noted in the introduction, the five local government jurisdictions in the Lake Tahoe Region administer a variety of programs to help provide a diversity of housing opportunities for lower- and moderate-income households, as well as other workforce households. Each jurisdiction in the region has some amount of deed-restricted housing within its Tahoe boundaries. For this report, TRPA asked each jurisdiction to submit a description of projects, programs, and existing housing stock specific to each jurisdiction. The information provided below was submitted by each jurisdiction, with some editing done by TRPA for consistency. TRPA also added data on the number of multi-family and deed-restricted units in each jurisdiction.

Douglas County (Nevada)

Douglas County is currently embarking on a code update to help address production, preservation and protection of housing within the county as a whole. The update will include policies allowing or encouraging tiny home villages. Douglas County’s code current allows for tiny homes and accessory dwelling units (ADUs). Upcoming code amendments will remove the minimum acreage requirement for ADUs in the Tahoe Basin.

Multi-Family Units

Of the 5,071 total units in the Tahoe portion of Douglas County, 661, or 13 percent, are multi-family units

Deed-Restricted Units

The Tahoe portion of Douglas County has the following mix of existing deed-restricted housing units, according to TRPA’s records:

Deed-Restriction Type	Number of Deed-Restricted Units
Affordable	103
Moderate	15

Washoe County (Nevada)

In order to support the production, preservation, and protection of housing in Washoe Tahoe, Washoe County initiated updates to the Tahoe Area Plan. These updates include several measures to support the creation of deed-restricted housing, including code amendments to “opt-in” to the TRPA Phase 2 Housing Amendments, which includes incentives for deed-restricted housing in Town Centers and multifamily areas; allow 100% affordable, moderate, or achievable deed-restricted housing in the Ponderosa Ranch regulatory zone, opening up an opportunity for workforce housing close to transit routes and within walking distance of major employment centers; allow ADUs on parcels of less than one acre; allow multifamily housing through the

administrative review application process in Incline Village Commercial, Incline Village Tourist, and Crystal Bay Tourist zones; and allow multifamily developments of four units or less by right in the same regulatory zones.

Washoe County is also running a Lease to Local programs in Incline Village and Crystal Bay, which started in 2025. The program utilizes federal funding to incentivize homeowners to rent dwelling units long-term to workers, rather than on a short-term basis.

In addition to efforts within the Tahoe Basin, Washoe County has also been working to increase housing affordability in the Truckee Meadows, which includes housing stock that serves employees and other citizens of Incline Village/Crystal Bay. In 2025, Washoe County adopted amendments primarily aimed at reducing barriers for missing middle housing types such as triplexes, quadplexes, and cottage courts. This followed amendments in 2024 that made it easier, faster and more economical for homeowners to establish accessory dwelling units, aligned manufactured home sizing standards with state law, and lowered barriers for multi-family housing. In-process or upcoming work is focused on creating incentives for senior housing, reducing barriers to development of smaller homes, better supporting redevelopment of infill parcels, modernizing standards for fabricated housing, creating incentives specific to affordable housing development, developing a streamlined program for homeowners to construct accessory dwellings, and other related initiatives.

Multi-Family Units

Of the 7,949 total units in the Tahoe portion of Washoe County, 558, or 7 percent, are multi-family units

Deed-Restricted Units

The Tahoe portion of Washoe County has the following mix of existing deed-restricted housing units, according to TRPA's records:

Deed-Restriction Type	Number of Deed-Restricted Units
Affordable	14
Moderate	100

El Dorado County (California)

El Dorado County is working with TRPA on the Tahoe El Dorado Area Plan (TED Area Plan), which is a long-term planning document that will set the major goals and policies for the entire unincorporated area of the County within the Tahoe Basin. The goals of the TED Area Plan are to 1) ensure consistency between the County's Zoning Ordinance and TRPA's Plan Area Statements, 2) simplify permitting and streamline environmental review, 3) allow the County to control land use policies and decisions based on each community's needs, and 4) incorporate TRPA Code and State law updates – ultimately, establishing a better framework to advance affordable housing. The County is also developing a Land Use and Affordable Housing Strategy

Memo, which will be incorporated in the TED Area Plan. The Strategy Memo will propose the following five strategies to advance housing in the Tahoe Basin: 1) create a Village Center in Tahoma to incentivize housing; 2) create a new zone around town and village centers to allow for “missing middle housing;” 3) increase housing capacity in the Meyers Town Center and expand the Meyers Town Center to incentive housing; 4) rezone sites for multifamily housing; and 5) provide commodities and land for free or at a discounted rate for affordable housing and other projects that meet the goals and policies of the TED Area Plan. The proposed deadline for final adoption of the TED Area Plan is approximately Fall/Winter 2027.

Multi-Family Units

Of the 9,100 total units in the Tahoe portion of El Dorado County, 332, or 4 percent, are multi-family units.

Deed-Restricted Units

The Tahoe portion of Washoe County has the following mix of existing deed-restricted housing units, according to TRPA’s records:

Deed-Restriction Type	Number of Deed-Restricted Units
Affordable	15

Regional Housing Needs Assessment (RHNA)

The California Regional Housing Needs Assessment number for the Tahoe Basin listed in El Dorado County’s most recent Housing Element Update was 359 of which 146 are needed as lower-income units throughout the entire county (i.e., 80 percent of AMI and below).

Placer County (California)

Placer County has several programs dedicated to creating new workforce housing or encouraging existing housing stock to be utilized as workforce housing. Placer County was the first Tahoe jurisdiction to adopt an Area Plan encompassing the entire Tahoe portion of the County and has updated this area plan several times to incorporate new policies to encourage affordable and workforce housing. Additionally, Placer County was the first county to receive the State of California’s Prohousing Designation, in February of 2023. Receiving this designation gives Placer County a competitive edge in obtaining grant funding toward affordable housing, workforce housing, sustainable community development and infrastructure projects.

Key Placer County housing programs include:

Workforce Housing Preservation Program (WHPP). The WHPP is a homebuyer program designed to secure existing housing inventory for the local workforce. The program pays homebuyers up to 16% of purchase price towards a down payment (based on available

funding) in exchange for deed restricting their home so that it can only be occupied by local workers. In the Tahoe portion of Placer County, 13 households have provided workforce housing in partnership with Placer County through this program.

Launchpad Program. Launchpad facilitates the creation of new housing units in eastern Placer County. The program provides participants creating new eligible housing units in eastern Placer County with a grant (subject to available funding) in exchange for deed restricting the housing units for occupancy by members of the local workforce. The deed restrictions run for 55-years and auto-renew upon each transfer of the property.

Other programs and projects include an Affordable Housing & Employee Accommodation Ordinance, a Transient Occupancy Tax (TOT) set-aside for housing funding, and planning the Dollar Creek Crossing project, which envisions over 80 units of affordable housing on an 11.4-acre site owned by Placer County.

Placer County has two ADU pre-approved plans and both are allowed in the Tahoe Basin.

Multi-Family Units

Of the 11,754 total units in the Tahoe portion of Placer County, 1,575, or 13 percent, are multi-family units.

Deed-Restricted Units

The Tahoe portion of Placer County has the following mix of existing deed-restricted housing units, according to TRPA's records:

Deed-Restriction Type	Number of Deed-Restricted Units
Affordable	52
Moderate	8
Achievable	7

Regional Housing Needs Assessment (RHNA)

Placer County has made progress toward meeting the California Regional Housing Needs Assessment Requirements (RHNA) county-wide, including 110 very low-income units (plus another 13 units at Brown Bear Studios), 67 low-income units, 77 moderate-income units, and 181 above moderate-income units, for a total of 435 new housing units.

City of South Lake Tahoe (California)

The City of South Lake Tahoe has engaged in significant work to address housing needs. Consistent with the City Council's adopted Strategic Plan and General Plan Housing Element, a robust set of housing programs are underway to address production, preservation, and protection of housing within its boundaries. Additionally, by adopting the Housing Element, the

City Council has adopted numerous policies that seek to advance the development of affordable housing. The City received a Prohousing Designation from the California Department of Housing and Community Development (HCD) in March 2024. The City is the only Tahoe jurisdiction to be completely encompassed within the boundaries of the TRPA. Key programs and projects include:

Production

- Affordable Housing:
 - Sugar Pine Village: 128 affordable housing units have received a Certificate of Occupancy. Another 60 units are under construction and expect a Certificate of Occupancy in Fall 2026.
 - Received entitlements for 3900 Lake Tahoe Blvd: 72 affordable housing units (plus 2 work/live and 1 manager's unit)
 - The City provided a local contribution through loans and grants for affordable housing projects, including \$2.4 million contributed towards Sugar Pine Village for three phases and another \$1,064,073 million for 3900 Lake Tahoe Blvd.

- Other New Construction:
 - 2024: 22 residential units issued certificates of occupancy (excluding Sugar Pine Village)
 - 2025 (as of Sept. 30) new construction permits completed: 13 new single family dwellings, 7 new ADUs, 8 new MFD units

- Preapproved ADU Plans
 - Four ADU design types to be made available for free to property owners in the city in Winter 2026.

- Policy Regarding Disposition of TRPA Development Commodities owned by the City of South Lake Tahoe
 - City-owned development rights and land coverage are available at no cost to single or multifamily residential projects which are deed-restricted to accommodate low, very-low, and moderate-income families, as defined by HCD annual state Income Limits
 - No cost to a developer/applicant of a multifamily residential project or a mixed-use project containing multifamily residential units if located within the boundaries of an identified Town Center
 - 70 City-banked TAUs are set aside and may be converted to Residential Units of Use and sold at no cost for the construction of ADUs or the construction of new multifamily rental units (2 or more unit) projects
 - Should the City provide or sell development rights or land coverage for a project containing residential units, a deed restriction shall be placed on the property prohibiting use as a Vacation Home Rental.

- Permitting Streamlining
 - Streamlining permitting for green building and priority permit processing for special needs groups that include: seniors, people with disabilities, and people experiencing homelessness.
- Amended the Tahoe Valley and Tourist Core Area Plans to incorporate housing-supportive amendments, including the Phase 2 Affordable and Workforce Housing amendments.

Preservation

- Permanent Supportive Housing Preservation
 - Rehabilitation of 75 units through Project Homekey with Tahoe Coalition for the Homeless properties (Bear’s Den, Bird’s Nest and Red Lodge), using over \$1.8 million in Community Development Block Grant and Prohousing Incentive Program grant. These units are all deed restricted and primarily used for households at 30% of Area Median Income (AMI) and below.
- Multi-Family Dwelling and Single Room Occupancy Program
- Long Term Rental Incentive Program

Protection

- Requirements for Replacement of Lost Units from Residential Demolitions
- Local Preference Policy for Affordable Housing Resolution
- Housing Hotline

Multi-Family Units

Of the 15,669 total units in the City of South Lake Tahoe, 5,469, or 35% percent, are multi-family units.

Deed-Restricted Units

The City of South Lake Tahoe has a mix of deed-restricted units, some of which have deed restrictions administered by TRPA, and others which have deed restrictions administered by the City or another entity, such as the State of California. The table below shows all deed-restrictions for which either the City or TRPA shows records

Deed-Restriction Type	Number of Deed-Restricted Units
Affordable	690
Moderate	14
Achievable	3
No Short-Term Rental	10

Regional Housing Needs Assessment (RHNA)

The following summarizes City's RHNA progress to-date as of late-2025:

6th Cycle RHNA: 2022-2027	Housing Unit Need	Percentage	Attainment (as of Dec. 2024)
RHNA Total	289	100%	88%
Very Low Income	70	24%	100% (72 units)
Low Income	52	17.3%	100% (57 units)
Moderate Income	42	14.7%	4.7% (2 units)
Above Moderate Income	127	44.1%	98.4% (125 units)

APPENDIX A: 2025 HOUSING NEED ESTIMATES WITH SUBAREA DETAIL

Appendix A Table 1**Unmet Demand by Household Income Category, 2025****TRPA Lake Tahoe Basin Workforce Housing Needs Assessment**

Lake Tahoe Basin

Percent of AMI	Resident Workforce		In-Commuting Workforce		Seasonal Workers		Homeless	Total	
	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Individuals/ Households</i>	<i>Total Worker Households</i>	<i>Inadequately Housed HHs</i>
Up to 30% of AMI	562	520	404	331	358	331	98	1,422	1,281
30% and 60% of AMI	1,478	980	810	664	364	242	0	2,653	1,886
60% and 80% of AMI	1,566	801	762	624	166	85	0	2,494	1,510
80% and 120% of AMI	3,292	1288	1,601	1312	350	137	0	5,242	2,737
120% and 150% of AMI	2,063	422	974	798	152	31	0	3,189	1,251
150% and 195% of AMI	2,241	226	1,039	852	122	12	0	3,403	1,090
195% and 245% of AMI	1,551	156	729	598	108	11	0	2,388	765
Above 245% of AMI	2,825	285	1,306	1071	146	15	0	4,277	1,370
Total	15,579	4,679	7,625	6,251	1,766	864	98	25,068	11,891

Placer County

Percent of AMI	Resident Workforce		In-Commuting Workforce		Seasonal Workers		Homeless	Total	
	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Individuals/ Households</i>	<i>Total Worker Households</i>	<i>Inadequately Housed HHs</i>
Up to 30% of AMI	92	85	66	54	58	54	19	235	212
30% and 60% of AMI	241	160	132	108	59	39	0	432	307
60% and 80% of AMI	255	130	124	102	27	14	0	406	246
80% and 120% of AMI	536	210	261	214	57	22	0	854	446
120% and 150% of AMI	336	69	159	130	25	5	0	520	204
150% and 195% of AMI	365	37	169	139	20	2	0	554	178
195% and 245% of AMI	253	25	119	97	18	2	0	389	125
Above 245% of AMI	460	46	213	174	24	2	0	697	223
Total	2,538	762	1,243	1,019	288	141	19	4,088	1,941

Appendix A Table 1 (continued)

Unmet Demand by Household Income Category, 2025

TRPA Lake Tahoe Basin Workforce Housing Needs Assessment

Douglas County

Percent of AMI	Resident Workforce		In-Commuting Workforce		Seasonal Workers		Homeless	Total	
	Worker Households	Inadequately Housed HHs	Worker Households	Inadequately Housed HHs	Worker Households	Inadequately Housed HHs	Individuals/ Households	Total Worker Households	Inadequately Housed HHs
Up to 30% of AMI	57	53	41	33	36	33	1	135	121
30% and 60% of AMI	149	99	82	67	37	24	0	268	190
60% and 80% of AMI	158	81	77	63	17	9	0	252	153
80% and 120% of AMI	333	130	162	133	35	14	0	530	277
120% and 150% of AMI	208	43	98	81	15	3	0	322	126
150% and 195% of AMI	226	23	105	86	12	1	0	344	110
195% and 245% of AMI	157	16	74	60	11	1	0	241	77
Above 245% of AMI	285	29	132	108	15	1	0	432	138
Total	1,574	473	770	632	178	87	1	2,524	1,192

Washoe County

Percent of AMI	Resident Workforce		In-Commuting Workforce		Seasonal Workers		Homeless	Total	
	Worker Households	Inadequately Housed HHs	Worker Households	Inadequately Housed HHs	Worker Households	Inadequately Housed HHs	Individuals/ Households	Total Worker Households	Inadequately Housed HHs
Up to 30% of AMI	92	85	66	54	59	54	33	250	227
30% and 60% of AMI	243	161	133	109	60	40	0	436	310
60% and 80% of AMI	257	131	125	103	27	14	0	410	248
80% and 120% of AMI	540	212	263	215	57	22	0	861	449
120% and 150% of AMI	339	69	160	131	25	5	0	524	205
150% and 195% of AMI	368	37	171	140	20	2	0	559	179
195% and 245% of AMI	255	26	120	98	18	2	0	392	126
Above 245% of AMI	464	47	214	176	24	2	0	702	225
Total	2,558	768	1,252	1,026	290	142	33	4,133	1,969

Appendix A Table 1 (continued)

Unmet Demand by Household Income Category, 2025

TRPA Lake Tahoe Basin Workforce Housing Needs Assessment

City of South Lake Tahoe

Percent of AMI	Resident Workforce		In-Commuting Workforce		Seasonal Workers		Homeless	Total	
	Worker Households	Inadequately Housed HHs	Worker Households	Inadequately Housed HHs	Worker Households	Inadequately Housed HHs	Individuals/ Households	Total Worker Households	Inadequately Housed HHs
Up to 30% of AMI	229	212	165	135	146	135	31	570	513
30% and 60% of AMI	602	399	330	270	148	98	0	1,080	768
60% and 80% of AMI	638	326	310	254	68	35	0	1,015	615
80% and 120% of AMI	1,340	524	652	534	142	56	0	2,134	1,114
120% and 150% of AMI	840	172	396	325	62	13	0	1,298	509
150% and 195% of AMI	912	92	423	347	50	5	0	1,385	444
195% and 245% of AMI	632	64	297	243	44	4	0	972	311
Above 245% of AMI	1,150	116	532	436	59	6	0	1,741	558
Total	6,342	1,905	3,104	2,545	719	352	31	10,197	4,833

Unincorporated El Dorado County

Percent of AMI	Resident Workforce		In-Commuting Workforce		Seasonal Workers		Homeless	Total	
	Worker Households	Inadequately Housed HHs	Worker Households	Inadequately Housed HHs	Worker Households	Inadequately Housed HHs	Individuals/ Households	Total Worker Households	Inadequately Housed HHs
Up to 30% of AMI	93	86	67	55	59	55	13	231	208
30% and 60% of AMI	244	162	133	109	60	40	0	437	311
60% and 80% of AMI	258	132	125	103	27	14	0	411	249
80% and 120% of AMI	542	212	264	216	58	23	0	864	451
120% and 150% of AMI	340	70	160	132	25	5	0	525	206
150% and 195% of AMI	369	37	171	140	20	2	0	561	180
195% and 245% of AMI	256	26	120	99	18	2	0	394	126
Above 245% of AMI	465	47	215	176	24	2	0	705	226
Total	2,567	771	1,256	1,030	291	142	13	4,127	1,956

Appendix A Table 2
Total Unmet Demand by Unit Size, 2025
TRPA Lake Tahoe Basin Workforce Housing Needs Assessment

Lake Tahoe Basin

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	303	447	214	317	1,281
Between 30% and 60% of AMI	293	699	354	540	1,886
Between 60% and 80% of AMI	222	555	288	445	1,510
Between 80% and 120% of AMI	403	1006	521	807	2,737
Between 120% and 150% of AMI	183	459	239	370	1,251
Between 150% and 195% of AMI	160	400	208	322	1,090
Between 195% and 245% of AMI	112	281	146	226	765
Above 245% of AMI	200	503	261	405	1,370
Total	1,877	4,352	2,231	3,432	11,891

Placer County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	52	73	35	52	212
Between 30% and 60% of AMI	48	114	58	88	307
Between 60% and 80% of AMI	36	90	47	73	246
Between 80% and 120% of AMI	66	164	85	131	446
Between 120% and 150% of AMI	30	75	39	60	204
Between 150% and 195% of AMI	26	65	34	53	178
Between 195% and 245% of AMI	18	46	24	37	125
Above 245% of AMI	33	82	43	66	223
Total	309	709	363	559	1,941

Douglas County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	22	45	22	32	121
Between 30% and 60% of AMI	30	71	36	55	190
Between 60% and 80% of AMI	22	56	29	45	153
Between 80% and 120% of AMI	41	102	53	81	277
Between 120% and 150% of AMI	18	46	24	37	126
Between 150% and 195% of AMI	16	40	21	33	110
Between 195% and 245% of AMI	11	28	15	23	77
Above 245% of AMI	20	51	26	41	138
Total	181	440	225	347	1,192

Appendix A Table 2 (continued)**Total Unmet Demand by Unit Size, 2025****TRPA Lake Tahoe Basin Workforce Housing Needs Assessment**

Washoe County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	67	73	35	52	227
Between 30% and 60% of AMI	48	115	58	89	310
Between 60% and 80% of AMI	37	91	47	73	248
Between 80% and 120% of AMI	66	165	86	132	449
Between 120% and 150% of AMI	30	75	39	61	205
Between 150% and 195% of AMI	26	66	34	53	179
Between 195% and 245% of AMI	18	46	24	37	126
Above 245% of AMI	33	83	43	67	225
Total	325	714	366	563	1,969

City of South Lake Tahoe

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	115	182	87	129	513
Between 30% and 60% of AMI	119	285	144	220	768
Between 60% and 80% of AMI	91	226	117	181	615
Between 80% and 120% of AMI	164	410	212	328	1,114
Between 120% and 150% of AMI	74	187	97	151	509
Between 150% and 195% of AMI	65	163	85	131	444
Between 195% and 245% of AMI	46	114	59	92	311
Above 245% of AMI	82	205	106	165	558
Total	756	1,772	908	1,397	4,833

Unincorporated El Dorado County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	47	74	35	52	208
Between 30% and 60% of AMI	48	115	58	89	311
Between 60% and 80% of AMI	37	91	47	73	249
Between 80% and 120% of AMI	66	166	86	133	451
Between 120% and 150% of AMI	30	76	39	61	206
Between 150% and 195% of AMI	26	66	34	53	180
Between 195% and 245% of AMI	18	46	24	37	126
Above 245% of AMI	33	83	43	67	226
Total	306	717	368	565	1,956

Appendix A Table 3
Resident Workforce Unmet Demand by Unit Size, 2025
TRPA Lake Tahoe Basin Workforce Housing Needs Assessment

Lake Tahoe Basin

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	70	189	101	160	520
Between 30% and 60% of AMI	132	356	191	301	980
Between 60% and 80% of AMI	108	290	156	246	801
Between 80% and 120% of AMI	174	467	251	396	1,288
Between 120% and 150% of AMI	57	153	82	130	422
Between 150% and 195% of AMI	31	82	44	69	226
Between 195% and 245% of AMI	21	57	30	48	156
Above 245% of AMI	38	103	55	88	285
Total	632	1,697	912	1,438	4,679

Placer County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	11	31	17	26	85
Between 30% and 60% of AMI	22	58	31	49	160
Between 60% and 80% of AMI	18	47	25	40	130
Between 80% and 120% of AMI	28	76	41	65	210
Between 120% and 150% of AMI	9	25	13	21	69
Between 150% and 195% of AMI	5	13	7	11	37
Between 195% and 245% of AMI	3	9	5	8	25
Above 245% of AMI	6	17	9	14	46
Total	103	276	148	234	762

Douglas County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	7	19	10	16	53
Between 30% and 60% of AMI	13	36	19	30	99
Between 60% and 80% of AMI	11	29	16	25	81
Between 80% and 120% of AMI	18	47	25	40	130
Between 120% and 150% of AMI	6	15	8	13	43
Between 150% and 195% of AMI	3	8	4	7	23
Between 195% and 245% of AMI	2	6	3	5	16
Above 245% of AMI	4	10	6	9	29
Total	64	171	92	145	473

Appendix A Table 3 (continued)
Resident Workforce Unmet Demand by Unit Size, 2025
TRPA Lake Tahoe Basin Workforce Housing Needs Assessment

Washoe County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	12	31	17	26	85
Between 30% and 60% of AMI	22	58	31	49	161
Between 60% and 80% of AMI	18	48	26	40	131
Between 80% and 120% of AMI	29	77	41	65	212
Between 120% and 150% of AMI	9	25	13	21	69
Between 150% and 195% of AMI	5	13	7	11	37
Between 195% and 245% of AMI	3	9	5	8	26
Above 245% of AMI	6	17	9	14	47
Total	104	279	150	236	768

City of South Lake Tahoe

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	29	77	41	65	212
Between 30% and 60% of AMI	54	145	78	123	399
Between 60% and 80% of AMI	44	118	64	100	326
Between 80% and 120% of AMI	71	190	102	161	524
Between 120% and 150% of AMI	23	62	33	53	172
Between 150% and 195% of AMI	12	33	18	28	92
Between 195% and 245% of AMI	9	23	12	20	64
Above 245% of AMI	16	42	23	36	116
Total	257	691	371	585	1,905

Unincorporated El Dorado County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	12	31	17	26	86
Between 30% and 60% of AMI	22	59	31	50	162
Between 60% and 80% of AMI	18	48	26	41	132
Between 80% and 120% of AMI	29	77	41	65	212
Between 120% and 150% of AMI	9	25	14	21	70
Between 150% and 195% of AMI	5	13	7	11	37
Between 195% and 245% of AMI	3	9	5	8	26
Above 245% of AMI	6	17	9	14	47
Total	104	280	150	237	771

Appendix A Table 4
In-Commuting Workforce Unmet Demand by Unit Size, 2025
TRPA Lake Tahoe Basin Workforce Housing Needs Assessment

Lake Tahoe Basin

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	49	122	63	98	331
Between 30% and 60% of AMI	98	244	126	195	664
Between 60% and 80% of AMI	92	230	119	184	624
Between 80% and 120% of AMI	194	483	250	386	1,312
Between 120% and 150% of AMI	118	294	152	235	798
Between 150% and 195% of AMI	126	313	162	251	852
Between 195% and 245% of AMI	88	220	114	176	598
Above 245% of AMI	158	394	204	315	1,071
Total	923	2,299	1,189	1,839	6,251

Placer County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	8	20	10	16	54
Between 30% and 60% of AMI	16	40	21	32	108
Between 60% and 80% of AMI	15	37	19	30	102
Between 80% and 120% of AMI	32	79	41	63	214
Between 120% and 150% of AMI	19	48	25	38	130
Between 150% and 195% of AMI	21	51	26	41	139
Between 195% and 245% of AMI	14	36	19	29	97
Above 245% of AMI	26	64	33	51	174
Total	150	375	194	300	1,019

Douglas County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	5	12	6	10	33
Between 30% and 60% of AMI	10	25	13	20	67
Between 60% and 80% of AMI	9	23	12	19	63
Between 80% and 120% of AMI	20	49	25	39	133
Between 120% and 150% of AMI	12	30	15	24	81
Between 150% and 195% of AMI	13	32	16	25	86
Between 195% and 245% of AMI	9	22	11	18	60
Above 245% of AMI	16	40	21	32	108
Total	93	232	120	186	632

Appendix A Table 4 (continued)
In-Commuting Workforce Unmet Demand by Unit Size, 2025
TRPA Lake Tahoe Basin Workforce Housing Needs Assessment

Washoe County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	8	20	10	16	54
Between 30% and 60% of AMI	16	40	21	32	109
Between 60% and 80% of AMI	15	38	20	30	103
Between 80% and 120% of AMI	32	79	41	63	215
Between 120% and 150% of AMI	19	48	25	39	131
Between 150% and 195% of AMI	21	51	27	41	140
Between 195% and 245% of AMI	15	36	19	29	98
Above 245% of AMI	26	65	33	52	176
Total	152	377	195	302	1,026

City of South Lake Tahoe

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	20	50	26	40	135
Between 30% and 60% of AMI	40	99	51	80	270
Between 60% and 80% of AMI	38	93	48	75	254
Between 80% and 120% of AMI	79	196	102	157	534
Between 120% and 150% of AMI	48	120	62	96	325
Between 150% and 195% of AMI	51	128	66	102	347
Between 195% and 245% of AMI	36	90	46	72	243
Above 245% of AMI	64	160	83	128	436
Total	376	936	484	749	2,545

Unincorporated El Dorado County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	8	20	10	16	55
Between 30% and 60% of AMI	16	40	21	32	109
Between 60% and 80% of AMI	15	38	20	30	103
Between 80% and 120% of AMI	32	80	41	64	216
Between 120% and 150% of AMI	19	48	25	39	132
Between 150% and 195% of AMI	21	52	27	41	140
Between 195% and 245% of AMI	15	36	19	29	99
Above 245% of AMI	26	65	34	52	176
Total	152	379	196	303	1,030

Appendix A Table 5
Seasonal Workforce Unmet Demand by Unit Size, 2025
TRPA Lake Tahoe Basin Workforce Housing Needs Assessment

Lake Tahoe Basin

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	86	137	50	59	331
Between 30% and 60% of AMI	63	100	36	43	242
Between 60% and 80% of AMI	22	35	13	15	85
Between 80% and 120% of AMI	35	56	21	24	137
Between 120% and 150% of AMI	8	13	5	6	31
Between 150% and 195% of AMI	3	5	2	2	12
Between 195% and 245% of AMI	3	4	2	2	11
Above 245% of AMI	4	6	2	3	15
Total	224	356	130	154	864

Placer County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	14	22	8	10	54
Between 30% and 60% of AMI	10	16	6	7	39
Between 60% and 80% of AMI	4	6	2	2	14
Between 80% and 120% of AMI	6	9	3	4	22
Between 120% and 150% of AMI	1	2	1	1	5
Between 150% and 195% of AMI	1	1	0	0	2
Between 195% and 245% of AMI	0	1	0	0	2
Above 245% of AMI	1	1	0	0	2
Total	37	58	21	25	141

Douglas County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	9	14	5	6	33
Between 30% and 60% of AMI	6	10	4	4	24
Between 60% and 80% of AMI	2	4	1	2	9
Between 80% and 120% of AMI	4	6	2	2	14
Between 120% and 150% of AMI	1	1	0	1	3
Between 150% and 195% of AMI	0	1	0	0	1
Between 195% and 245% of AMI	0	0	0	0	1
Above 245% of AMI	0	1	0	0	1
Total	23	36	13	16	87

Appendix A Table 5 (continued)
Seasonal Workforce Unmet Demand by Unit Size, 2025
TRPA Lake Tahoe Basin Workforce Housing Needs Assessment

Washoe County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	14	22	8	10	54
Between 30% and 60% of AMI	10	16	6	7	40
Between 60% and 80% of AMI	4	6	2	2	14
Between 80% and 120% of AMI	6	9	3	4	22
Between 120% and 150% of AMI	1	2	1	1	5
Between 150% and 195% of AMI	1	1	0	0	2
Between 195% and 245% of AMI	0	1	0	0	2
Above 245% of AMI	1	1	0	0	2
Total	37	58	21	25	142

City of South Lake Tahoe

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	35	56	20	24	135
Between 30% and 60% of AMI	26	41	15	18	98
Between 60% and 80% of AMI	9	14	5	6	35
Between 80% and 120% of AMI	14	23	8	10	56
Between 120% and 150% of AMI	3	5	2	2	13
Between 150% and 195% of AMI	1	2	1	1	5
Between 195% and 245% of AMI	1	2	1	1	4
Above 245% of AMI	2	2	1	1	6
Total	91	145	53	63	352

Unincorporated El Dorado County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	14	23	8	10	55
Between 30% and 60% of AMI	10	16	6	7	40
Between 60% and 80% of AMI	4	6	2	3	14
Between 80% and 120% of AMI	6	9	3	4	23
Between 120% and 150% of AMI	1	2	1	1	5
Between 150% and 195% of AMI	1	1	0	0	2
Between 195% and 245% of AMI	0	1	0	0	2
Above 245% of AMI	1	1	0	0	2
Total	37	59	21	25	142

APPENDIX B: HUD HOUSING PROBLEMS DETAIL

Appendix B Table 1: Housing Problems, Tahoe Basin & Counties, 2017-2021 (Page 3 of 3)

Lake Tahoe Basin										
Housing Problems in Order of Severity (b)	Owner-Occupied Households								Owner Households ≤ 100% HAMFI	
	0-30% HAMFI (b)		31-50% HAMFI		51-80% HAMFI		81-100% HAMFI		Num.	Per.
	Num.	Per.	Num.	Per.	Num.	Per.	Num.	Per.		
Substandard Housing (d)	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Overcrowded (e)	25	2.7%	0	0.0%	69	8.4%	35	5.7%	129	4.3%
Severely Overcrowded (f)	0	0.0%	0	0.0%	0	0.0%	19	3.1%	19	0.6%
Housing Cost Burden (g)	71	7.6%	152	23.6%	477	58.2%	402	65.5%	1,102	36.6%
Severe Housing Cost Burden (h)	789	84.6%	492	76.4%	274	33.4%	158	25.7%	1,713	56.9%
Zero/Negative Income	48	5.1%	0	0.0%	0	0.0%	0	0.0%	48	1.6%
Subtotal, Owner Households with Housing Problems	933	100%	644	100%	820	100%	614	100%	3,011	100%
Total, Owner Households	973		1,082		1,737		1,264		5,056	
Housing Problems in Order of Severity (b)	Renter-Occupied Households								Renter Households ≤ 100% HAMFI	
	0-30% HAMFI (b)		31-50% HAMFI		51-80% HAMFI		81-100% HAMFI		Num.	Per.
	Num.	Per.	Num.	Per.	Num.	Per.	Num.	Per.		
Substandard Housing (d)	69	4.1%	0	0.0%	35	3.3%	0	0.0%	104	2.4%
Overcrowded (e)	75	4.4%	49	4.0%	205	19.5%	4	1.2%	333	7.7%
Severely Overcrowded (f)	25	1.5%	35	2.8%	35	3.3%	25	7.8%	120	2.8%
Housing Cost Burden (g)	135	8.0%	659	53.2%	714	67.8%	274	85.1%	1,782	41.4%
Severe Housing Cost Burden (h)	1,278	75.8%	495	40.0%	64	6.1%	19	5.9%	1,856	43.2%
Zero/Negative Income	105	6.2%	0	0.0%	0	0.0%	0	0.0%	105	2.4%
Subtotal, Renter Households with Housing Problems	1,687	100%	1,238	100%	1,053	100%	322	100%	4,300	100%
Total, Renter Households	1,837		1,543		1,888		920		6,188	

Notes:

- (a) Includes the portion of each county that is located within the Lake Tahoe Basin as defined by TRPA.
- (b) Housing problems are listed from most severe to least severe, as ordered by HUD. Households may have multiple housing problems, but, for the purposes of this table, they are counted under their most severe housing problem.
- (c) "HAMFI" is the HUD Area Median Family Income.
- (d) Lacking complete plumbing or kitchen facilities.
- (e) 1.01 to 1.5 persons per room.
- (f) Greater than 1 persons per room.
- (g) Housing costs greater than 30% but less than 50% of gross income.
- (h) Housing costs greater than 50% of gross income.

Sources: U.S. HUD, 2017-2021 CHAS Data; TRPA, 2025; BAE, 2025.

APPENDIX C: 2016 HISTORICAL ESTIMATES

Appendix C Table 1**Unmet Demand by Household Income Category, 2016****TRPA Lake Tahoe Basin Workforce Housing Needs Assessment**

Lake Tahoe Basin

Percent of AMI	Resident Workforce		In-Commuting Workforce		Seasonal Workers		Homeless	Total	
	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Individuals/ Households</i>	<i>Total Worker Households</i>	<i>Inadequately Housed HHs</i>
Up to 30% of AMI	350	322	307	251	325	298	86	1,068	957
30% and 60% of AMI	1,597	1180	900	738	383	283	0	2,880	2,201
60% and 80% of AMI	1,205	704	634	519	189	111	0	2,028	1,333
80% and 120% of AMI	2,827	1021	1,416	1161	290	105	0	4,533	2,287
120% and 150% of AMI	1,789	657	871	714	128	47	0	2,787	1,417
150% and 195% of AMI	2,108	315	1,015	832	126	19	0	3,250	1,166
195% and 245% of AMI	1,449	217	699	573	90	13	0	2,239	803
Above 245% of AMI	2,155	322	1,038	851	128	19	0	3,321	1,192
Total	13,481	4,736	6,879	5,640	1,660	895	86	22,106	11,357

Placer County

Percent of AMI	Resident Workforce		In-Commuting Workforce		Seasonal Workers		Homeless	Total	
	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Worker Households</i>	<i>Inadequately Housed HHs</i>	<i>Individuals/ Households</i>	<i>Total Worker Households</i>	<i>Inadequately Housed HHs</i>
Up to 30% of AMI	60	55	52	43	55	51	18	186	167
30% and 60% of AMI	272	201	153	126	65	48	0	491	375
60% and 80% of AMI	205	120	108	88	32	19	0	346	227
80% and 120% of AMI	482	174	241	198	49	18	0	772	390
120% and 150% of AMI	305	112	148	122	22	8	0	475	242
150% and 195% of AMI	359	54	173	142	22	3	0	554	199
195% and 245% of AMI	247	37	119	98	15	2	0	381	137
Above 245% of AMI	367	55	177	145	22	3	0	566	203
Total	2,297	807	1,172	961	283	153	18	3,770	1,939

Appendix C Table 1 (continued)

Unmet Demand by Household Income Category, 2016

TRPA Lake Tahoe Basin Workforce Housing Needs Assessment

Douglas County

Percent of AMI	Resident Workforce		In-Commuting Workforce		Seasonal Workers		Homeless	Total	
	<i>Worker</i>	<i>Inadequately</i>	<i>Worker</i>	<i>Inadequately</i>	<i>Worker</i>	<i>Inadequately</i>	<i>Individuals/</i>	<i>Total Worker</i>	<i>Inadequately</i>
	<i>Households</i>	<i>Housed HHs</i>	<i>Households</i>	<i>Housed HHs</i>	<i>Households</i>	<i>Housed HHs</i>	<i>Households</i>	<i>Households</i>	<i>Housed HHs</i>
Up to 30% of AMI	38	35	34	28	36	33	5	112	100
30% and 60% of AMI	175	130	99	81	42	31	0	316	242
60% and 80% of AMI	132	77	70	57	21	12	0	223	146
80% and 120% of AMI	310	112	155	127	32	11	0	498	251
120% and 150% of AMI	196	72	96	78	14	5	0	306	156
150% and 195% of AMI	231	35	111	91	14	2	0	357	128
195% and 245% of AMI	159	24	77	63	10	1	0	246	88
Above 245% of AMI	237	35	114	93	14	2	0	365	131
Total	1,480	520	755	619	182	98	5	2,422	1,242

Washoe County

Percent of AMI	Resident Workforce		In-Commuting Workforce		Seasonal Workers		Homeless	Total	
	<i>Worker</i>	<i>Inadequately</i>	<i>Worker</i>	<i>Inadequately</i>	<i>Worker</i>	<i>Inadequately</i>	<i>Individuals/</i>	<i>Total Worker</i>	<i>Inadequately</i>
	<i>Households</i>	<i>Housed HHs</i>	<i>Households</i>	<i>Housed HHs</i>	<i>Households</i>	<i>Housed HHs</i>	<i>Households</i>	<i>Households</i>	<i>Housed HHs</i>
Up to 30% of AMI	57	52	50	41	53	48	20	179	161
30% and 60% of AMI	259	192	146	120	62	46	0	468	358
60% and 80% of AMI	196	114	103	84	31	18	0	329	217
80% and 120% of AMI	459	166	230	189	47	17	0	737	372
120% and 150% of AMI	291	107	141	116	21	8	0	453	230
150% and 195% of AMI	342	51	165	135	21	3	0	528	189
195% and 245% of AMI	235	35	114	93	15	2	0	364	131
Above 245% of AMI	350	52	169	138	21	3	0	540	194
Total	2,190	769	1,118	916	270	146	20	3,597	1,851

Appendix C Table 1 (continued)

Unmet Demand by Household Income Category, 2016

TRPA Lake Tahoe Basin Workforce Housing Needs Assessment

City of South Lake Tahoe

Percent of AMI	Resident Workforce		In-Commuting Workforce		Seasonal Workers		Homeless	Total	
	Worker Households	Inadequately Housed HHs	Worker Households	Inadequately Housed HHs	Worker Households	Inadequately Housed HHs	Individuals/ Households	Total Worker Households	Inadequately Housed HHs
Up to 30% of AMI	138	126	121	99	128	117	32	418	374
30% and 60% of AMI	628	464	354	290	151	111	0	1,133	865
60% and 80% of AMI	474	277	249	204	74	43	0	798	524
80% and 120% of AMI	1,112	401	557	457	114	41	0	1,783	899
120% and 150% of AMI	704	258	342	281	50	18	0	1,096	557
150% and 195% of AMI	829	124	399	327	50	7	0	1,278	459
195% and 245% of AMI	570	85	275	225	35	5	0	880	316
Above 245% of AMI	848	127	408	335	51	8	0	1,306	469
Total	5,302	1,863	2,706	2,218	653	352	32	8,692	4,464

Unincorporated El Dorado County

Percent of AMI	Resident Workforce		In-Commuting Workforce		Seasonal Workers		Homeless	Total	
	Worker Households	Inadequately Housed HHs	Worker Households	Inadequately Housed HHs	Worker Households	Inadequately Housed HHs	Individuals/ Households	Total Worker Households	Inadequately Housed HHs
Up to 30% of AMI	58	53	50	41	53	49	12	173	155
30% and 60% of AMI	262	194	148	121	63	46	0	472	361
60% and 80% of AMI	198	115	104	85	31	18	0	333	219
80% and 120% of AMI	464	168	232	190	48	17	0	744	375
120% and 150% of AMI	294	108	143	117	21	8	0	457	233
150% and 195% of AMI	346	52	167	137	21	3	0	533	191
195% and 245% of AMI	238	36	115	94	15	2	0	367	132
Above 245% of AMI	354	53	170	140	21	3	0	545	196
Total	2,212	777	1,129	925	272	147	12	3,625	1,861

Appendix C Table 2
Total Unmet Demand by Unit Size, 2016
TRPA Lake Tahoe Basin Workforce Housing Needs Assessment

Lake Tahoe Basin

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	251	311	160	235	957
Between 30% and 60% of AMI	383	773	416	628	2,201
Between 60% and 80% of AMI	228	467	253	385	1,333
Between 80% and 120% of AMI	387	800	436	664	2,287
Between 120% and 150% of AMI	239	495	271	413	1,417
Between 150% and 195% of AMI	197	408	223	339	1,166
Between 195% and 245% of AMI	136	281	153	234	803
Above 245% of AMI	201	417	227	347	1,192
Total	2,022	3,951	2,140	3,244	11,357

Placer County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	46	53	27	40	167
Between 30% and 60% of AMI	65	132	71	107	375
Between 60% and 80% of AMI	39	80	43	66	227
Between 80% and 120% of AMI	66	136	74	113	390
Between 120% and 150% of AMI	41	84	46	70	242
Between 150% and 195% of AMI	34	69	38	58	199
Between 195% and 245% of AMI	23	48	26	40	137
Above 245% of AMI	34	71	39	59	203
Total	348	673	365	553	1,939

Douglas County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	23	34	18	26	100
Between 30% and 60% of AMI	42	85	46	69	242
Between 60% and 80% of AMI	25	51	28	42	146
Between 80% and 120% of AMI	42	88	48	73	251
Between 120% and 150% of AMI	26	54	30	45	156
Between 150% and 195% of AMI	22	45	24	37	128
Between 195% and 245% of AMI	15	31	17	26	88
Above 245% of AMI	22	46	25	38	131
Total	217	434	235	356	1,242

Appendix C Table 2 (continued)**Total Unmet Demand by Unit Size, 2016****TRPA Lake Tahoe Basin Workforce Housing Needs Assessment**

Washoe County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	47	51	26	38	161
Between 30% and 60% of AMI	62	126	68	102	358
Between 60% and 80% of AMI	37	76	41	63	217
Between 80% and 120% of AMI	63	130	71	108	372
Between 120% and 150% of AMI	39	80	44	67	230
Between 150% and 195% of AMI	32	66	36	55	189
Between 195% and 245% of AMI	22	46	25	38	131
Above 245% of AMI	33	68	37	56	194
Total	334	642	348	527	1,851

City of South Lake Tahoe

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	97	122	63	92	374
Between 30% and 60% of AMI	151	304	164	247	865
Between 60% and 80% of AMI	90	184	100	151	524
Between 80% and 120% of AMI	152	314	171	261	899
Between 120% and 150% of AMI	94	195	106	162	557
Between 150% and 195% of AMI	77	160	88	133	459
Between 195% and 245% of AMI	53	110	60	92	316
Above 245% of AMI	79	164	89	136	469
Total	793	1,554	842	1,276	4,464

Unincorporated El Dorado County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	39	51	26	38	155
Between 30% and 60% of AMI	63	127	68	103	361
Between 60% and 80% of AMI	37	77	42	63	219
Between 80% and 120% of AMI	64	131	72	109	375
Between 120% and 150% of AMI	39	81	44	68	233
Between 150% and 195% of AMI	32	67	37	56	191
Between 195% and 245% of AMI	22	46	25	38	132
Above 245% of AMI	33	68	37	57	196
Total	330	648	351	532	1,861

Appendix C Table 3
Resident Workforce Unmet Demand by Unit Size, 2016
TRPA Lake Tahoe Basin Workforce Housing Needs Assessment

Lake Tahoe Basin

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	52	112	62	96	322
Between 30% and 60% of AMI	191	409	228	352	1,180
Between 60% and 80% of AMI	114	244	136	210	704
Between 80% and 120% of AMI	165	354	197	304	1,021
Between 120% and 150% of AMI	106	228	127	196	657
Between 150% and 195% of AMI	51	109	61	94	315
Between 195% and 245% of AMI	35	75	42	65	217
Above 245% of AMI	52	112	62	96	322
Total	766	1,643	915	1,412	4,736

Placer County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	9	19	11	16	55
Between 30% and 60% of AMI	32	70	39	60	201
Between 60% and 80% of AMI	19	42	23	36	120
Between 80% and 120% of AMI	28	60	34	52	174
Between 120% and 150% of AMI	18	39	22	33	112
Between 150% and 195% of AMI	9	19	10	16	54
Between 195% and 245% of AMI	6	13	7	11	37
Above 245% of AMI	9	19	11	16	55
Total	130	280	156	241	807

Douglas County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	6	12	7	11	35
Between 30% and 60% of AMI	21	45	25	39	130
Between 60% and 80% of AMI	12	27	15	23	77
Between 80% and 120% of AMI	18	39	22	33	112
Between 120% and 150% of AMI	12	25	14	22	72
Between 150% and 195% of AMI	6	12	7	10	35
Between 195% and 245% of AMI	4	8	5	7	24
Above 245% of AMI	6	12	7	11	35
Total	84	180	100	155	520

Appendix C Table 3 (continued)**Resident Workforce Unmet Demand by Unit Size, 2016****TRPA Lake Tahoe Basin Workforce Housing Needs Assessment**

Washoe County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	8	18	10	16	52
Between 30% and 60% of AMI	31	66	37	57	192
Between 60% and 80% of AMI	18	40	22	34	114
Between 80% and 120% of AMI	27	58	32	49	166
Between 120% and 150% of AMI	17	37	21	32	107
Between 150% and 195% of AMI	8	18	10	15	51
Between 195% and 245% of AMI	6	12	7	10	35
Above 245% of AMI	8	18	10	16	52
Total	124	267	149	229	769

City of South Lake Tahoe

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	20	44	24	38	126
Between 30% and 60% of AMI	75	161	90	138	464
Between 60% and 80% of AMI	45	96	53	83	277
Between 80% and 120% of AMI	65	139	78	120	401
Between 120% and 150% of AMI	42	90	50	77	258
Between 150% and 195% of AMI	20	43	24	37	124
Between 195% and 245% of AMI	14	30	16	25	85
Above 245% of AMI	20	44	24	38	127
Total	301	646	360	555	1,863

Unincorporated El Dorado County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	9	18	10	16	53
Between 30% and 60% of AMI	31	67	37	58	194
Between 60% and 80% of AMI	19	40	22	34	115
Between 80% and 120% of AMI	27	58	32	50	168
Between 120% and 150% of AMI	17	37	21	32	108
Between 150% and 195% of AMI	8	18	10	15	52
Between 195% and 245% of AMI	6	12	7	11	36
Above 245% of AMI	9	18	10	16	53
Total	126	270	150	232	777

Appendix C Table 4
In-Commuting Workforce Unmet Demand by Unit Size, 2016
TRPA Lake Tahoe Basin Workforce Housing Needs Assessment

Lake Tahoe Basin

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	43	88	48	73	251
Between 30% and 60% of AMI	125	258	140	214	738
Between 60% and 80% of AMI	88	182	99	150	519
Between 80% and 120% of AMI	197	406	221	336	1,161
Between 120% and 150% of AMI	121	250	136	207	714
Between 150% and 195% of AMI	141	291	159	241	832
Between 195% and 245% of AMI	97	201	109	166	573
Above 245% of AMI	145	298	162	246	851
Total	958	1,973	1,074	1,634	5,640

Placer County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	7	15	8	12	43
Between 30% and 60% of AMI	21	44	24	36	126
Between 60% and 80% of AMI	15	31	17	26	88
Between 80% and 120% of AMI	34	69	38	57	198
Between 120% and 150% of AMI	21	43	23	35	122
Between 150% and 195% of AMI	24	50	27	41	142
Between 195% and 245% of AMI	17	34	19	28	98
Above 245% of AMI	25	51	28	42	145
Total	163	336	183	278	961

Douglas County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	5	10	5	8	28
Between 30% and 60% of AMI	14	28	15	23	81
Between 60% and 80% of AMI	10	20	11	17	57
Between 80% and 120% of AMI	22	45	24	37	127
Between 120% and 150% of AMI	13	27	15	23	78
Between 150% and 195% of AMI	16	32	17	26	91
Between 195% and 245% of AMI	11	22	12	18	63
Above 245% of AMI	16	33	18	27	93
Total	105	217	118	179	619

Appendix C Table 4 (continued)
In-Commuting Workforce Unmet Demand by Unit Size, 2016
TRPA Lake Tahoe Basin Workforce Housing Needs Assessment

Washoe County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	7	14	8	12	41
Between 30% and 60% of AMI	20	42	23	35	120
Between 60% and 80% of AMI	14	30	16	24	84
Between 80% and 120% of AMI	32	66	36	55	189
Between 120% and 150% of AMI	20	41	22	34	116
Between 150% and 195% of AMI	23	47	26	39	135
Between 195% and 245% of AMI	16	33	18	27	93
Above 245% of AMI	23	48	26	40	138
Total	156	321	175	265	916

City of South Lake Tahoe

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	17	35	19	29	99
Between 30% and 60% of AMI	49	102	55	84	290
Between 60% and 80% of AMI	35	71	39	59	204
Between 80% and 120% of AMI	78	160	87	132	457
Between 120% and 150% of AMI	48	98	53	81	281
Between 150% and 195% of AMI	56	115	62	95	327
Between 195% and 245% of AMI	38	79	43	65	225
Above 245% of AMI	57	117	64	97	335
Total	377	776	422	643	2,218

Unincorporated El Dorado County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	7	14	8	12	41
Between 30% and 60% of AMI	21	42	23	35	121
Between 60% and 80% of AMI	14	30	16	25	85
Between 80% and 120% of AMI	32	67	36	55	190
Between 120% and 150% of AMI	20	41	22	34	117
Between 150% and 195% of AMI	23	48	26	40	137
Between 195% and 245% of AMI	16	33	18	27	94
Above 245% of AMI	24	49	27	40	140
Total	157	324	176	268	925

Appendix C Table 5
Seasonal Workforce Unmet Demand by Unit Size, 2016
TRPA Lake Tahoe Basin Workforce Housing Needs Assessment

Lake Tahoe Basin

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	71	112	50	66	298
Between 30% and 60% of AMI	67	106	47	63	283
Between 60% and 80% of AMI	26	41	19	24	111
Between 80% and 120% of AMI	25	39	18	23	105
Between 120% and 150% of AMI	11	18	8	10	47
Between 150% and 195% of AMI	4	7	3	4	19
Between 195% and 245% of AMI	3	5	2	3	13
Above 245% of AMI	5	7	3	4	19
Total	212	335	150	198	895

Placer County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	12	19	9	11	51
Between 30% and 60% of AMI	11	18	8	11	48
Between 60% and 80% of AMI	4	7	3	4	19
Between 80% and 120% of AMI	4	7	3	4	18
Between 120% and 150% of AMI	2	3	1	2	8
Between 150% and 195% of AMI	1	1	1	1	3
Between 195% and 245% of AMI	1	1	0	1	2
Above 245% of AMI	1	1	1	1	3
Total	36	57	26	34	153

Douglas County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	8	12	5	7	33
Between 30% and 60% of AMI	7	12	5	7	31
Between 60% and 80% of AMI	3	5	2	3	12
Between 80% and 120% of AMI	3	4	2	3	11
Between 120% and 150% of AMI	1	2	1	1	5
Between 150% and 195% of AMI	0	1	0	0	2
Between 195% and 245% of AMI	0	1	0	0	1
Above 245% of AMI	0	1	0	0	2
Total	23	37	16	22	98

Appendix C Table 5 (continued)
Seasonal Workforce Unmet Demand by Unit Size, 2016
TRPA Lake Tahoe Basin Workforce Housing Needs Assessment

Washoe County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	11	18	8	11	48
Between 30% and 60% of AMI	11	17	8	10	46
Between 60% and 80% of AMI	4	7	3	4	18
Between 80% and 120% of AMI	4	6	3	4	17
Between 120% and 150% of AMI	2	3	1	2	8
Between 150% and 195% of AMI	1	1	1	1	3
Between 195% and 245% of AMI	1	1	0	0	2
Above 245% of AMI	1	1	1	1	3
Total	34	54	24	32	146

City of South Lake Tahoe

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	28	44	20	26	117
Between 30% and 60% of AMI	26	42	19	25	111
Between 60% and 80% of AMI	10	16	7	10	43
Between 80% and 120% of AMI	10	15	7	9	41
Between 120% and 150% of AMI	4	7	3	4	18
Between 150% and 195% of AMI	2	3	1	2	7
Between 195% and 245% of AMI	1	2	1	1	5
Above 245% of AMI	2	3	1	2	8
Total	83	132	59	78	352

Unincorporated El Dorado County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30% of AMI	12	18	8	11	49
Between 30% and 60% of AMI	11	17	8	10	46
Between 60% and 80% of AMI	4	7	3	4	18
Between 80% and 120% of AMI	4	6	3	4	17
Between 120% and 150% of AMI	2	3	1	2	8
Between 150% and 195% of AMI	1	1	1	1	3
Between 195% and 245% of AMI	1	1	0	0	2
Above 245% of AMI	1	1	1	1	3
Total	35	55	25	32	147

APPENDIX D: SURVEY RESULTS SUMMARY

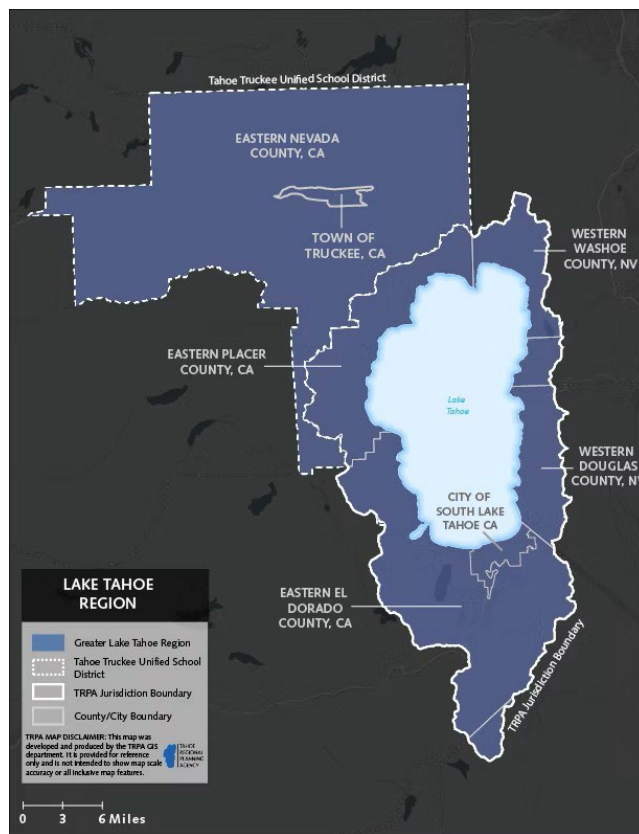
Housing Needs Survey (Tahoe Basin)

December 5, 2025



2025 Housing Needs Survey and Analysis – Tahoe Basin Results

The Tahoe Regional Planning Agency (TRPA) and Tahoe Truckee Community Foundation (TTCF) conducted a Housing Needs Survey from April 22 through June 30, 2025 to understand housing and transportation needs, issues, and preferences of people who live, work, or spend a significant amount of time in the areas served by the organizations. TRPA helped facilitate the survey as part of the Cultivating Community, Conserving the Basin project (Cultivating Community) to inform policy changes within the Tahoe Basin to make workforce and affordable housing more plentiful. The study area for the survey included the Lake Tahoe Basin, plus the Tahoe-Truckee Unified School District boundary, which includes parts of Eastern Placer and Nevada Counties, including the Town of Truckee (see map below). Together, these two areas were called the “Greater Lake Tahoe Region” in the survey. For the purposes of this report, TRPA is reporting on only the respondents who live year-round or most of the year in a Lake Tahoe Basin zip code, or who work or go to school in a Lake Tahoe zip code.



The survey consisted of 43 questions and was available online and in person through printed copies in English and Spanish. Survey distribution included press releases, which were widely distributed to regional and out-of-region media outlets; email and digital campaigns conducted by TRPA and TTCF, and in-person outreach to underrepresented and vulnerable populations. Outreach grants were provided through a competitive process to community-based nonprofits to assist with the outreach process. Cultivating Community, Conserving the Basin grants were awarded to the following partnering nonprofits: Sierra Community House, Sierra Native Alliance, North Tahoe-Truckee Homeless Services, and South Lake Tahoe Family Resource Center. TRPA provided outreach



materials, including a flyer, a Frequently Asked Questions (FAQ) handout, and content and visuals for social media posts to assist these community-based organizations with survey dissemination.

TRPA and TTCF chose to conduct an opt-in survey to explore more about people's experiences around the known shortage of affordable housing in the region. The survey also gathered information from underrepresented and vulnerable populations, including the Hispanic/Latino worker population and those experiencing homelessness who might be difficult to find through random sampling. These survey results complement the Housing Needs Assessment, which is representative of the broader population, by improving accessibility and providing useful research on the knowledge of survey participants. While this survey sought to represent the experiences of underrepresented populations, the survey was open to all respondents. As noted above, for the purposes of this report, only responses from respondents living or working/going to school in Tahoe Basin zip codes are included.

Comparison of the survey population with regional demographics is included where available.

Key Findings

- Two thirds (66 percent) of survey respondents are housing cost-burdened, meaning they pay 30-50 percent of their income on housing costs, and one quarter (24 percent) are severely burdened by housing cost, meaning they pay more than 50 percent of their income on housing costs.
- Rising rent and ownership costs including insurance and utilities, poor housing quality, and unaffordable downpayments/deposits are the most prevalent housing-related issues people experienced over the past year.
- Many renters do not qualify for affordable housing and many cannot find year-round occupancy, or housing that is the right size.
- Fifteen percent of respondents have been unhoused or experienced homelessness at some point while living in the Tahoe Basin. Many have resorted to sleeping in their vehicles, temporarily staying at one or multiple friends' homes (couch surfing).
- The largest segment of survey respondents (42 percent) lives within 5 miles of their work or school,
- Over eight out of ten (84 percent) respondents who live outside of the Lake Tahoe Basin but work/study within the basin stated they would likely move to the Greater Lake Tahoe Region if adequate housing was available in their price range.

Survey Results

A total of 2,224 surveys were collected for the Greater Lake Tahoe Region, which included the Lake Tahoe Basin (defined by zip codes within TRPA's jurisdiction) plus the Tahoe-Truckee Unified School District boundary (outside of TRPA's jurisdiction). This report analyzes 1,293 responses, around half, by respondents living or working/going to school in the Tahoe Basin. Out of the 1,293 surveys that fit this geographic criterion, 1,110 were English language surveys and 183 Spanish language surveys. Not all respondents answered all the questions. Some questions allowed for multiple answers, therefore some percentages will add up to more than 100 percent. This report analyzes the responses to questions of relevance to the Cultivating Community project. The full set of questions is included as an attachment.

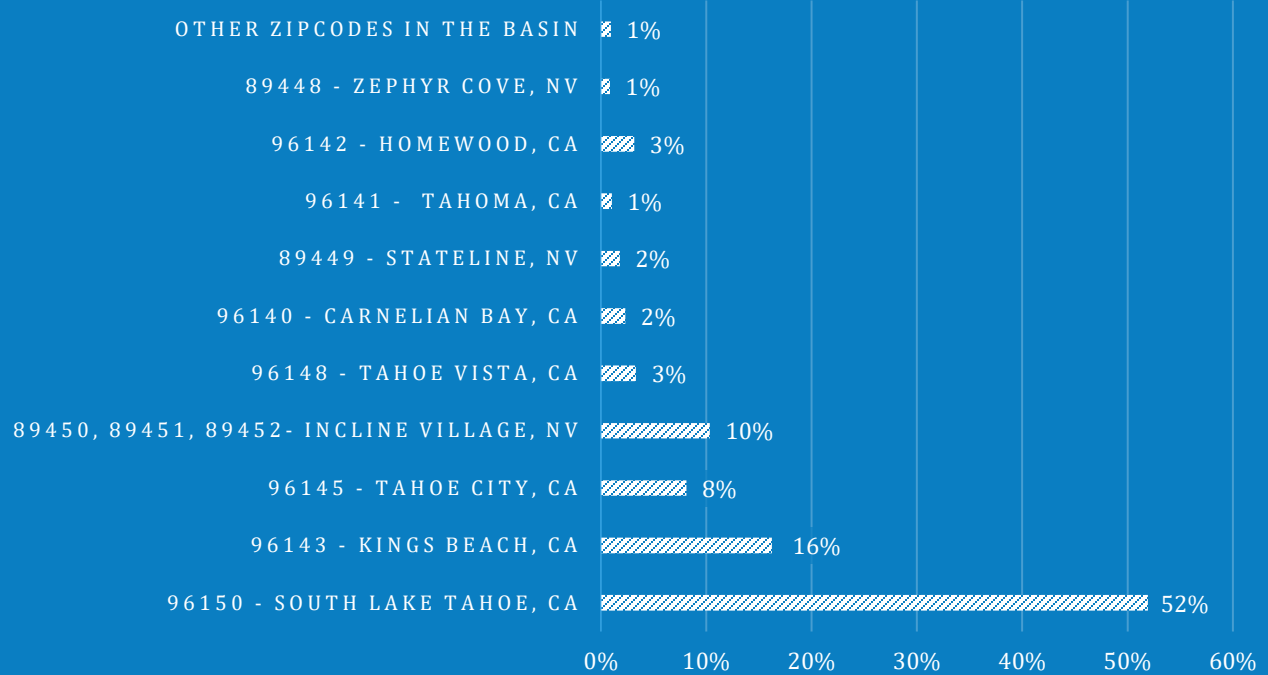
GEOGRAPHIC LOCATION

Q4. What is the zip code of your primary residence (the place where you live most of the time)? (1,171 individual responses).

Fifty-two percent of respondents live primarily in South Lake Tahoe, 16 percent in Kings Beach, 10 percent in Incline Village, and 8 percent in Tahoe City.



ZIPCODE OF PRIMARY RESIDENCE (N=1,171)



COMMUTING POPULATION

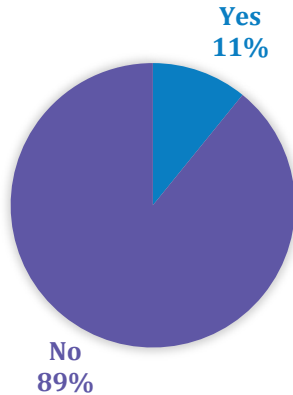
Q33. Do you work or study in the Greater Lake Tahoe Region but live elsewhere? (1,133 individual responses).

Most survey respondents live and work/study in the Tahoe Basin (89 percent), but one out of ten (11 percent) report that they live elsewhere and commute into the basin for work or school.

Since this survey was distributed to the Greater Lake Tahoe Region which includes the Truckee Tahoe Unified School District boundary, Truckee was the main location survey respondents commuted from, but other locations include Minden, NV, Carson City NV, Olympic Valley, CA, Ruhensroth, NV, Verdi, NV, Gardnerville, NV, Reno, NV, and Sparks, NV.

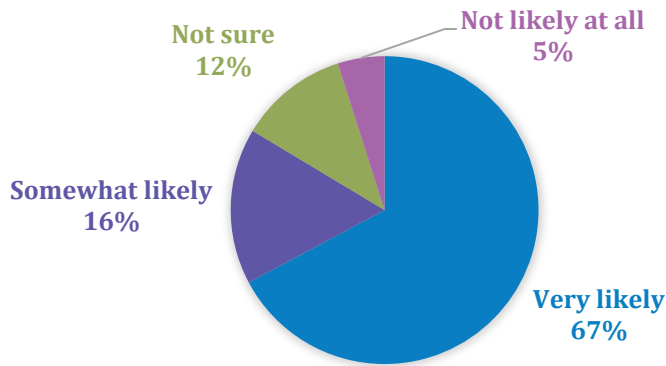


DO YOU WORK OR STUDY IN THE GREATER LAKE TAHOE REGION BUT LIVE ELSEWHERE? (N=1,133)



Of this population that is commuting into the basin, over eight out of ten (84 percent) of respondents that live outside of the Tahoe Basin but work/study there, stated that they would be very likely or somewhat likely to move to the Greater Lake Tahoe Region if adequate housing was available in their price range.

HOW LIKELY ARE YOU TO MOVE TO THE REGION IF ADEQUATE HOUSING (I.E., HOUSING THAT WOULD MEET YOUR NEEDS) WAS AVAILABLE IN YOUR PRICE RANGE? (N=122)



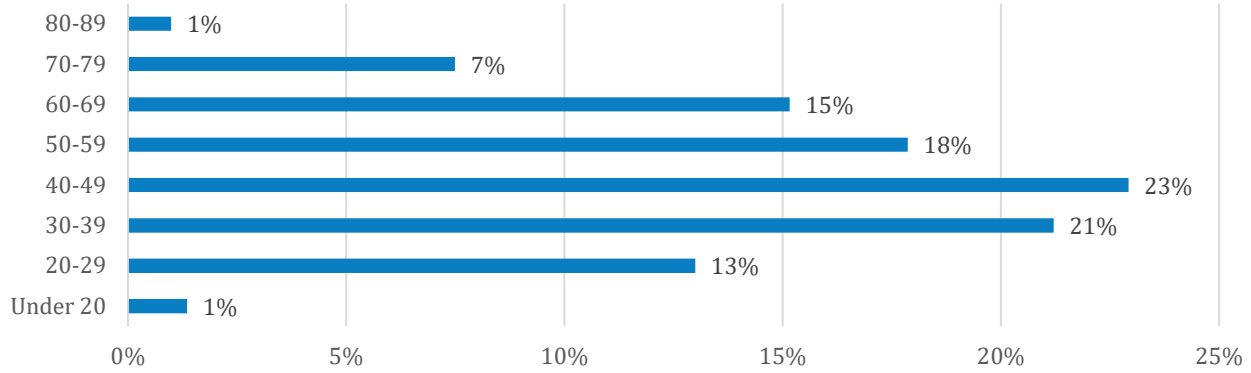
DEMOGRAPHICS

Q36. What is your age? (1,108 individual responses).

Respondents were mostly in the 30-39 or 40-49 age group, making up 44 percent of those surveyed. The third largest age group was 50-59 years old (18 percent) followed by those between 60-69 years old (15 percent). The age profile of respondents differs from the [2020 Census Data which shows the largest age group to be the 60-70 age group, followed by the 25-40 age group.](#)



AGE OF RESPONDENTS (N=1108)

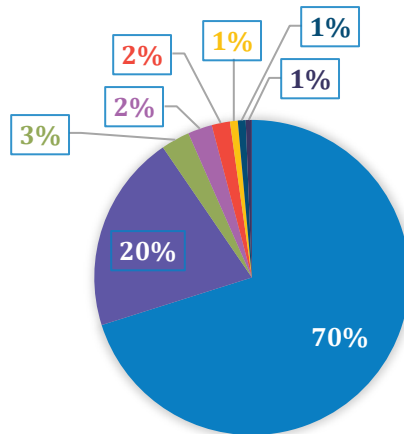


Q38. Which racial or ethnic group(s) do you identify with? (1,121 individual responses).

Seventy percent of respondents identified as Caucasian/non-Hispanic White and 20 percent identified as Hispanic/Latino. This distribution is in line with 2020 Census Bureau data ([69 percent non-Hispanic White and 22 percent Hispanic/Latino](#)).

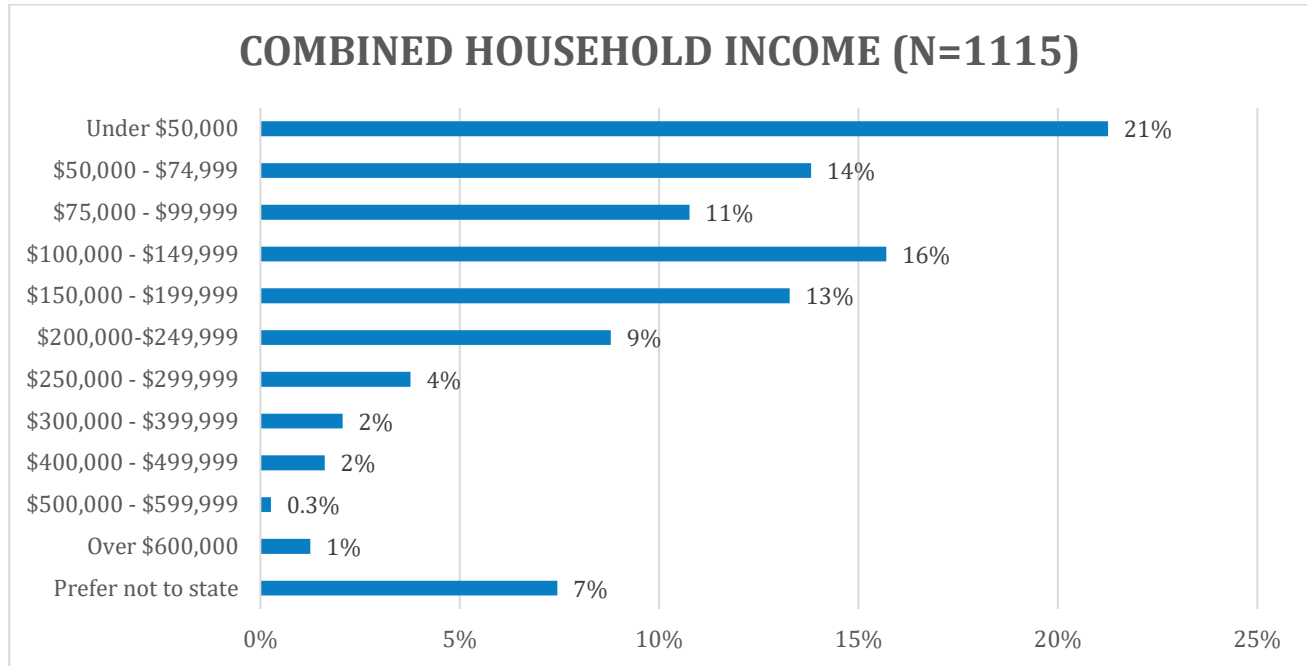
RACE AND ETHNICITY (N=1,121)

- Caucasian/non-Hispanic White
- Hispanic/Latino
- Two or more races
- Asian or Asian American
- Native American/American Indian/First Nation/Indigenous/Alaskan Native
- Pacific Islander/Native Hawaiian
- Middle Eastern
- African American/Black



Q41. To the best of your knowledge, what is the combined gross annual income of all household members over the age of 18 (this includes you, your spouse, and any other people with whom you share household expenses)? (1,115 individual responses).

Nearly half of all respondents are earning less than \$100k annually. Over the past decade, household incomes in the Tahoe Basin have generally increased, with a notable rise observed from 2019 to 2021 (TRPA, 2023)¹. According to the U.S. Census 2021 data, the median household income in the basin is \$79,291.



HOUSING ISSUES

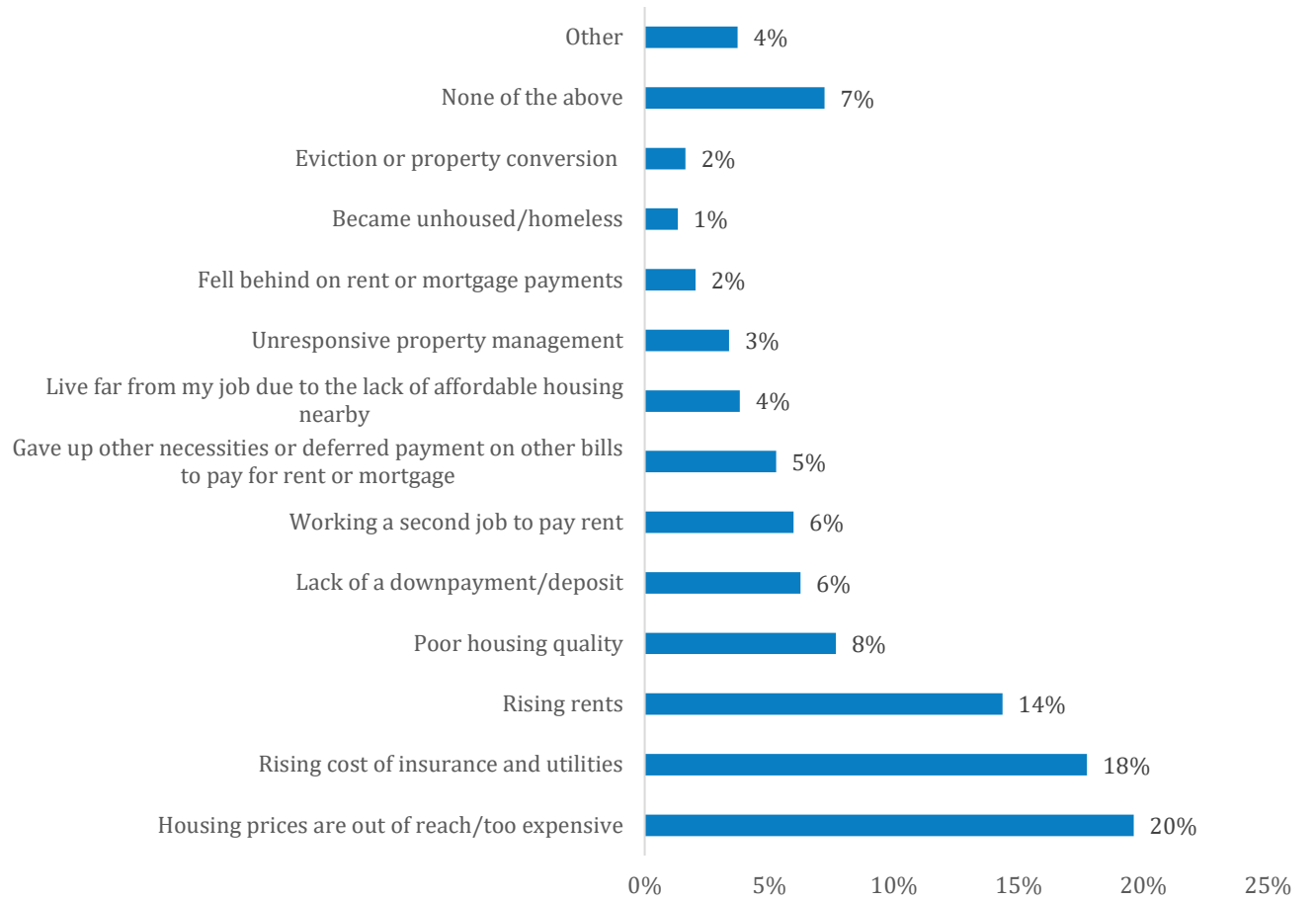
Q13. What housing-related issues have you experienced over the last year (12 months)? (3,247 responses, multiple responses are included).

Residents described significant housing challenges, with costs of both renting and homeownership far exceeding local incomes and creating displacement or instability. Rising insurance premiums, utilities, taxes, and HOA fees also add substantial financial pressure for homeowners which is passed on to renters. Respondents also highlighted a shortage of adequate and affordable units, particularly family-sized and senior housing, which leads to overcrowding, long commutes, or reliance on shared or family arrangements. Poor housing quality was also a frequently cited response.

¹Tahoe Regional Planning Agency. 2020. "Demographics." Arcgis.com. 2020. <https://data-trpa.opendata.arcgis.com/pages/52a1541ee93e43fc9ebd4bc48644829e>.



WHAT HOUSING-RELATED ISSUES HAVE YOU EXPERIENCED OVER THE LAST YEAR? (N=3247)

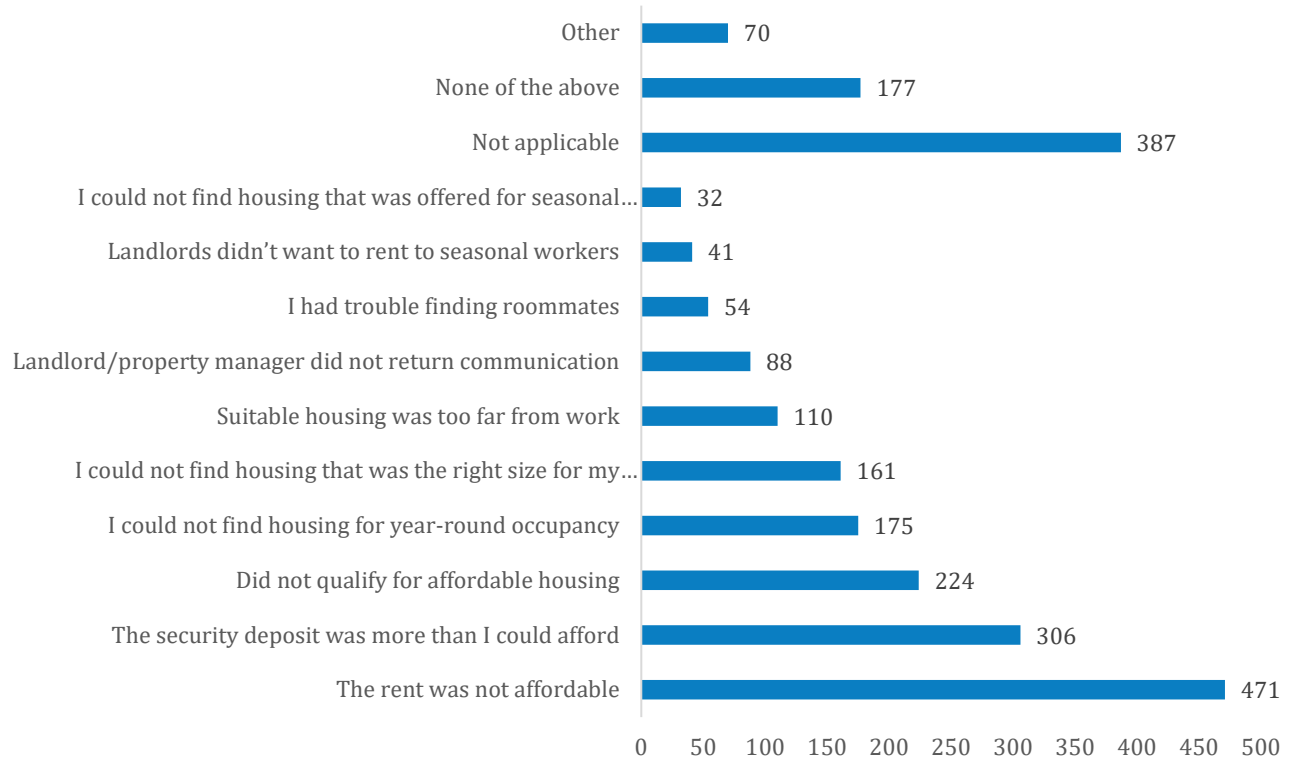


Q14. What problems have you experienced when searching for and securing a home to RENT in the Region? (Select all that apply)? (2,296 responses, multiple responses are included).

Affordability was the most common issue cited when searching for and securing a home to rent in the region, as well as qualification for affordable housing, followed by securing the right type of housing, including the right size, proximity to work, or available year/round occupancy.



WHAT PROBLEMS HAVE YOU EXPERIENCED WHEN SEARCHING FOR AND SECURING A HOME TO RENT IN THE REGION? (N=2296)



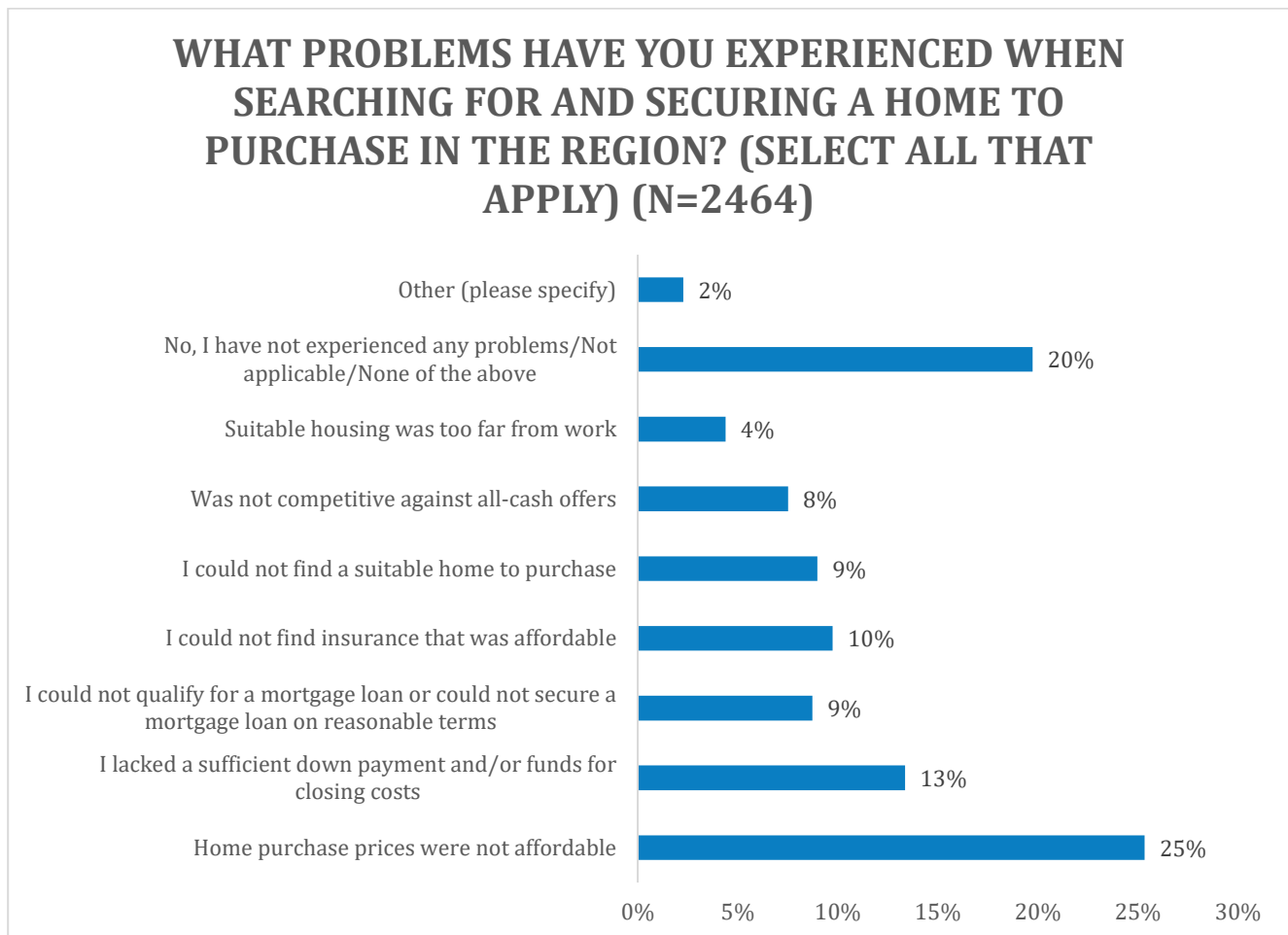
Responses to "Other":

Age and fixed income
Conditions of properties were abysmal
Credit score requirements
Do not want to have to deal with roommates
Expensive
Homes are being modernized and remodeled to increase rent prices. Lack of rental properties in the region due to high number of second homes and short-term rentals
Homes poorly taken care of, not a lot of options, expensive for small places
Housing being sold under me while renting, Housing increasing rent by 50% or more
Housing needed for older working adults that don't want roommates
Home with a garage
Lack of affordable housing options. Unable to find housing that fell in my income level
Lack of senior housing
Lack of transit made it hard to live places without a personal car but there wasn't enough parking for all the cars.
Lack of ADA housing
Loud neighbors



Many homes are furnished or short(er) term. I am not going to sell my furniture and risk having nothing if the landlord breaks the lease after 6 months.
Not enough places to rent
Not pet friendly
Pet fees and pet weight limit being 40 lbs. or under
Places had poor insulation; ability to heat or cool difficult; access challenges (outdoor steep stairs or long walkways or driveways)
Requirements needed as rental history up here to even apply to rent
The rents are too high so multiple families have to live together under one roof.
They don't allow children
Too many STR eating into inventory
Too much competition
Very little inventory
It is hard to find something affordable for just one person

Q15. What problems have you experienced when searching for and securing a home to PURCHASE in the Region? (Select all that apply) (2,464 multiple responses).



Responses to "Other":

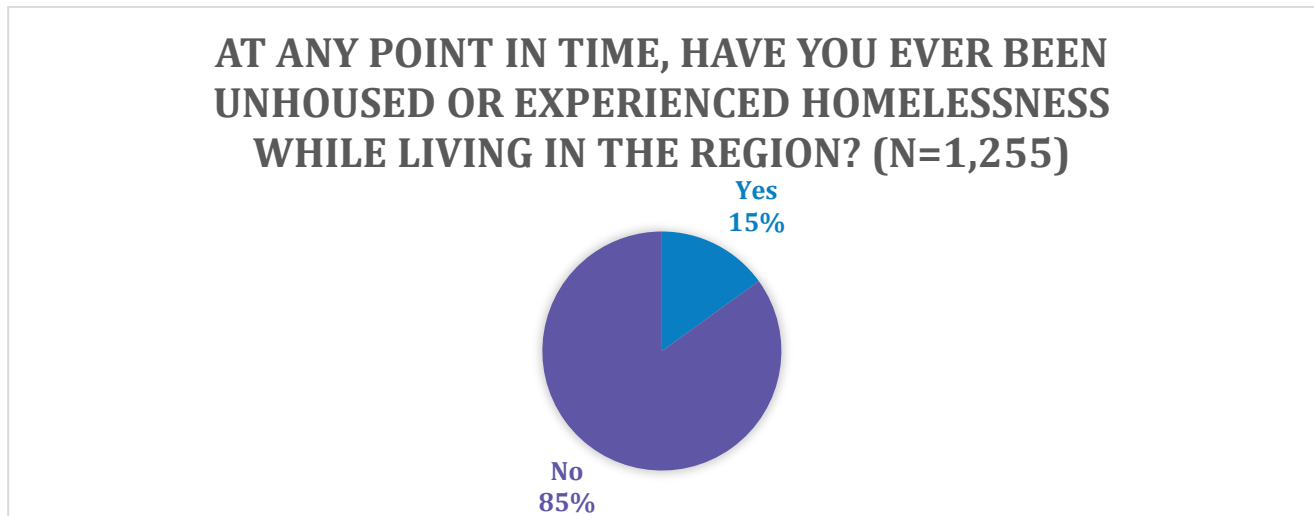


Several homes that needed significant improvements, but I was told it would be difficult to get the permits to do this in a timely fashion
Both Truckee & SLT homes are priced too high. Sellers are pricing based on high market from a couple years ago. Most homes working class may be able to afford are outdated, old, and/or falling apart. Property taxes are too high when calculating off selling prices and fire insurance is going through the roof (not to mention utilities!)
Can't afford it
Cannot obtain affordable fire insurance
Condition of Housing
Difficulty finding property insurance
Given extreme wildfire risk, purchasing at high prices in basin is poor financial decision. Insurance may not cover equity investment or insurance rates/HOA fees unpredictable.
Got prequalified for a mortgage that was MORE than I take home in month, unless you count overtime which is not ideal.
Had to enter a jumbo loan with terrible terms as a first-time home buyer. The high cost of my older home did not allow me to take advantage of the first-time home buyer benefits
Home insurance is frighteningly expensive
Homes within my price range were being sold "as-is" but non-traditional mortgages/mortgage assistance type loans (e.g. FHA, 184 loans, first-time homebuyer programs) wouldn't pay for them due to work needing to be done prior to closing.
Houses are overly expensive and wealthy people are able to out bid locals.
Housing stock that was affordable was super low quality and would require expensive renovations but contractors are expensive here because they just want to work big jobs for wealthy second homeowners
I don't know enough about the process of buying a house
I'm working three jobs to be able to pay my mortgage
Increased mortgage rates
Interest rates are too high
I've heard it is difficult to add onto smaller homes, which is what I would need to do here.
Not enough inventory. Build more houses
Quality of housing at more affordable prices is bad, and then you have to remodel which makes it much harder to afford. Also people are offering over asking then running the home as a tourist accommodation business and using it themselves 2-4 times a year
Single household earners are priced out
The cash offers are locking out locals who need a mortgage
There are no 1-2-bedroom townhomes available for sale.
There is no way I could afford to own a home here. It's why we're leaving to move elsewhere once our lease is up. My husband is tired of working two jobs and I'm tired of working a lot but still being unable to afford necessities let alone save to purchase our own home.
There is not a single-family home for less than \$600,000
Uncooperative seller after in contract
Utilities cost
We qualified for the Placer downpayment program, but couldn't find a suitable home in the \$700k range. And we were just 1% above the AMI for Hopkins. We didn't qualify for the Truckee downpayment program, but we couldn't find any housing there in that range either.
Would not have been able to purchase without Placer WHPP



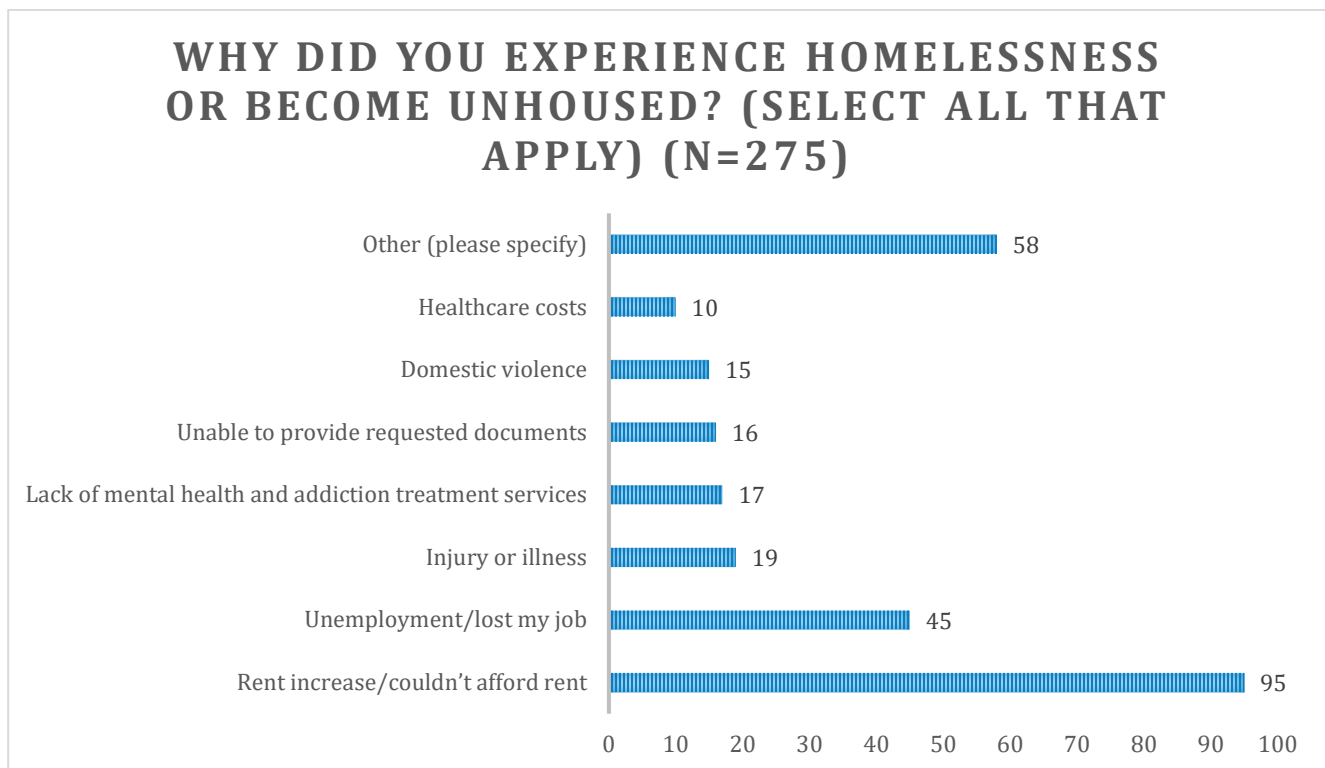
Q16. At any point in time, have you ever been unhousted or experienced homelessness (for example, lived in a car, a tent, or an overnight shelter) while living in the Region? (1,255 individual responses).

Fifteen percent of respondents have been unhousted or experienced homelessness at some point while living in the Tahoe Basin.



Q16. Why did you experience homelessness or become unhousted? (Select all that apply) (275 multiple responses).

The most frequently cited reason for experiencing homelessness was rent increases or not being able to afford the rent, followed by job loss/unemployment.



Responses to "Other":



Apartment building was condemned (winter 22/23 roof collapse), no relocation assistance from prop management.
Between rentals
Casino was sold and employees were fired
City messed up my camper and took it
Couldn't find a new lease when mine expired and my landlord turned my place into an Airbnb
Couldn't find housing
Couldn't find suitable rental
Couldn't afford temporary housing
Couldn't find acceptable/affordable housing
I had part time work only and couldn't afford rent yet.
Issues with landlord
It burned down
Just moved here, needed to get set up
Landlord decided to not renew lease so they can increase rent for the next person
Landlord dispute
Landlord sold house and couldn't find another affordable rental
Landlords moved back in
Looking for job
My job didn't pay enough to cover rent.
Not enough savings to pay rent & security deposit.
Owner selling property
Pay did not increase with rental costs
Pet issue
Refused application to rent
Seasonal employment between jobs
Seasonal worker, did not want to sign a year lease
Terminated lease
The apartments were going to be remodeled
The apartments were uninhabitable
Unsafe family house
Was searching for clean, affordable housing

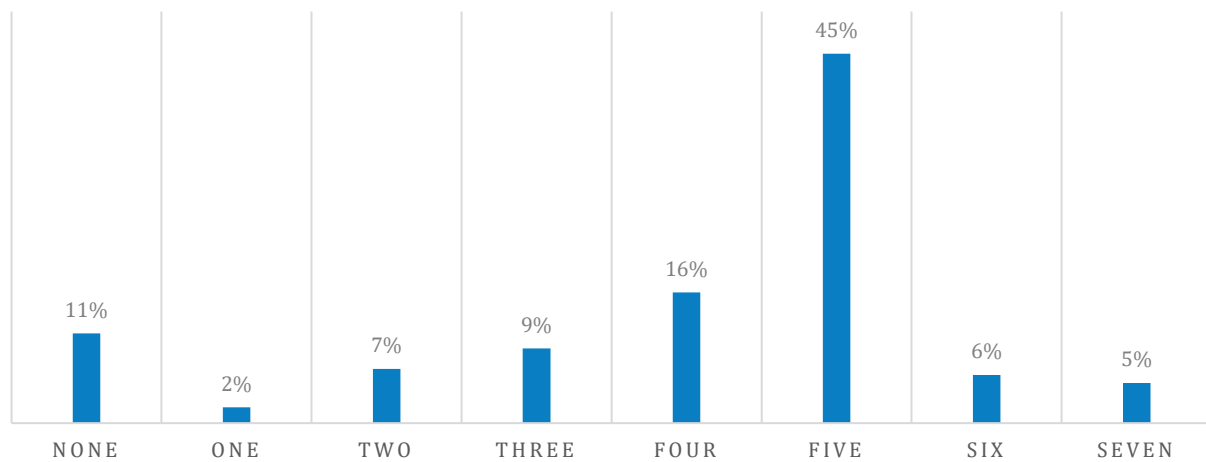
HOUSING NEEDS

Q24 How many days per week do you commute to work or school? (1,045 individual responses).

Nearly 50% percent of the survey respondents commute to work 5 days a week



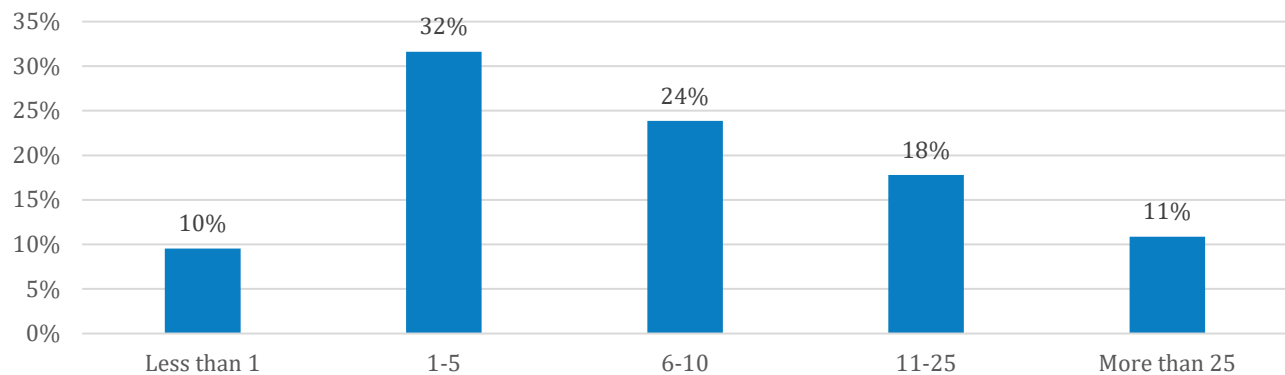
HOW MANY DAYS PER WEEK DO YOU COMMUTE TO WORK OR SCHOOL? (N=1045)



Q25. When commuting to work or school, how many miles do you usually travel ONE WAY? (1,040 individual responses).

The largest segment of survey respondents (44%) lives within 5 miles of their work or school. Proximity makes this segment more likely to commute via non-auto modes (based on a cross-tabulation with Question 26). Just two percent of commuters travel more than 50 miles/day, and around one in ten (11%) travel more than 25 miles to work/school. The share of respondents traveling more than 25 miles one way suggests that some residents may be living farther from jobs or educational opportunities due to limited affordable housing options nearby. Expanding affordable housing closer to employment and education centers can help reduce long-distance commutes and support non-auto commutes.

WHEN COMMUTING TO WORK OR SCHOOL, HOW MANY MILES DO YOU USUALLY TRAVEL ONE WAY? (N=1,040)

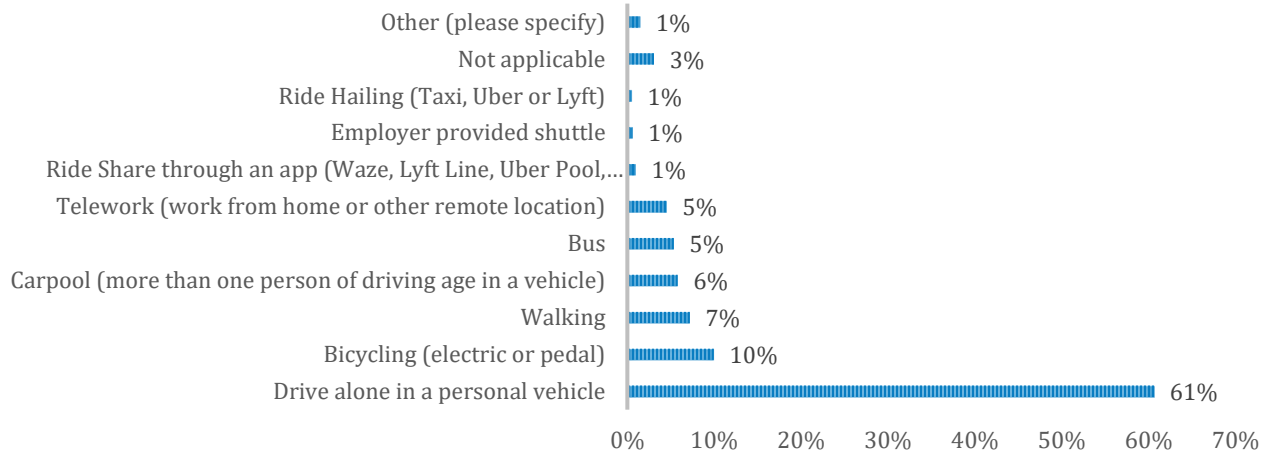


Q26. How do you typically travel to work or school? (Select all that apply) (1,366 multiple responses).

Most people drive to work alone in a personal vehicle (63%). The most popular mode beyond solo driving among respondents was bicycling (10%), followed by walking (8%).



HOW DO YOU TYPICALLY TRAVEL TO WORK OR SCHOOL? (SELECT ALL THAT APPLY) (N=1366)



Responses to “Other”:

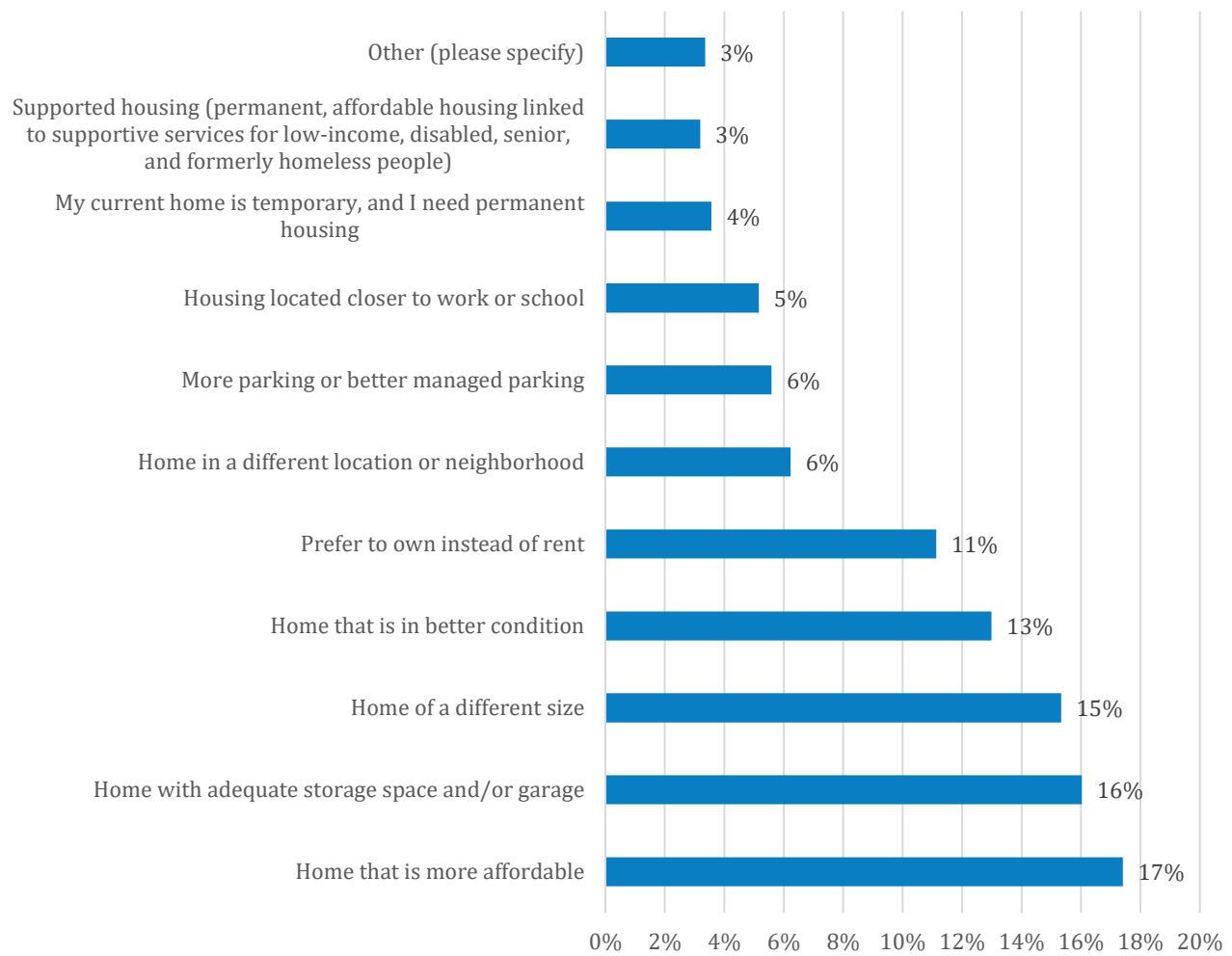
Drive in winter (not near bus routes), bike in summer
Employer provided vehicle
TART Connect

Q29. What would your ideal housing situation be like? (1,878 responses, multiple responses are included).

Responses to this question reveal the main priorities for residents in terms of housing. Above all, people want housing that is affordable, appropriately sized for their household, and in better physical condition than many options currently available. In addition to these considerations, many respondents expressed a strong desire to own rather than rent, which could reflect both a need for long-term stability and a sense of investment in the community.



WHAT WOULD YOUR IDEAL HOUSING SITUATION BE LIKE? (N=1878)



Other responses:

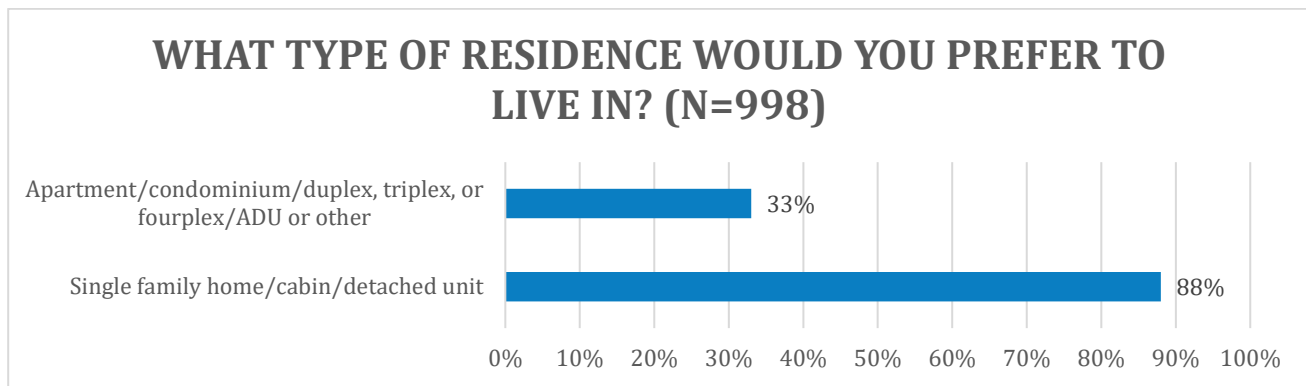
A house with a yard or an apartment with a patio
Ability to make needed repairs so can rent it
Better mixed use and live/work housing options
Closer public transit access
Expensive utilities
Home that is fire hardened with better emergency evacuation provisions.
Home with garage, accepts pets, and has maintenance and snow removal included
Home with neighbors. Home with outdoor space
I want a house instead of a condo, with a yard, preferably.
Living without roommates
My current house is fine, just needs expensive upgrades.
Near a medical center



No vhrs nearby
Not an apartment
Pet friendly housing! Easier to walk around town
Practically anything that isn't in an HOA, isn't near an STR, is quiet and preferably has a garage.
Reasonable fire insurance
The right types of housing in the right locations. Move to parking maximum not minimum and get serious about mainline frequent transit.
Would like an ADU.

Q30. What type of residence would you prefer to live in? (998 responses, multiple responses are included).

The results directly inform the conversation on housing options by showing both the strong preference for single-family homes (88 percent) and a significant interest in more space-efficient options such as apartments, condos, duplexes, and accessory dwelling units (ADUs)



Other responses:

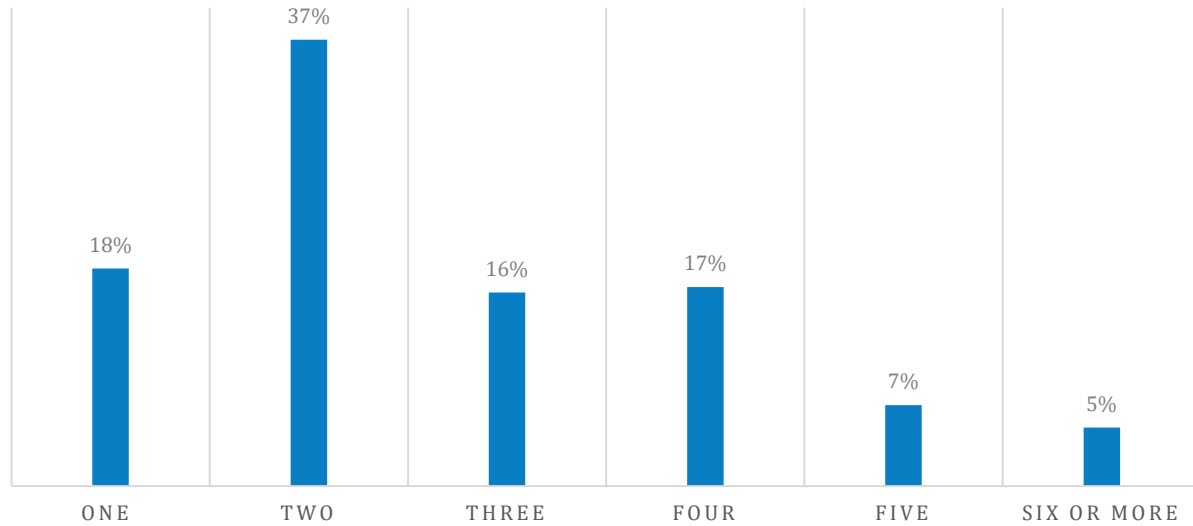
1-2 bedroom town home with garage
Any good studio
Home with separate ADUs that we can rent out to others in need of housing, while assisting us with mortgage, insurance, taxes, utilities, costs, etc.
House with yard
I would be fine living in an apartment, but most don't have any parking or 1 spot for the two bedroom apartment and are still over 1k per bedroom in a tiny bedroom that a full bed completely fills
Just bigger for grandparents and closer to school/work so kids could walk and take the bus
Live work or mixed use
Multiple story apartment with accessible and good public transit
Tiny home community
Town center mixed use condo? Walkable to coffee, to a shop, etc.

Q9. Including yourself, how many people live in your primary residence? (1,286 individual responses).

Most respondents live in smaller households, with two-person households being the most common (37 percent), followed by one-person (18 percent) and four-person (17 percent) households. These patterns highlight the need for a housing supply that can accommodate both small and mid-sized households, suggesting demand for a mix of unit types and sizes. Understanding household composition helps ensure that future housing options align with the way people are actually living.



INCLUDING YOURSELF, HOW MANY PEOPLE LIVE IN YOUR PRIMARY RESIDENCE? (N=1,286)



OVERCROWDING

Overcrowding was assessed using the persons-per-room (PPR) measure as defined by the U.S. Census and U.S. Department of Housing and Urban Development (HUD) as one person per room plus one. Thus, a one-bedroom apartment would be determined to be overcrowded if three or more people reside there.

To determine whether a respondent's household is overcrowded, TRPA analyzed the number of bedrooms a respondent had in their primary residence (Q8) with the number of people living in it.

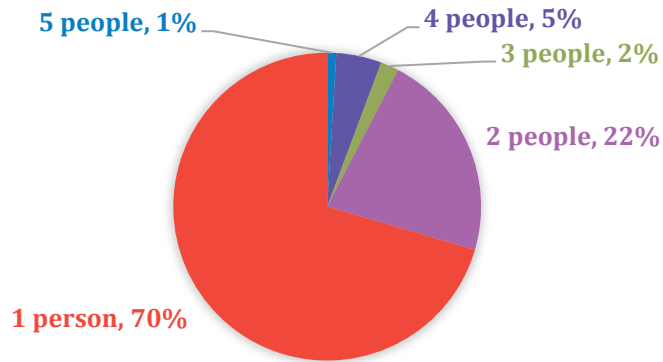
- Q8 (*How many bedrooms does your primary residence have?*) and
- Q9 (*Including yourself, how many people live in your primary residence?*).

An analysis of the data shows how household size and bedroom availability interact to create pressure within the existing housing stock, particularly for lower-income residents. By applying the HUD standard, the analysis reveals that 15 percent of respondents live in overcrowded conditions—with especially high rates in studio and two-bedroom units—and that households earning under \$75,000 are twice as likely to be affected. This highlights a clear mismatch between available unit sizes and household needs, underscores equity concerns, and points to the importance of increasing the supply of appropriately sized and affordable homes to reduce overcrowding and improve living conditions.

By the HUD standard, studios are only suitable for one person. Therefore, as shown in the graph below, 30 percent of respondents to the survey living in studios are living in overcrowded conditions.

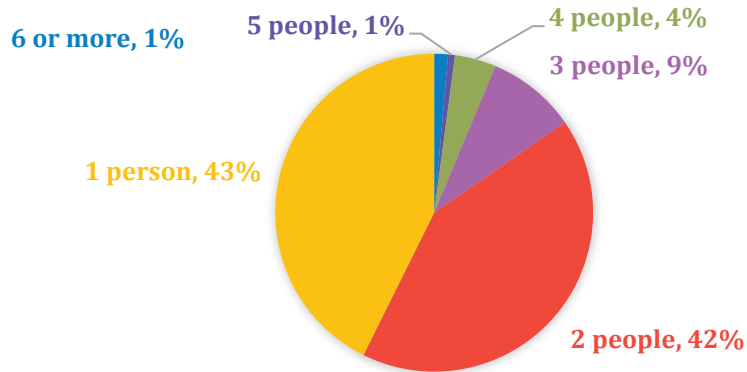


NUMBER OF PEOPLE LIVING IN A STUDIO



One-bedrooms are suitable for one or two people, therefore, three or more people residing in a one-bedroom would be considered overcrowded. Fifteen percent of survey respondents living in one-bedroom homes are living in overcrowded conditions based on this definition.

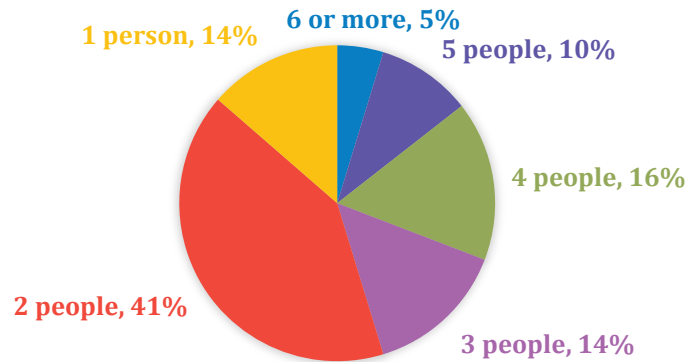
NUMBER OF PEOPLE LIVING IN A ONE-BEDROOM



Two-bedrooms are suitable for up to three people, therefore, four or more people residing in a two-bedroom would be considered overcrowded. Thirty-one percent of survey respondents living in two-bedrooms are living in overcrowded conditions by this standard.

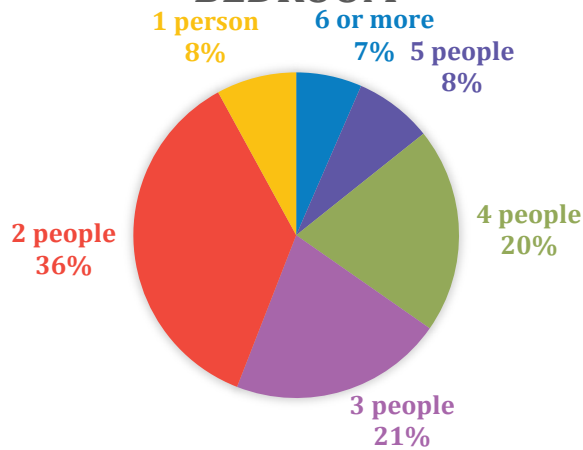


NUMBER OF PEOPLE LIVING IN A TWO-BEDROOM



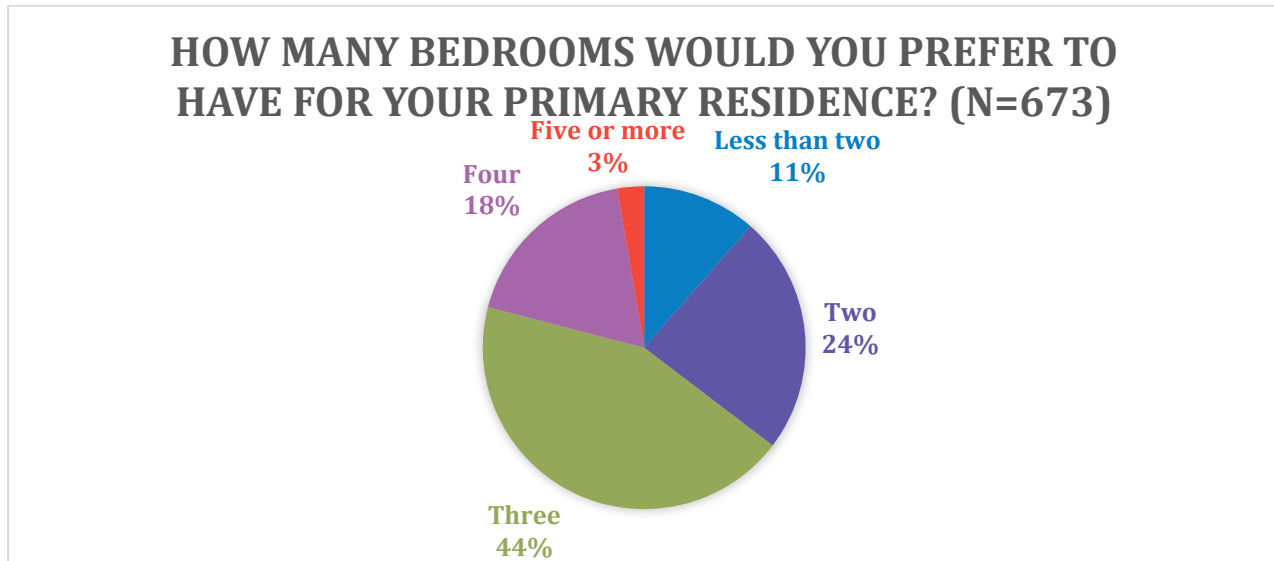
Three-bedroom households are suitable for up to four people, therefore, five or more people residing in a three-bedroom would be considered overcrowded. Fifteen percent of survey respondents living in three-bedrooms are living in overcrowded conditions by this standard.

NUMBER OF PEOPLE LIVING IN A THREE-BEDROOM



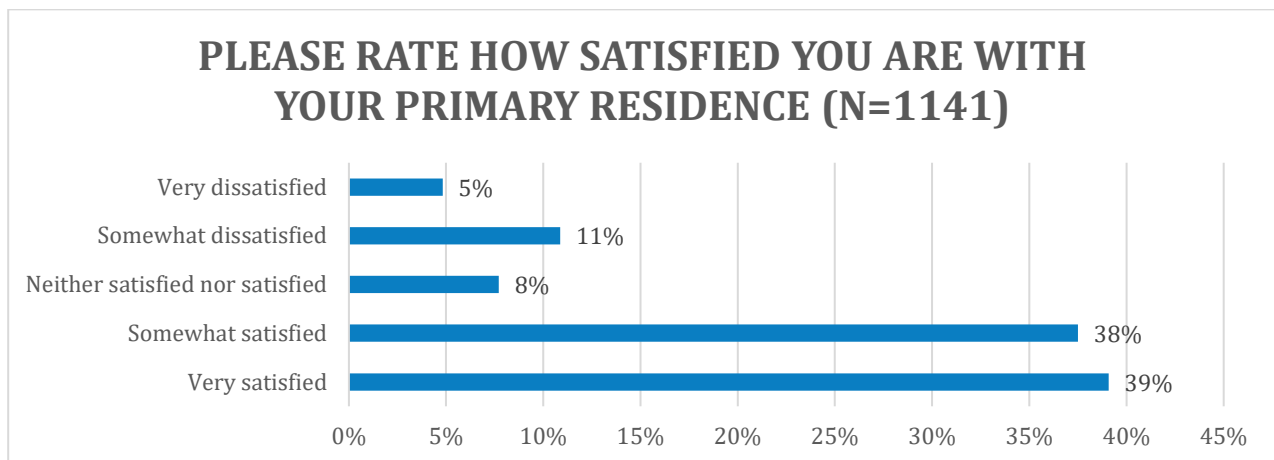
Q31. How many bedrooms would you prefer to have for your primary residence? (673 individual responses).

Nearly 70 percent of the respondents indicated a preference for two or three bedrooms in their primary residence. This strong clustering around mid-sized residences suggests that current housing options may not fully align with community needs, particularly if the market lacks sufficient diversity in unit sizes. Ensuring an adequate supply of two- and three-bedroom homes could better support both renters and prospective buyers.



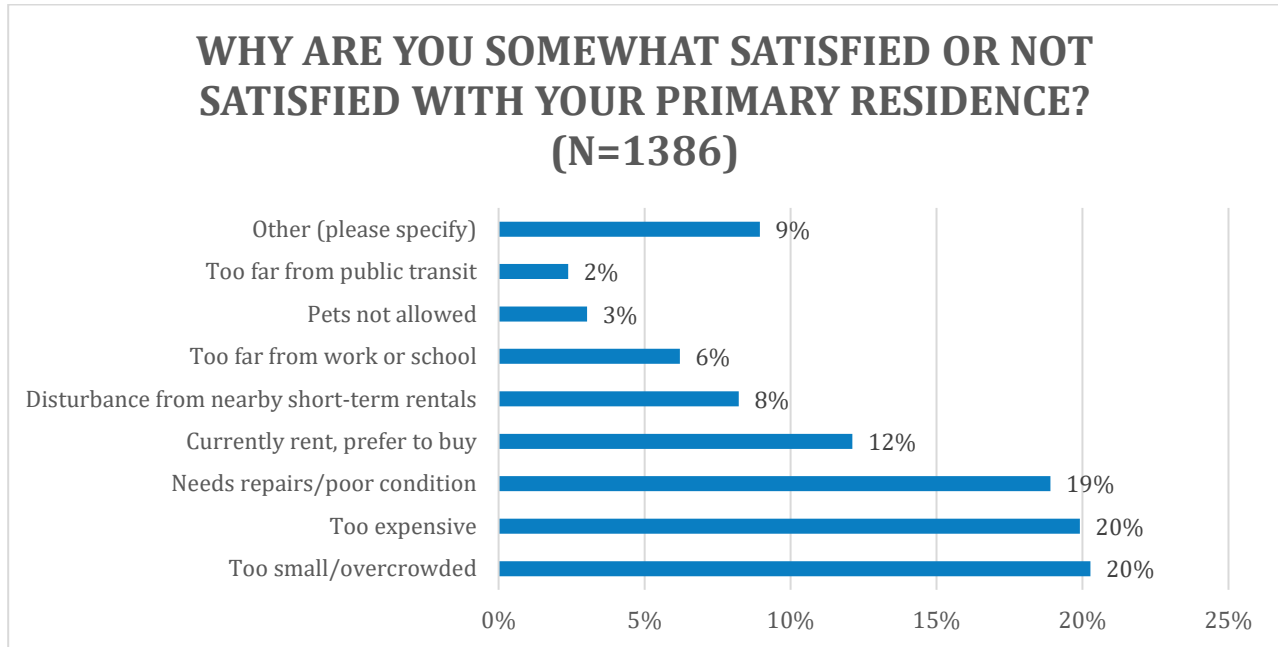
Q27: Please rate how satisfied you are with your primary residence. (1141 individual responses)

Three out of four respondents (76 percent) are satisfied with their primary residence, suggesting that the existing housing stock generally meets the needs of those who can access it. However, this level of satisfaction does not eliminate broader housing needs in the community; it primarily reflects the experiences of residents who already have housing.



Q28: Why are you somewhat satisfied or not satisfied with your primary residence?? (1386 multiple responses)

Respondents who were somewhat satisfied or not satisfied most often pointed to issues that reflect broader structural housing challenges. The top concerns include homes being too small or overcrowded (20 percent), too expensive (20 percent), or in need of repairs/poor condition (19 percent)—directly highlighting gaps in affordability, adequacy, and suitable unit sizes within the current housing stock. Additional factors include preferring to buy rather than rent (12 percent) and disturbances from nearby short-term rentals (8 percent).



Responses to “Other”:

No washer and dryer
Built poorly, low ceilings aggravate the owner
Consumes too many resources/supplies
Cost of remodeling is too high = house continues to fall apart.
Parking difficulty, very small
Extremely steep driveway, upstairs neighbors can be loud, not especially walkable to the main part of town
High cost of upkeep, lack of contractors
HOA is so high--it's risen 49% in 3 years!!!
I'd like a larger home!
Increasing costs of insurance/ utilities
Isolated area
It burned down
It is what I could afford, but I want to have a house, rather than a condo someday.
It's poorly maintained/operated
Lacking garage for parking and storage
Landlord has deferred maintenance on things
Landlord may, at any time, decide to sell property.
Mold
Needs accessibility improvements and garage for winter



Needs to be fire hardened.
No medical care of value nearby
No parking, garage or handicap spots for affordable housing
Not available long term, will have to move in a few months
Not suitable for elderly
Poor infrastructure e.g. Schools, parks, etc.
Problems with other tenants
Rent keeps going up yearly
Too large for my needs
Too many pests indoors (Spiders, ants, etc.)
Want to create ADU/JDU for income
Would like less roommates
Would like to downsize and can't see options.
Would like to move into something larger that fits our needs

HOUSING COSTS

Housing costs varied significantly by respondent. There were two questions in the survey based on housing cost:

- (Q10) *Approximately how much do you spend monthly on rent or mortgage for your primary residence (excluding insurance and utilities)? Give the total paid by all people living in the residence if you share the housing expenses with others.*²
- (Q11) *Roughly what proportion of your income do you spend on housing?*

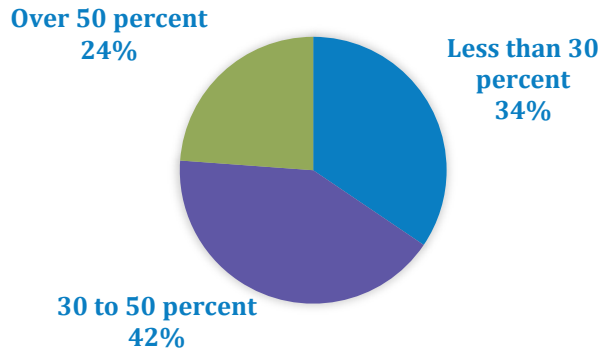
According to the US Census, “a housing cost burden is defined as a situation where a household spends more than 30% of its income on housing costs, which includes rent, mortgage, and other housing-related expenses. Households that spend 50% or more of their income on housing are considered severely cost-burdened”.³ Most survey respondents spend between 30 and 50 percent of their income on housing, but a closer look at the data shows that some residents are more impacted. Housing cost impacts vary significantly by tenure and income level, with renters and lower-income households generally experiencing the greatest strain.

² The question asked about the combined household costs - the low housing costs may reflect a misunderstanding of the question. It may be skewed if respondents only put their individual housing costs, especially noting that these households had more than 6 people living in their primary residence.

³ United States Census Bureau. “Housing Costs a Big Burden on Renters in Largest U.S. Counties.” December 8, 2022. <https://www.census.gov/library/stories/2022/12/housing-costs-burden.html>

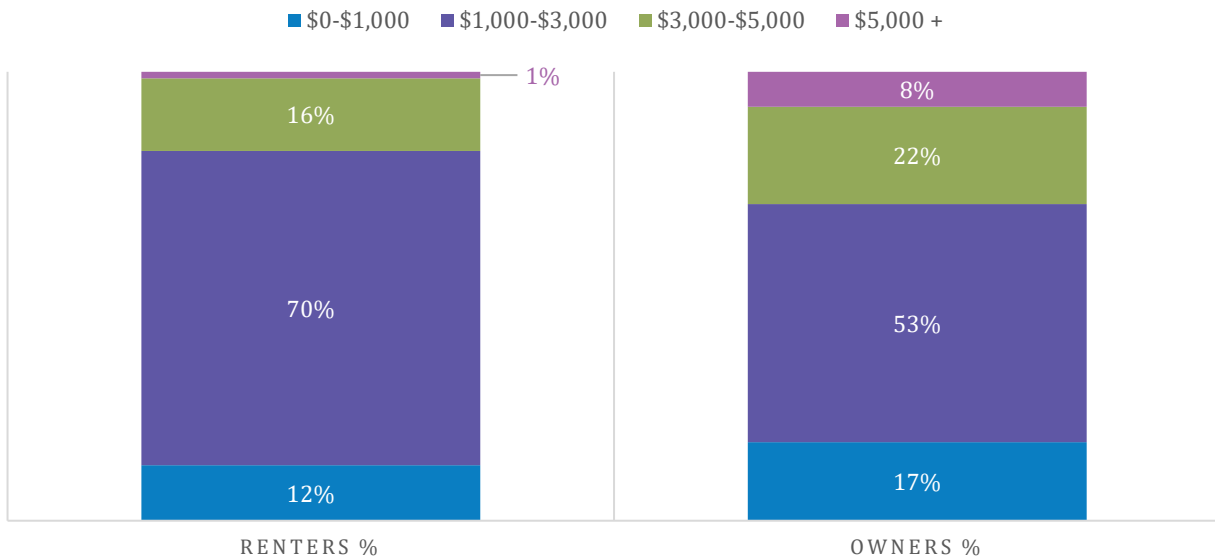


ROUGHLY WHAT PROPORTION OF YOUR INCOME DO YOU SPEND ON HOUSING?



When splitting Q10 and Q11 responses by renter vs owner, we find that renters pay less overall towards housing than owners monthly. Eighty-two percent of renters are paying less than \$3000 in housing costs compared to 70 percent of owners.

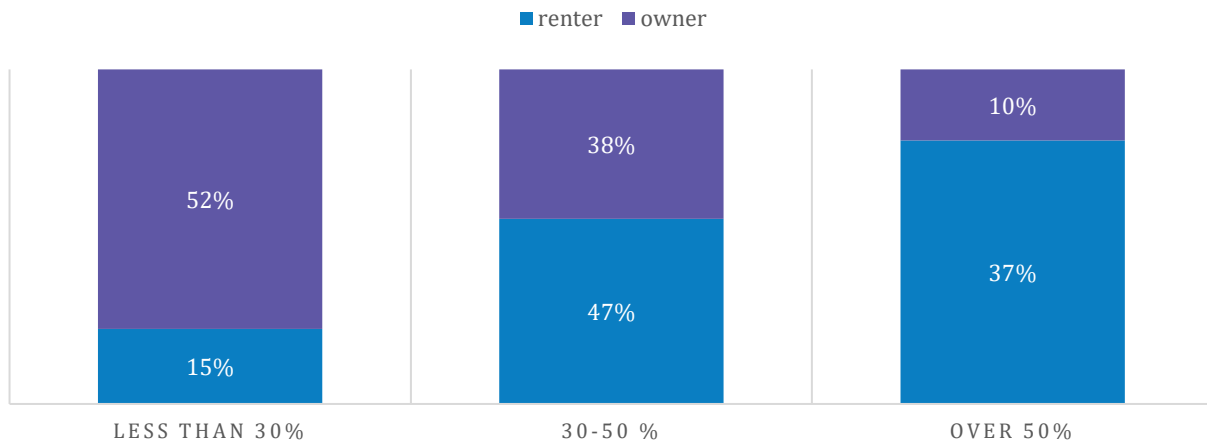
HOUSING COSTS: RENTER (N=617) VS. OWNER (N=618)



Although renters generally pay less towards housing, they are paying more as a proportion of their income than owners. This proportional difference is evident in the graph below with 10 percent of owners paying over 50 percent of their income to housing costs compared to 37 percent of renters. Only 15 percent of renters experience affordable housing costs (less than 30% of household income spent on housing) compared to over half or owners (52%).



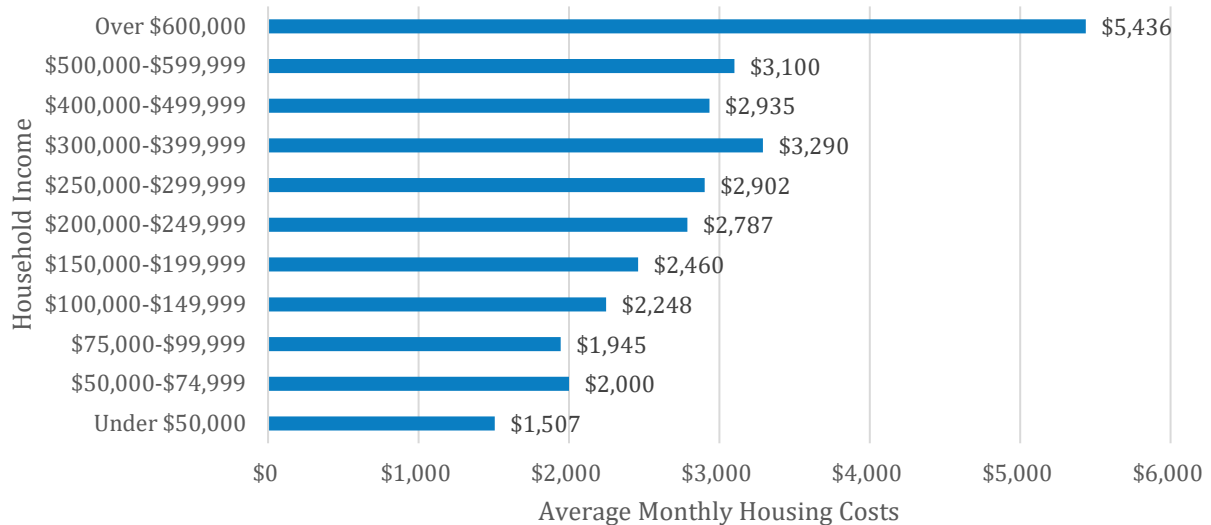
HOUSING COST BURDEN: RENTER VS OWNER



Across all responses, housing costs ranged from \$0 to \$23,000 per month with the overall median being \$2,181, and the median being \$2,022 for renters and \$2,298 for owners.

Spending on housing costs overall varied by different factors, including household income and renter versus owner.

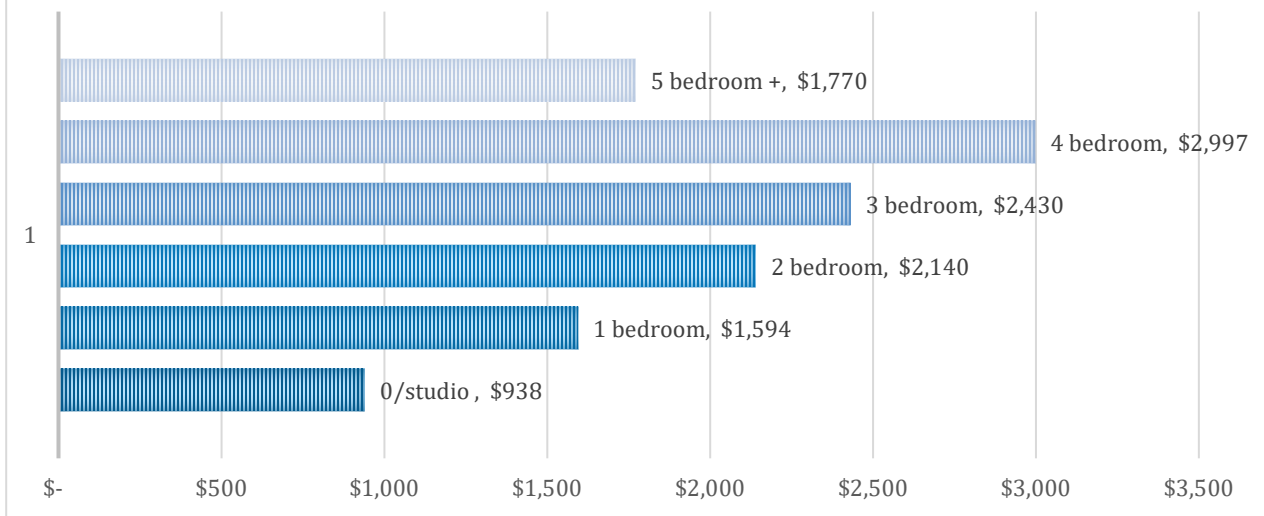
AVERAGE HOUSING COSTS VS HOUSEHOLD INCOME



Housing costs also tend to increase by the number of bedrooms. In other words, as the size of the home increases, so does the amount spent on housing. The one outlier is respondents with five or more bedrooms, which spend less on housing monthly than 2-4-bedroom homes. The question asked about the combined household costs - the low housing costs may reflect a misunderstanding of the question. It may be skewed if respondents only put their individual housing costs, especially noting that these households had more than six people living in their primary residence.

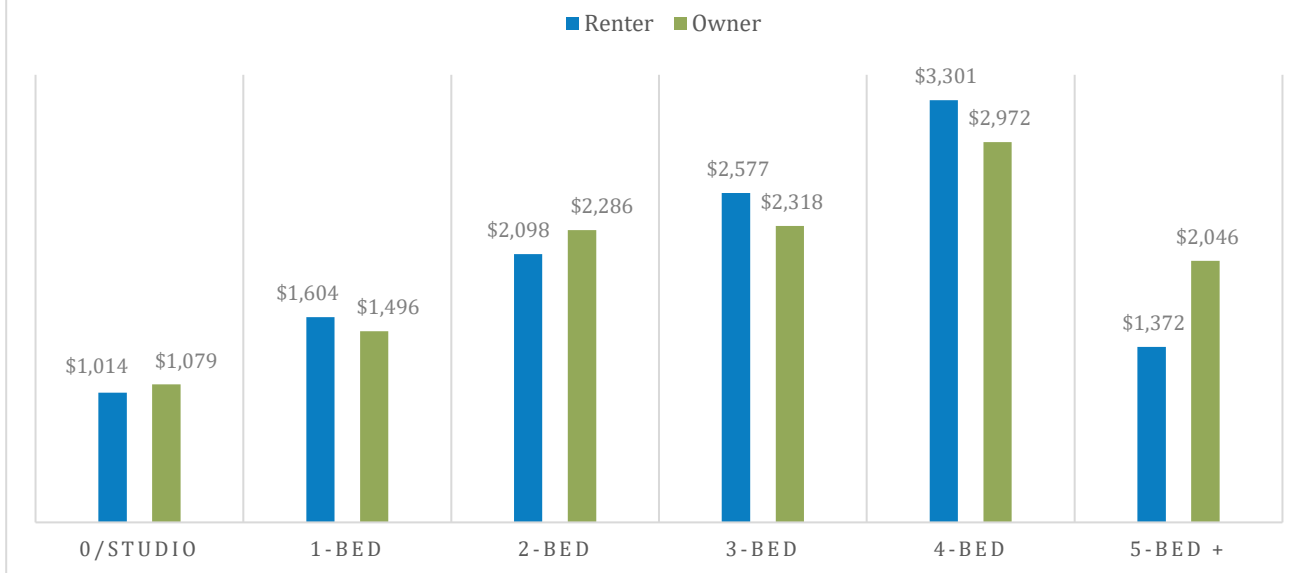


AVERAGE HOUSING COST BY NUMBER OF BEDROOMS



Below is a more in-depth look at housing costs of renters and owners based on the number of bedrooms in the primary residence. This graph shows that renters are on average paying more for one-bedrooms, three-bedrooms, and four-bedroom residences than owners.

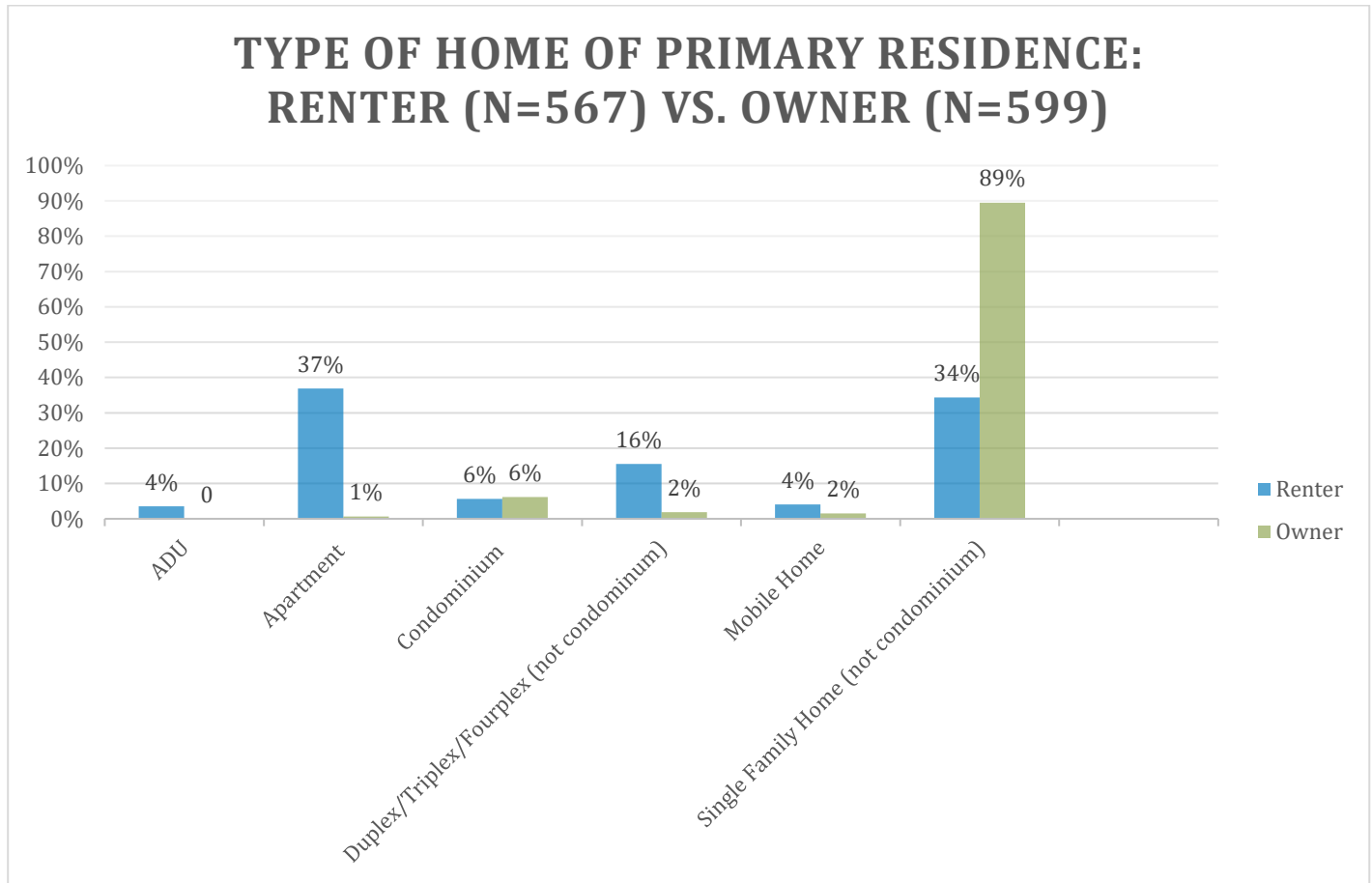
HOUSING COSTS: RENTER VS. OWNER BY # OF BEDROOMS (N=1235)



Finally, renters tend to live in what are generally considered smaller units such as apartments and duplexes. A cross-tabulation of Q5 (*Do you own or rent your primary residence?*) and Q7 (*What type of home is your primary residence?*) found that far more renters report living in apartments, ADUs, mobile homes, and duplexes/triplexes/fourplexes, compared to owners. Homeowners were three times more likely to live in a single-



family home than renters. This may explain in part the difference in overall housing costs between renters and owners, since single family homes tend to be more expensive than more space-efficient housing types.



Conclusion

The 2025 Housing Needs Survey provides a snapshot of the challenges facing survey respondents who live, work, or spend significant time in the Tahoe Basin. The findings show the differentiation in housing cost burdens between those of different income levels and housing ownership status, issues with availability of appropriately sized and year-round housing, and difficulty maintaining stable living conditions amid rising rents, ownership costs, and deteriorating housing quality. These pressures are especially acute for renters, lower-income households, and individuals who have experienced homelessness or housing instability.

At the same time, the survey highlights the demand for more attainable housing options within the basin. Many respondents live close to their jobs or schools, reinforcing the link between housing availability, commute distance, and transportation behavior. Notably, a large majority of those who currently live outside the basin would consider relocating if adequate, affordable housing were available, underscoring the basin’s unmet need for workforce housing.





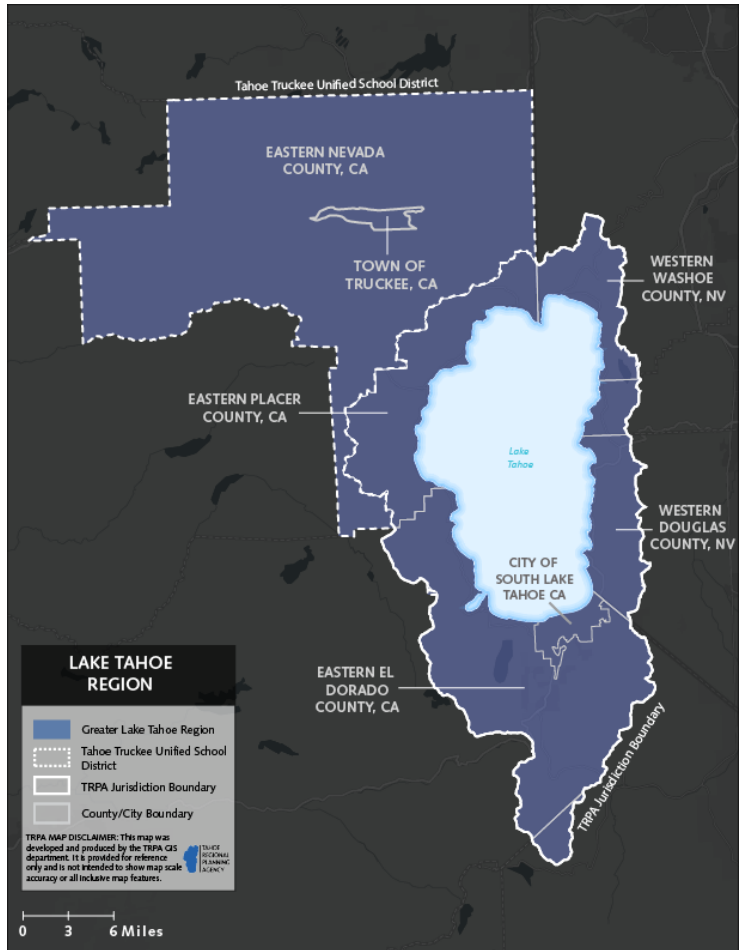
Housing Needs Survey of the Greater Lake Tahoe Region

The Tahoe Regional Planning Agency (TRPA) and the Tahoe Truckee Community Foundation (TTCF) are working with other organizations and agencies to administer the following survey on housing issues and needs.

The survey results will inform potential policies and programs to increase access to housing for residents and workers in the Greater Lake Tahoe Region (the Lake Tahoe Basin, plus the Tahoe-Truckee Unified School District boundary, which includes parts of Eastern Placer and Nevada Counties, including the Town of Truckee).

Please participate in the following survey if you live and/or work in the Greater Lake Tahoe Region (referred to as "Region" in this survey).

Any personal information collected will be kept confidential and used for internal purposes only.



1. How did you hear about this survey?

- Tahoe Regional Planning Agency (TRPA)
- Tahoe Truckee Community Foundation (TTCF)
- Sierra Community House
- Sierra Native Alliance
- South Lake Tahoe Family Resource Center
- Tahoe-Truckee Homeless Services
- Media/newspaper
- Other (please specify): _____

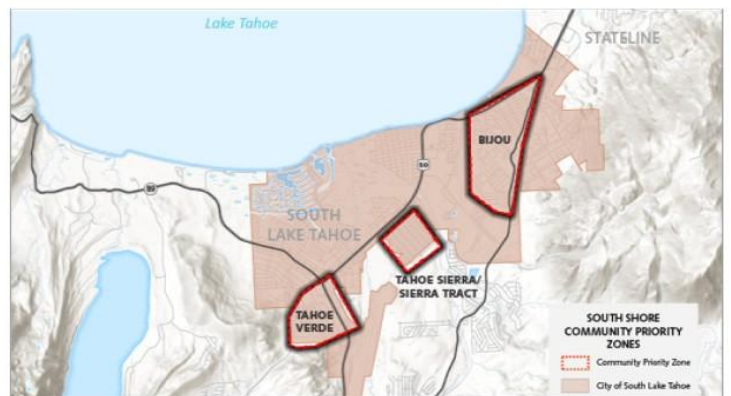
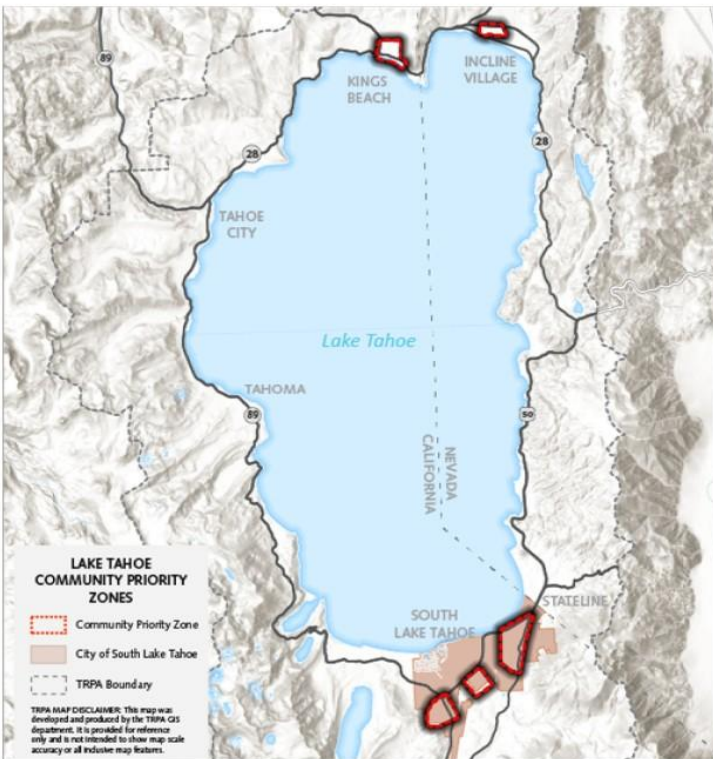
2. How much of the year do you typically spend in the Region?

- Year-round or most of the year
- Seasonally or part of the year
- A few times a year
- Hardly ever

Living Situation

3. Do you live or own property in the Greater Lake Tahoe Region and/or any of these TRPA Community Priority Zones (CPZs)? (Select all that apply)

- The Greater Lake Tahoe Region
- Kings Beach CPZ
- Incline Village CPZ
- Bijou CPZ, City of South Lake Tahoe (CSLT)
- Tahoe Sierra/Sierra Tract CPZ, CSLT
- Tahoe Verde CPZ, CSLT
- None of the above



4. What is the zip code of your primary residence (the place where you live most of the time)? _____

5. Do you own or rent your primary residence? (Select all that apply)
- | | |
|------------------------------------|---|
| <input type="checkbox"/> Own | <input type="checkbox"/> Unhoused |
| <input type="checkbox"/> Rent | <input type="checkbox"/> Other (please specify):
_____ |
| <input type="checkbox"/> Care-take | |
6. Do you own or rent another home other than your primary residence?
- | | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|
7. What type of home is your primary residence?
- | | |
|---|---|
| <input type="checkbox"/> Single family home/cabin/detached unit (not a condominium) | <input type="checkbox"/> Assisted living |
| <input type="checkbox"/> Duplex, triplex, or fourplex (not a condominium) | <input type="checkbox"/> Hotel/motel |
| <input type="checkbox"/> Apartment | <input type="checkbox"/> Car/van/recreational vehicle (RV) |
| <input type="checkbox"/> Condominium | <input type="checkbox"/> Couch surf (moving from house to house, sleeping in whatever spare space is available) |
| <input type="checkbox"/> Mobile home | <input type="checkbox"/> Unhoused |
| <input type="checkbox"/> Accessory dwelling unit (ADU)/in-law/caretaker unit | <input type="checkbox"/> Other (please specify):
_____ |
| <input type="checkbox"/> Dormitory | |
| <input type="checkbox"/> Independent senior housing | |
8. How many bedrooms does your primary residence have?
- | | |
|-----------------------------------|------------------------------------|
| <input type="checkbox"/> 0/studio | <input type="checkbox"/> 3 |
| <input type="checkbox"/> 1 | <input type="checkbox"/> 4 |
| <input type="checkbox"/> 2 | <input type="checkbox"/> 5 or more |
9. Including yourself, how many people live in your primary residence?
- | | | |
|----------------------------|----------------------------|------------------------------------|
| <input type="checkbox"/> 1 | <input type="checkbox"/> 3 | <input type="checkbox"/> 5 |
| <input type="checkbox"/> 2 | <input type="checkbox"/> 4 | <input type="checkbox"/> 6 or more |
10. Approximately how much do you spend monthly on rent or mortgage for your primary residence (excluding insurance and utilities)? Give the total paid by all people living in the residence if you share the housing expenses with others.
\$_____ per month
11. Roughly what proportion of your income do you spend on housing?
- | | |
|--|-----------------------------------|
| <input type="checkbox"/> Less than 30% | <input type="checkbox"/> Over 50% |
| <input type="checkbox"/> 30-50% | |
12. How many times have you moved in the last year (12 months)?
- | | |
|----------------------------|----------------------------|
| <input type="checkbox"/> 0 | <input type="checkbox"/> 2 |
| <input type="checkbox"/> 1 | <input type="checkbox"/> 3 |

4

5 or more

Housing Issues

13. What housing-related issues have you experienced over the last year (12 months)?

(Select all that apply)

- Housing prices are out of reach/too expensive
- Lack of a downpayment/deposit
- Rising rents
- Rising cost of insurance and utilities
- Eviction
- Poor housing quality
- Unresponsive property management
- Mortgage foreclosure
- Property conversion (such as mobile home parks to condominiums, luxury homes, or some other type of development)
- Live far from my job due to the lack of affordable housing nearby
- Working a second job to pay rent
- Became unhoused/homeless
- Fell behind on rent or mortgage payments
- Gave up other necessities or deferred payment on other bills to pay for rent or mortgage
- None of the above
- Other (please specify): _____

14. What problems have you experienced when searching for and securing a home to RENT in the Region? (Select all that apply)

- The security deposit was more than I could afford
- Did not qualify for affordable housing
- The rent was not affordable
- Landlords didn't want to rent to seasonal workers
- Landlord/property manager did not return communication
- I could not find housing for year-round occupancy
- I could not find housing that was offered for seasonal occupancy
- I could not find housing that was the right size for my household
- I had trouble finding roommates
- Suitable housing was too far from work
- Not applicable
- None of the above
- Other (please specify): _____

15. What problems have you experienced when searching for and securing a home to PURCHASE in the Region? (Select all that apply)

- Home purchase prices were not affordable
- I lacked a sufficient down payment and/or funds for closing costs
- Could not secure a mortgage loan on reasonable terms
- I could not qualify for a mortgage loan
- I could not find insurance that was affordable
- I could not find a suitable home to purchase
- Suitable housing was too far from work
- Was not competitive against all-cash offers
- No, I have not experienced any problems
- Not applicable
- None of the above
- Other (please specify): _____

Experience with Being Unhoused

16. At any point in time, have you ever been unhoused or experienced homelessness (for example, lived in a car, a tent, or an overnight shelter) while living in the Region?

- Yes (If yes, continue answering the following questions)
- No (if no, skip to the following section)

17. Where did you find shelter when you became unhoused or experienced homelessness? (Select all that apply)

- Stayed at homeless shelter
- Stayed at a friend's home on a temporary basis
- Slept in a tent
- Slept in a car, van, or recreational vehicle (RV)
- Couch surfed (moved from house to house, sleeping in whatever spare space was available)
- Left the Region to find shelter
- Other (please specify): _____

18. Why did you experience homelessness or become unhoused? (Select all that apply)

- Rent increase/couldn't afford rent
- Unemployment/lost my job
- Injury or illness
- Couldn't afford to pay the mortgage
- Unable to provide requested documents
- Healthcare costs
- Lack of mental health and addiction treatment services
- Domestic violence
- Other (please specify): _____

Employment & Education

19. Are you currently employed or going to school in the Region?

Yes

No

20. Which best describes your employment or educational status? (Select all that apply. *If you are not employed or studying, skip to the Housing Satisfaction & Preferences section.*)

Employed full-time, salary

Unemployed

Employed full-time, hourly

Retired

Employed full-time, multiple jobs

Full-time student

Employed part-time, one job

Part-time student

Employed part-time, multiple jobs

None of the above

Employed seasonally/temporarily

Other (please specify): _____

21. What is the zip code of your primary work or school location (the place where you work or go to school most of the time)? _____

22. Which seasons do you typically work or go to school? (Select all that apply)

Year-round, not seasonal

Seasonal, fall

Seasonal, winter

None of the above

Seasonal, summer

Other (please specify): _____

Seasonal, spring

23. In what type of industry are you employed or studying for? (Select all that apply)

Natural resources and mining

Construction

Manufacturing

Trade, transportation, and utilities

Information

Financial activities

Professional and business services

Education and health services

Leisure and hospitality (including food service, accommodations, and gaming)

Government

None of the above

Other (please specify): _____

Travel to Work or School

24. How many days per week do you commute to work or school?

- | | | |
|----------------------------|----------------------------|----------------------------|
| <input type="checkbox"/> 0 | <input type="checkbox"/> 3 | <input type="checkbox"/> 6 |
| <input type="checkbox"/> 1 | <input type="checkbox"/> 4 | <input type="checkbox"/> 7 |
| <input type="checkbox"/> 2 | <input type="checkbox"/> 5 | |

25. When commuting to work or school, how many miles do you usually travel ONE WAY?

- | | |
|--------------------------------------|---|
| <input type="checkbox"/> Less than 1 | <input type="checkbox"/> 26-50 |
| <input type="checkbox"/> 1-5 | <input type="checkbox"/> More than 50 |
| <input type="checkbox"/> 6-10 | <input type="checkbox"/> Not applicable |
| <input type="checkbox"/> 11-25 | |

26. How do you typically travel to work one or more times per week? (Select all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Drive alone in a personal vehicle | <input type="checkbox"/> Employer provided shuttle |
| <input type="checkbox"/> Carpool (more than one person of driving age in a vehicle) | <input type="checkbox"/> Walking |
| <input type="checkbox"/> Bus | <input type="checkbox"/> Bicycling (electric or pedal) |
| <input type="checkbox"/> Ride Hailing (Taxi, Uber or Lyft) | <input type="checkbox"/> Telework (work from home or other remote location) |
| <input type="checkbox"/> Ride Share through an app (Waze, Lyft Line, Uber Pool, etc.) | <input type="checkbox"/> Not applicable |
| | <input type="checkbox"/> Other (please specify):
_____ |

Housing Satisfaction and Preferences

27. Please rate how satisfied you are with your primary residence. *(If you are very satisfied, please skip to the Destinations, Needs, and Amenities section)*

- Very satisfied
- Somewhat satisfied
- Neither satisfied nor satisfied
- Somewhat dissatisfied
- Very dissatisfied

28. Why are you somewhat satisfied or not satisfied with your primary residence?

(Select all that apply)

- Too small/overcrowded
- Too expensive
- Needs repairs/poor condition
- Pets not allowed
- Too far from work or school
- Too far from public transit
- Disturbance from nearby short-term rentals
- Currently rent, prefer to buy
- Other (please specify): _____

29. What would your ideal housing situation be like? (Select all that apply)

- Home of a different size
- Home in a different location or neighborhood
- Housing located closer to work or school
- Home that is more affordable
- Supported housing (permanent, affordable housing linked to supportive services for low income, disabled, senior, and formerly homeless people)
- Home with adequate storage space and/or garage
- More parking or better managed parking
- Home that is in better condition
- Prefer to own instead of rent
- My current home is temporary, and I need permanent housing
- Other (please specify): _____

30. What type of residence would you prefer to live in? (Select all that apply)

- Single family home/cabin/detached unit (not a condominium)
- Duplex, triplex, or fourplex (not a condominium)
- Apartment
- Condominium
- Mobile home
- Accessory dwelling unit (ADU)/in-law/caretaker unit
- Dormitory
- Independent senior housing
- Assisted living
- Hotel/motel
- Car/van/recreational vehicle (RV)
- Couch surf (moving from house to house, sleeping in whatever spare space is available)
- Unhoused
- Other (please specify): _____

31. How many bedrooms would you prefer to have for your primary residence?

- | | |
|-----------------------------------|------------------------------------|
| <input type="checkbox"/> 0/Studio | <input type="checkbox"/> 3 |
| <input type="checkbox"/> 1 | <input type="checkbox"/> 4 |
| <input type="checkbox"/> 2 | <input type="checkbox"/> 5 or more |

Locational Preferences

32. Please select which destinations, needs, and amenities you would prefer to have located closer to your primary residence (Select up to three).

- Your job/employment
- School/education
- Public transportation
- Health care/clinics/pharmacies
- Grocery stores
- Restaurants Parks/recreation centers
- Libraries
- None of the above
- Other (please specify): _____

33. Do you work or study in the Greater Lake Tahoe Region but live elsewhere?

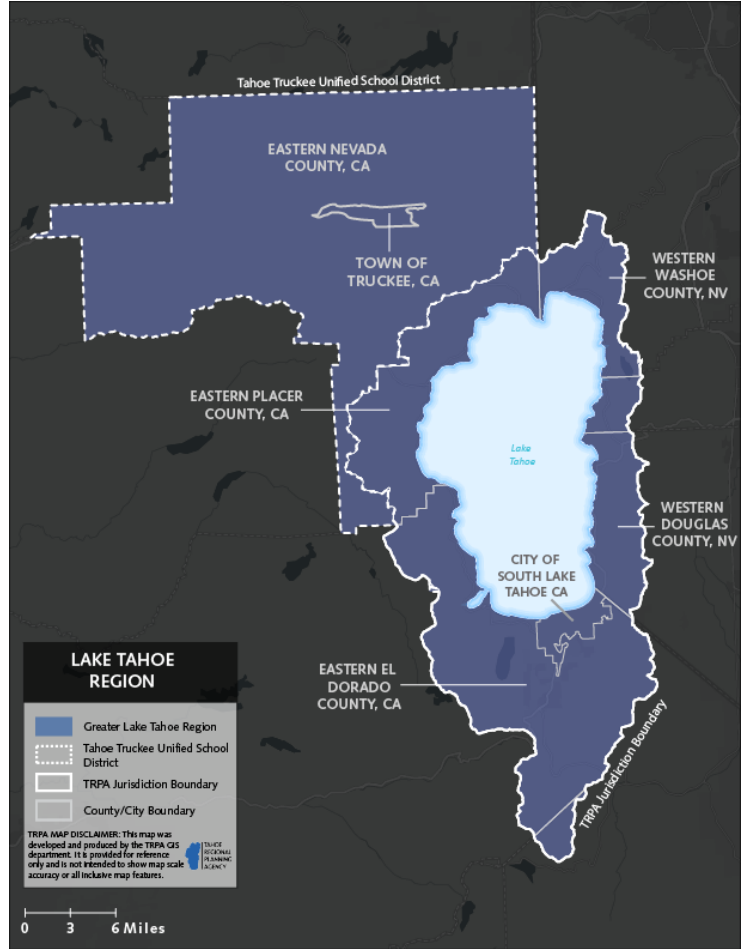
- | | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

34. How likely are you to move to the Region if adequate housing (i.e., housing that would meet your needs) was available in your price range? (*If you are not likely at all, please skip to the Demographics section*)

- Very likely
- Somewhat likely
- Not sure
- Not likely at all

35. If you had to pick your top preference, where would you most prefer to live in the Region? (Please refer to the map)

- Anywhere in the Greater Lake Tahoe Region
- Eastern Placer County
- Eastern El Dorado County
- Western Washoe County
- Western Douglas County
- Eastern Nevada County
- City of South Lake Tahoe
- Town of Truckee
- None of the above



Demographics

These questions help us understand who we're reaching and potential differences between demographics.

36. What is your age?

- Under 20
- 20-29
- 30-39
- 40-49
- 50-59
- 60-69
- 70-79
- 80-89
- 90 and over

37. How do you identify?

- | | |
|--|--|
| <input type="checkbox"/> Male | <input type="checkbox"/> Female |
| <input type="checkbox"/> Nonbinary (gender identity that is neither male nor female) | <input type="checkbox"/> Other (please specify): _____ |

38. Which racial or ethnic group(s) do you identify with? (choose all that apply)

- | | |
|--|---|
| <input type="checkbox"/> African American/Black | <input type="checkbox"/> Nation/Indigenous/Alaskan Native |
| <input type="checkbox"/> Asian or Asian American | <input type="checkbox"/> Pacific Islander/Native Hawaiian |
| <input type="checkbox"/> Caucasian/non-Hispanic | <input type="checkbox"/> Two or more races |
| <input type="checkbox"/> White | <input type="checkbox"/> Other (please specify): _____ |
| <input type="checkbox"/> Hispanic/Latino | |
| <input type="checkbox"/> Middle Eastern | |
| <input type="checkbox"/> Native American/American Indian/First | |

39. What language do you primarily speak at home? (Select all that apply)

- | | |
|----------------------------------|--|
| <input type="checkbox"/> English | <input type="checkbox"/> Tagalog |
| <input type="checkbox"/> Spanish | <input type="checkbox"/> Other (describe): _____ |

40. How many children under the age of 18 live with you?

- | | | |
|----------------------------|----------------------------|------------------------------------|
| <input type="checkbox"/> 0 | <input type="checkbox"/> 2 | <input type="checkbox"/> 4 |
| <input type="checkbox"/> 1 | <input type="checkbox"/> 3 | <input type="checkbox"/> 5 or more |

41. To the best of your knowledge, what is the combined gross annual income of all household members over the age of 18 (this includes you, your spouse, and any other people with whom you share household expenses)?

- | | |
|--|--|
| <input type="checkbox"/> Under \$50,000 | <input type="checkbox"/> \$250,000 - \$299,999 |
| <input type="checkbox"/> \$50,000 - \$74,999 | <input type="checkbox"/> \$300,000 - \$399,999 |
| <input type="checkbox"/> \$75,000 - \$99,999 | <input type="checkbox"/> \$400,000 - \$499,999 |
| <input type="checkbox"/> \$100,000 - \$149,999 | <input type="checkbox"/> \$500,000 - \$599,999 |
| <input type="checkbox"/> \$150,000 - \$199,999 | <input type="checkbox"/> Over \$600,000 |
| <input type="checkbox"/> \$200,000-\$249,999 | <input type="checkbox"/> Prefer not to state |

Staying Informed and Involved

Thank you for participating in our survey!
The results of the survey will inform housing interventions for residents and workers in the Region. To stay informed and involved moving forward, please sign up for updates at www.tahoeliving.org and www.ttcf.net/connect.

