

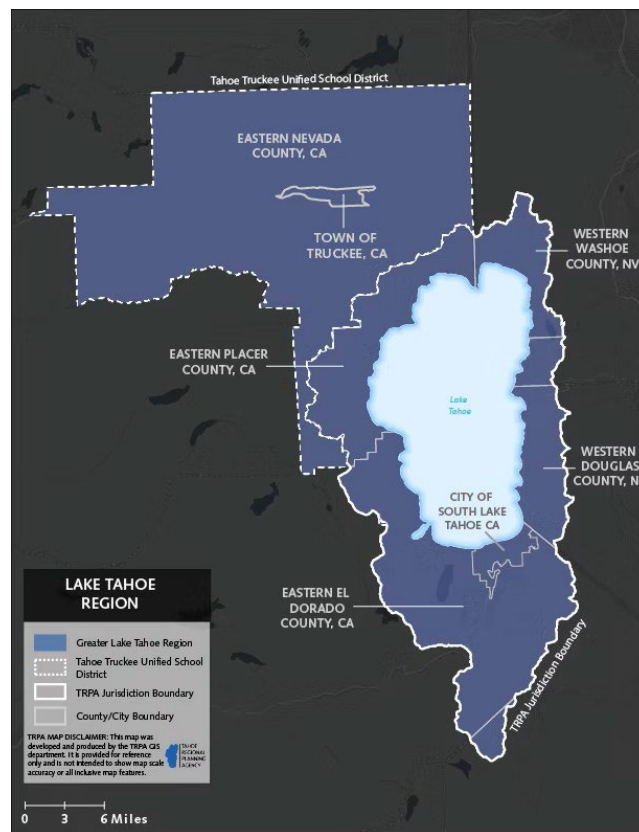
# Housing Needs Survey (Tahoe Basin)

*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.

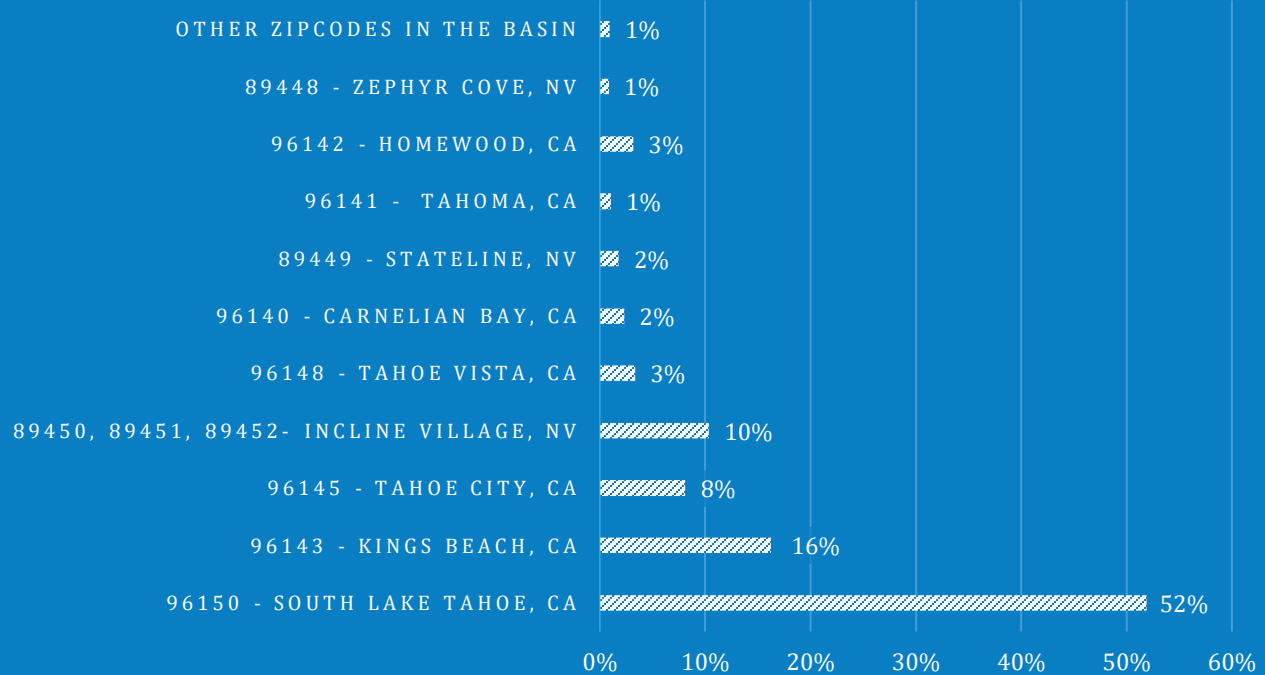
## GEOGRAPHIC LOCATION

*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)



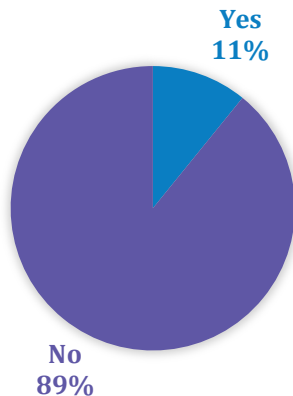
## COMMUTING POPULATION

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.

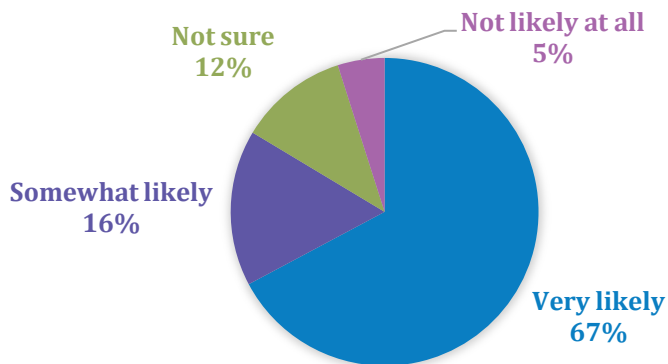
Since this survey was distributed to the Greater Lake Tahoe Region which includes the Truckee Tahoe Unified School District boundary, Truckee was the main location survey respondents commuted from, but other locations include Minden, NV, Carson City NV, Olympic Valley, CA, Ruhenstroth, NV, Verdi, NV,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

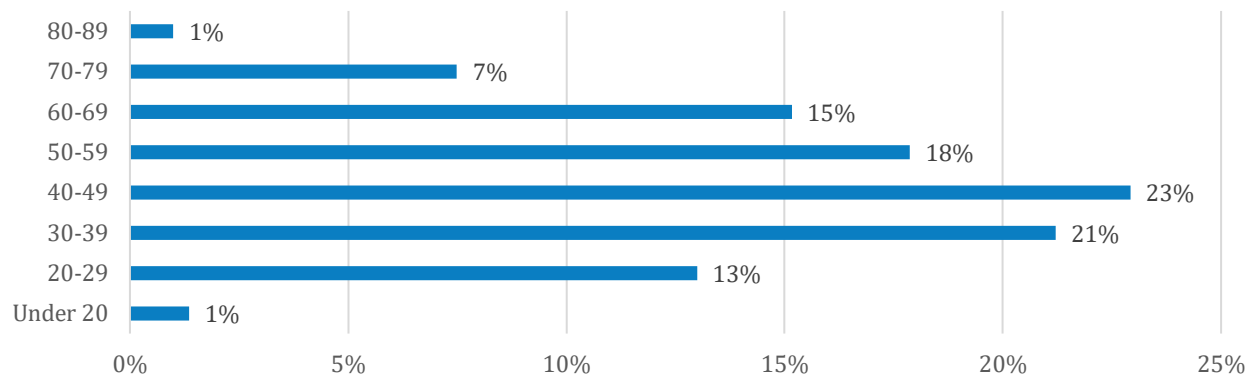


## DEMOGRAPHICS

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)



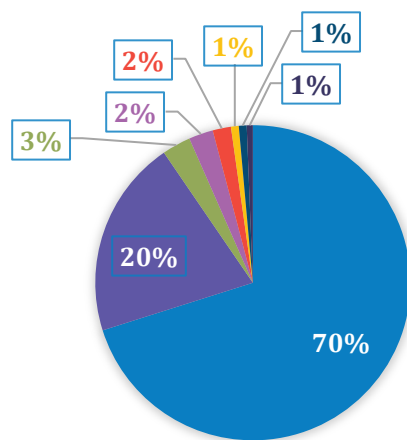
Q38. Which racial or ethnic group(s) do you identify with? (1,121 individual responses).



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](#)).

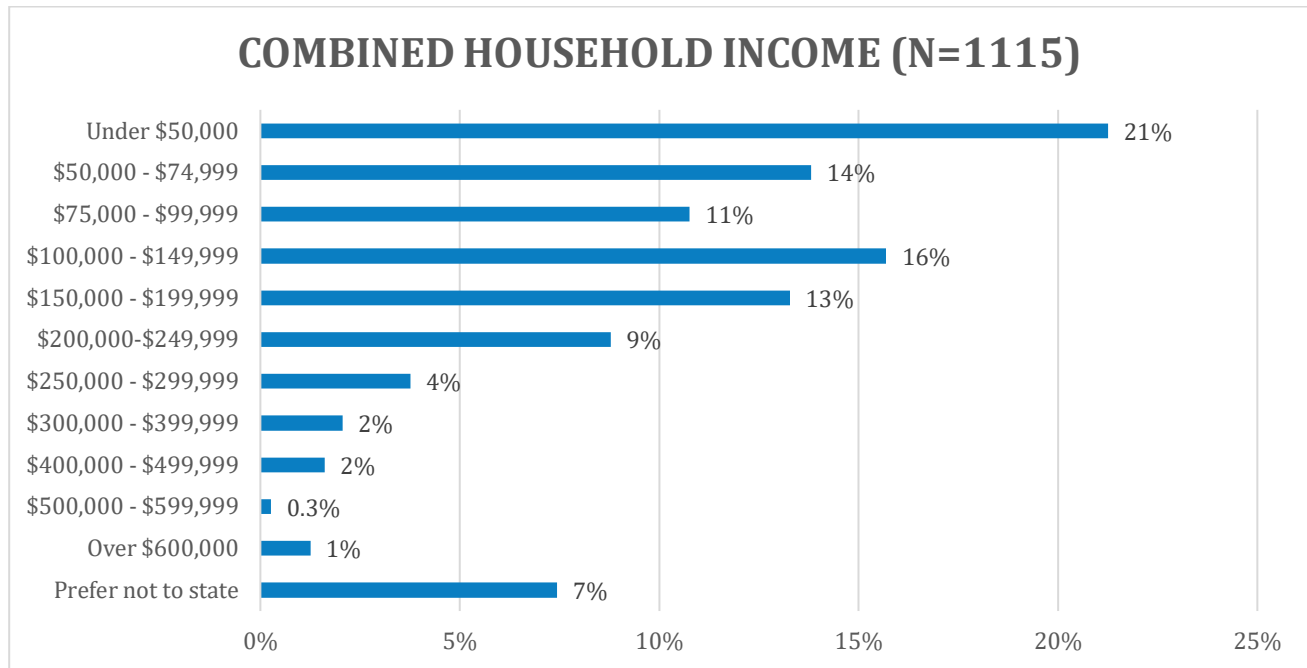
## RACE AND ETHNICITY (N=1,121)

- 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)<sup>1</sup>. According to the U.S. Census 2021 data, the median household income in the basin is \$79,291.



## HOUSING ISSUES

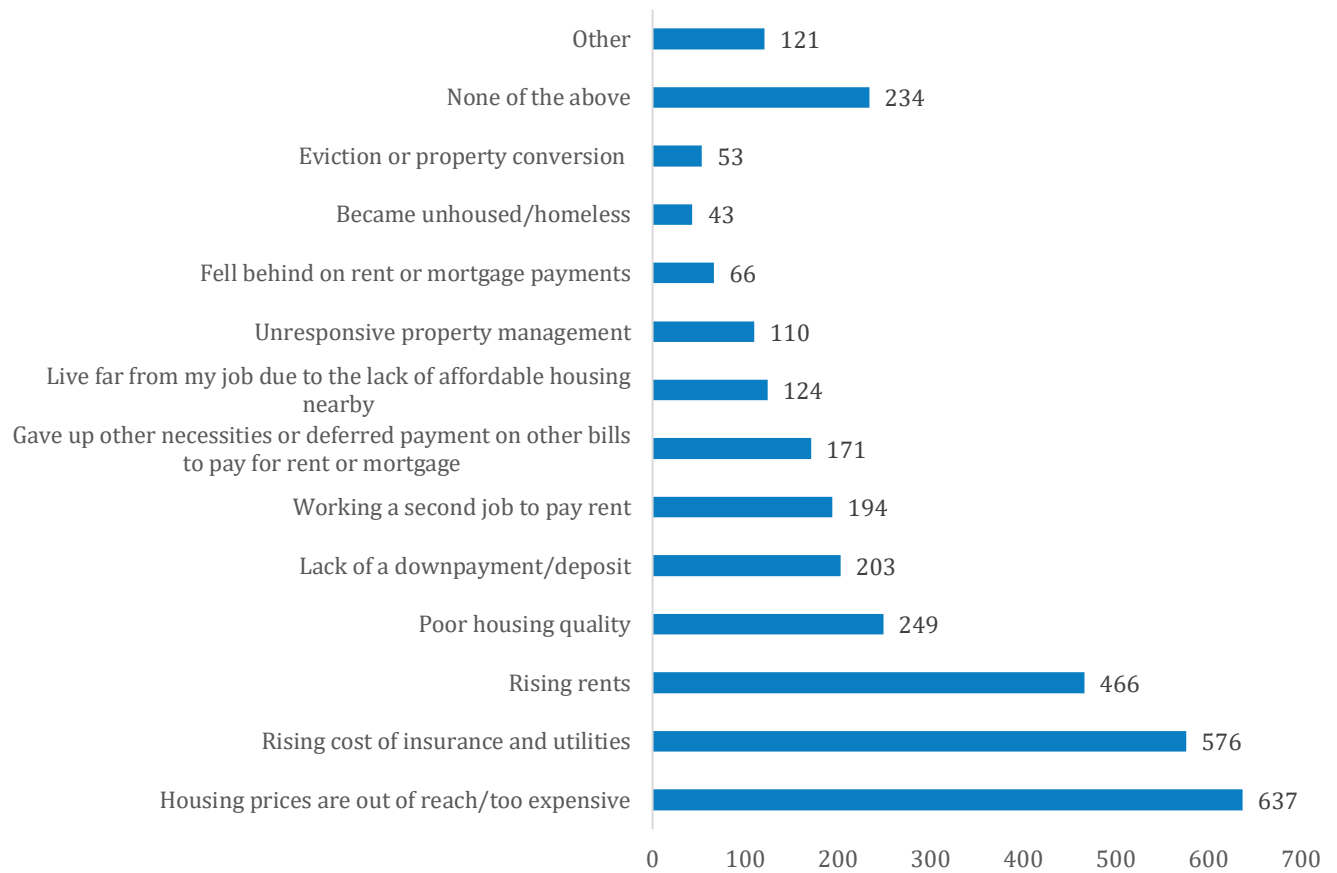
Q13. What housing-related issues have you experienced over the last year (12 months)? (3,247 responses, multiple responses are included).

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.

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



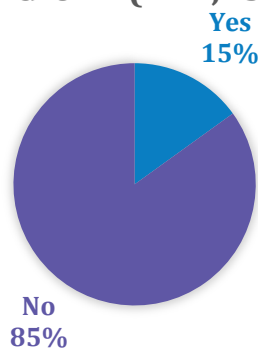
## WHAT HOUSING-RELATED ISSUES HAVE YOU EXPERIENCED OVER THE LAST YEAR?



Q16. 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? (1,255 individual responses).

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

## AT ANY POINT IN TIME, HAVE YOU EVER BEEN UNHOUSED OR EXPERIENCED HOMELESSNESS WHILE LIVING IN THE REGION? (N=1,255)

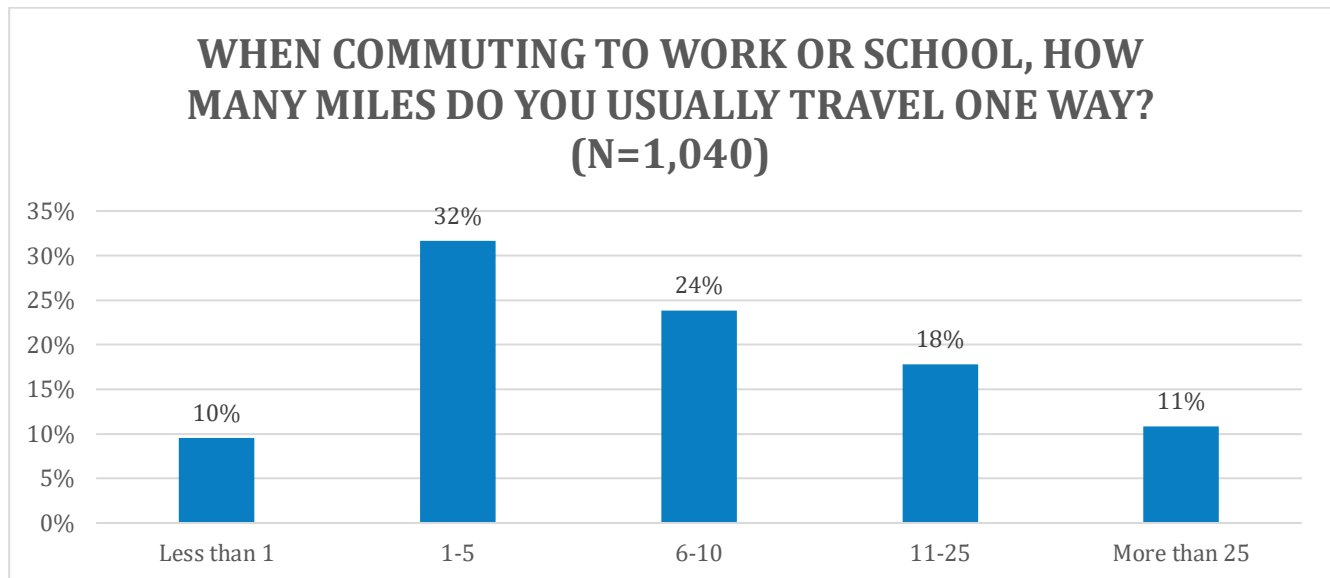




## HOUSING NEEDS

*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.

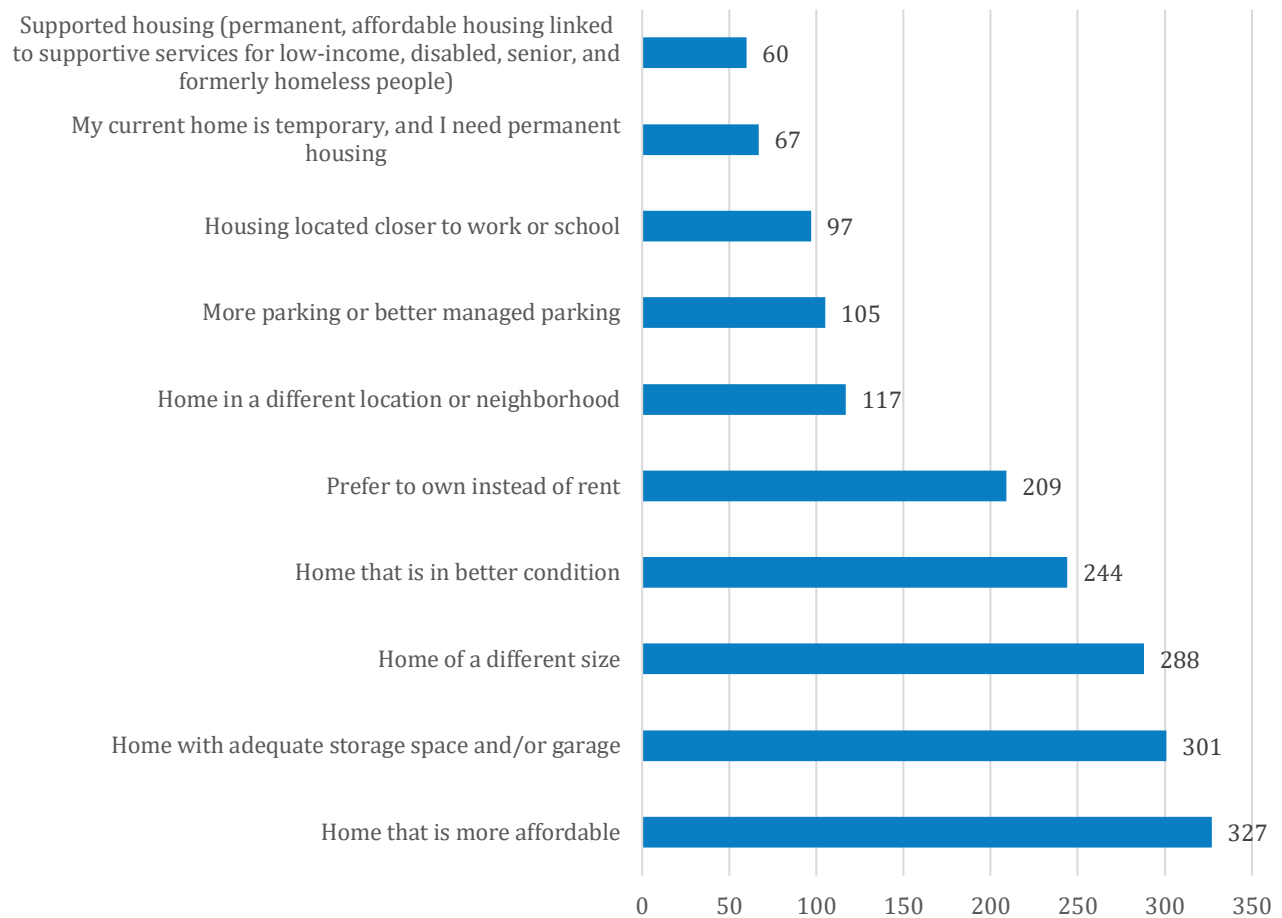


*Q29. What would your ideal housing situation be like? (1,878 responses, multiple responses are included).*

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.



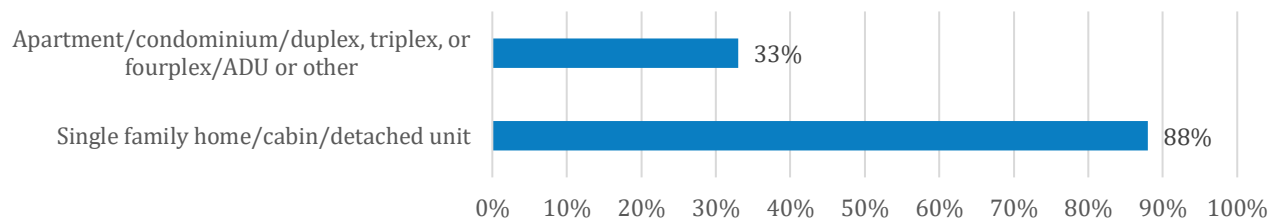
## WHAT WOULD YOUR IDEAL HOUSING SITUATION BE LIKE?



*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)

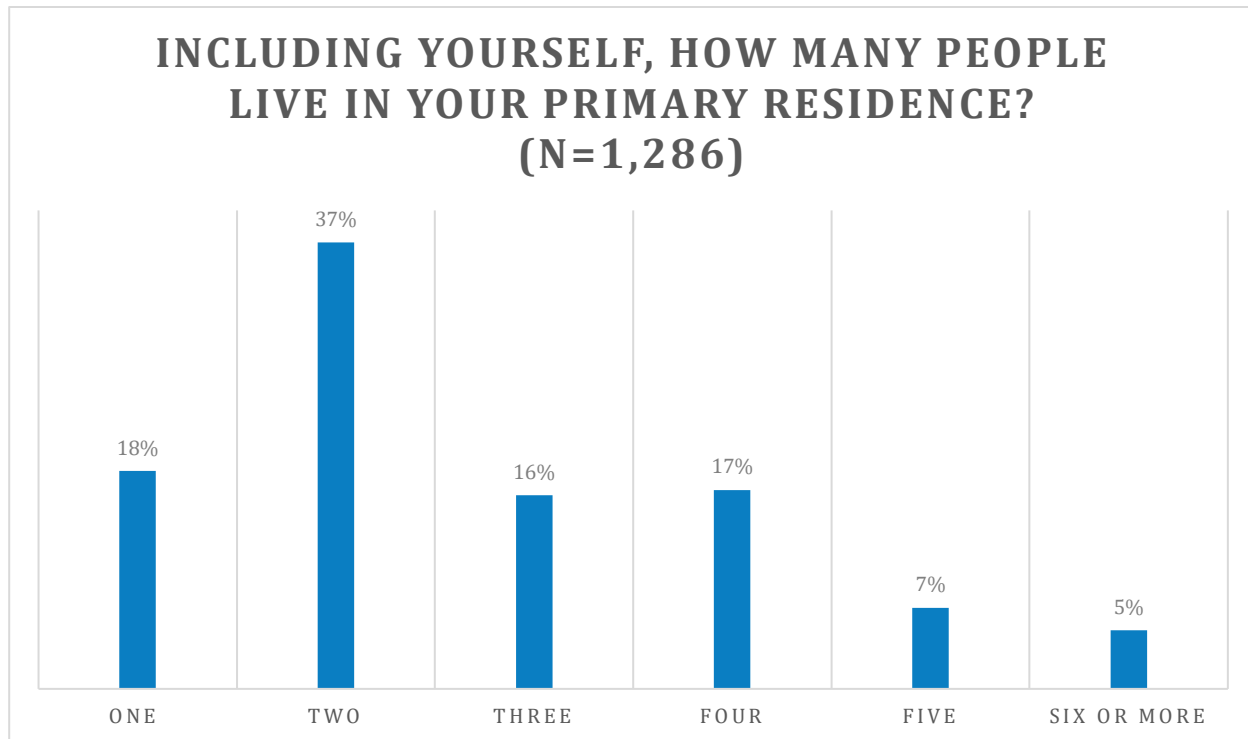
## WHAT TYPE OF RESIDENCE WOULD YOU PREFER TO LIVE IN?



*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.



## 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.

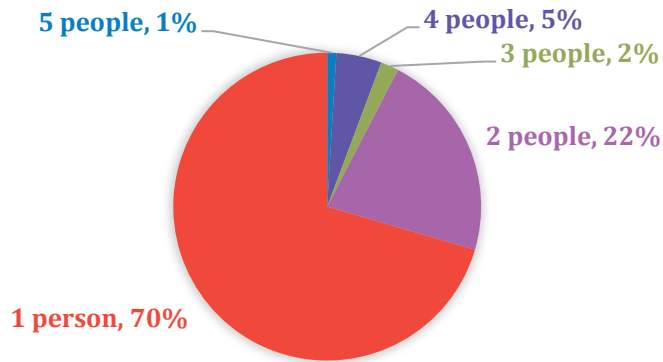
- Q8 (*How many bedrooms does your primary residence have?*) and
- Q9 (*Including yourself, how many people live in your primary residence?*).

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.

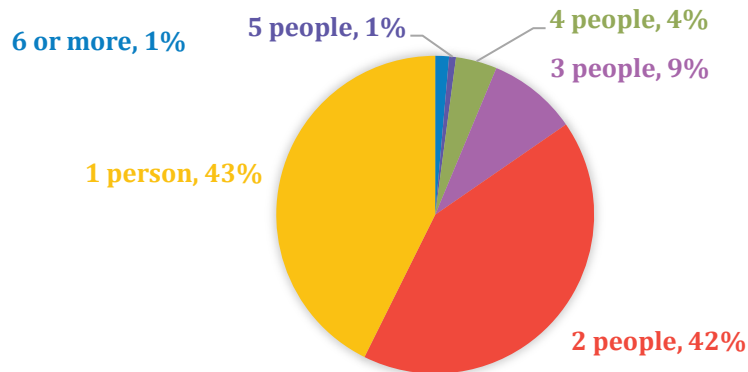


## NUMBER OF PEOPLE LIVING IN A STUDIO



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.

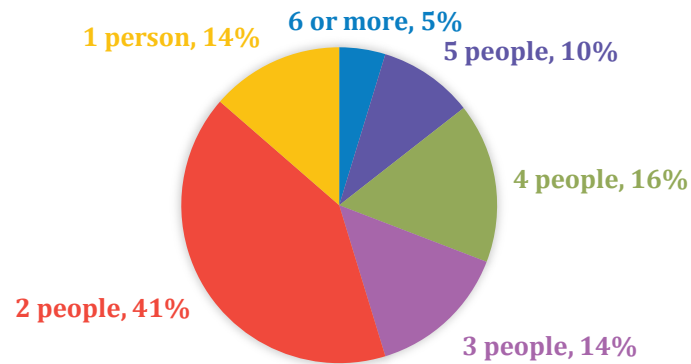
## NUMBER OF PEOPLE LIVING IN A ONE-BEDROOM



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.

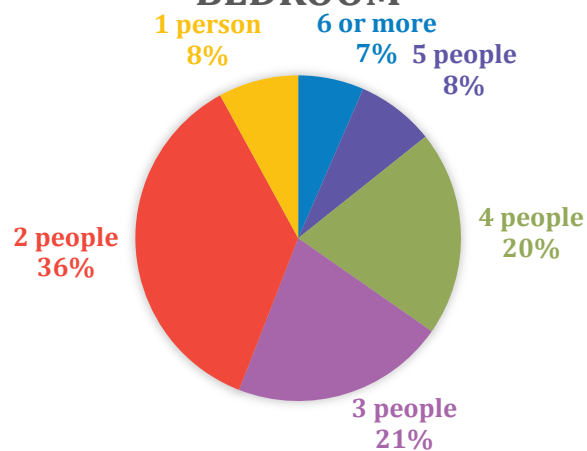


## NUMBER OF PEOPLE LIVING IN A TWO-BEDROOM



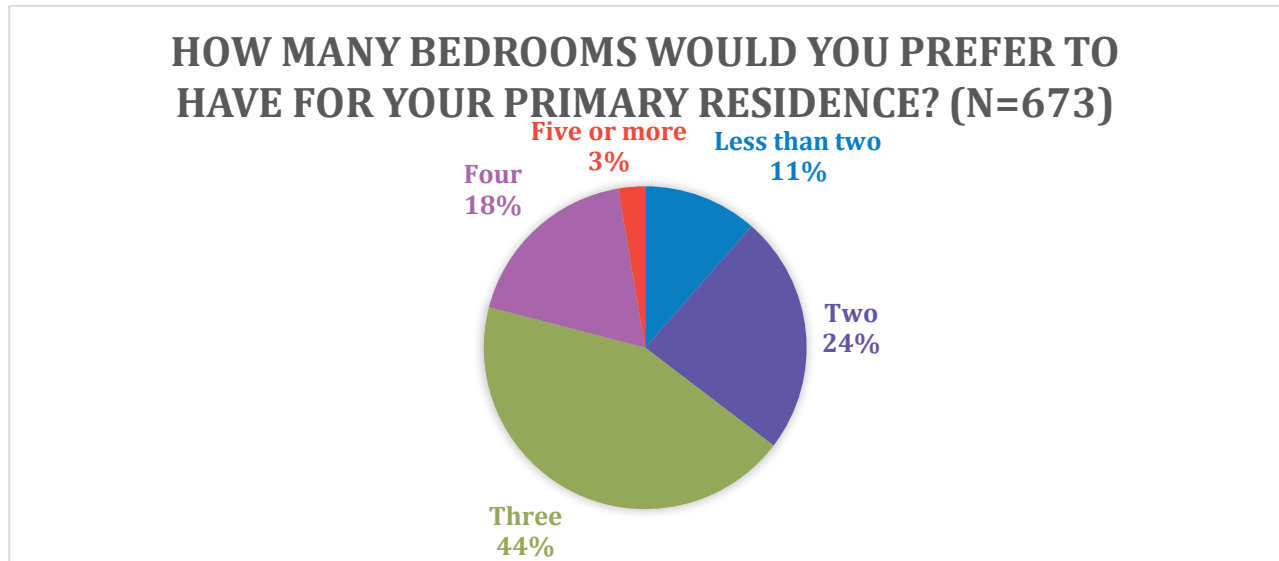
Three-bedroom households are suitable for up to four people, therefore, five or more people residing in a three-bedroom would be considered overcrowded. Fifteen percent of survey respondents living in three-bedrooms are living in overcrowded conditions by this standard.

## NUMBER OF PEOPLE LIVING IN A THREE-BEDROOM



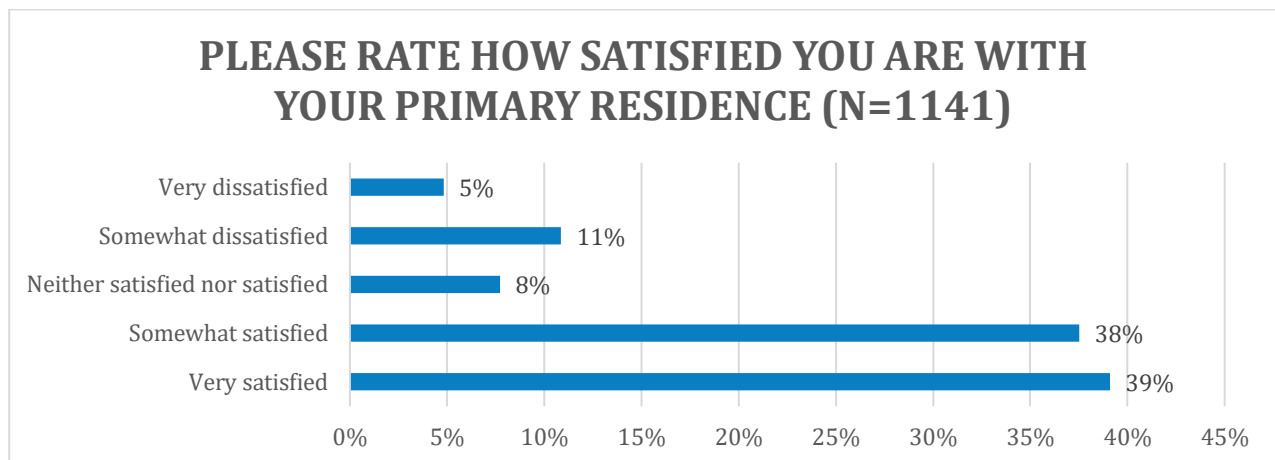
Q31. How many bedrooms would you prefer to have for your primary residence? (673 individual responses).

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.



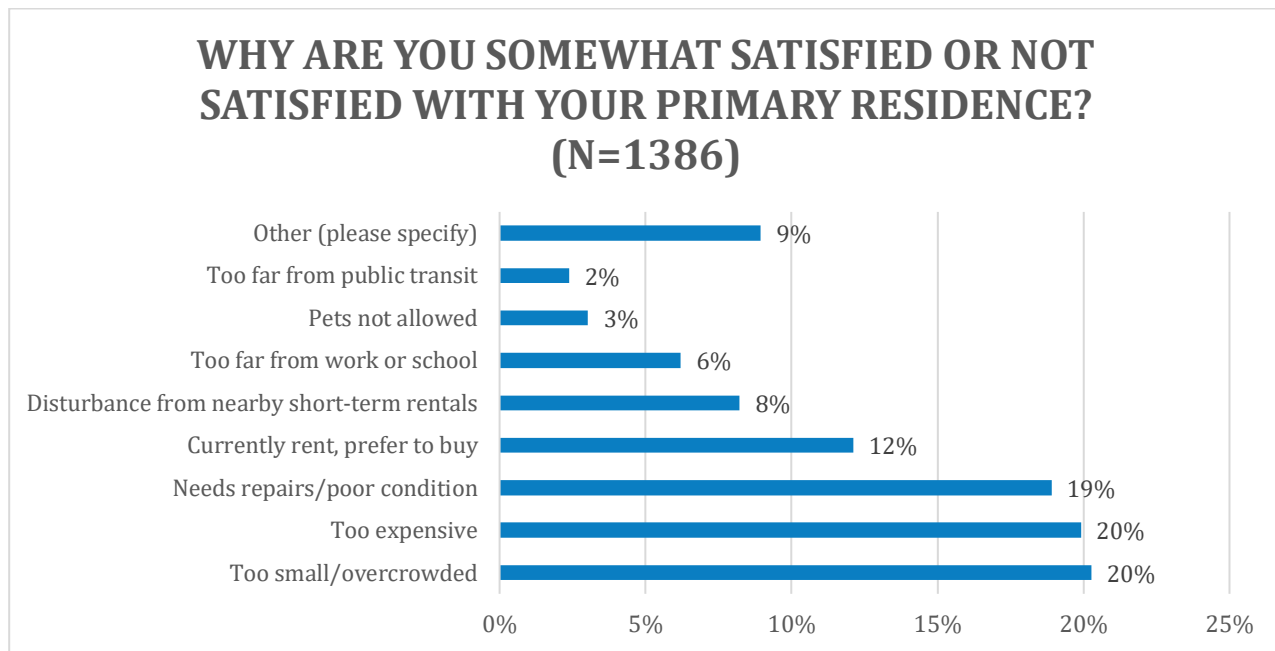
Q27: Please rate how satisfied you are with your primary residence. (1141 individual responses)

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).



## 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.*<sup>2</sup>
- (Q11) *Roughly what proportion of your income do you spend on housing?*

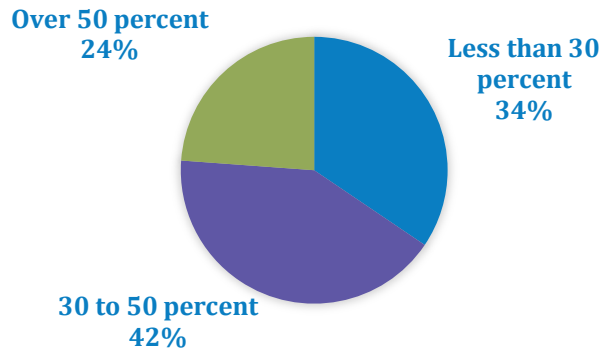
According to the US Census, “a housing cost burden is defined as a situation where a household spends more than 30% of its income on housing costs, which includes rent, mortgage, and other housing-related expenses. Households that spend 50% or more of their income on housing are considered severely cost-burdened”.<sup>3</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> [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)  
<https://www.census.gov/library/stories/2022/12/housing-costs-burden.html>

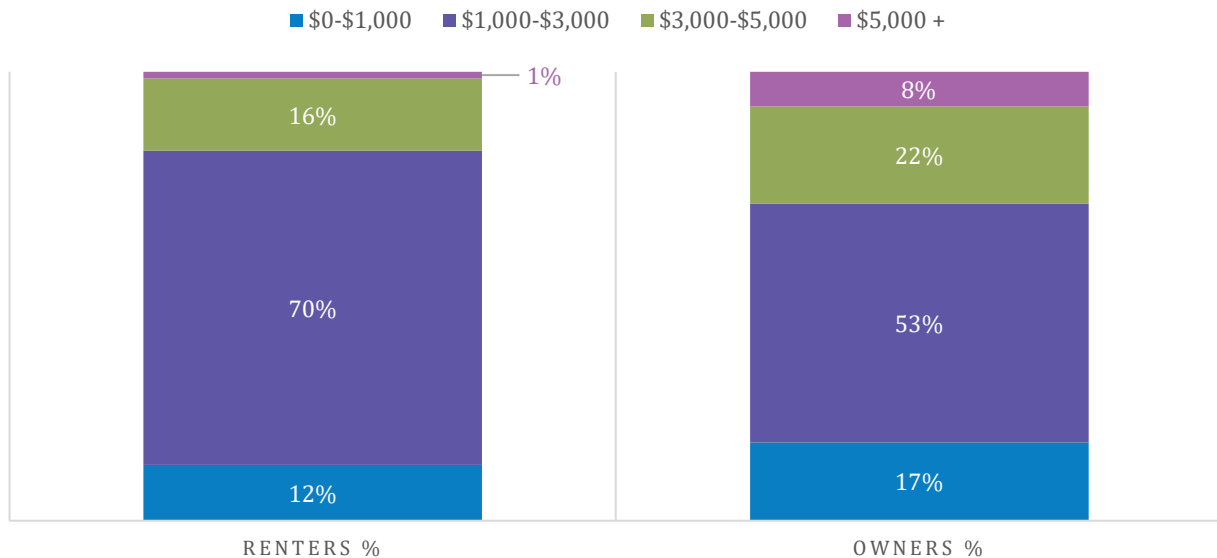


## ROUGHLY WHAT PROPORTION OF YOUR INCOME DO YOU SPEND ON HOUSING?



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)

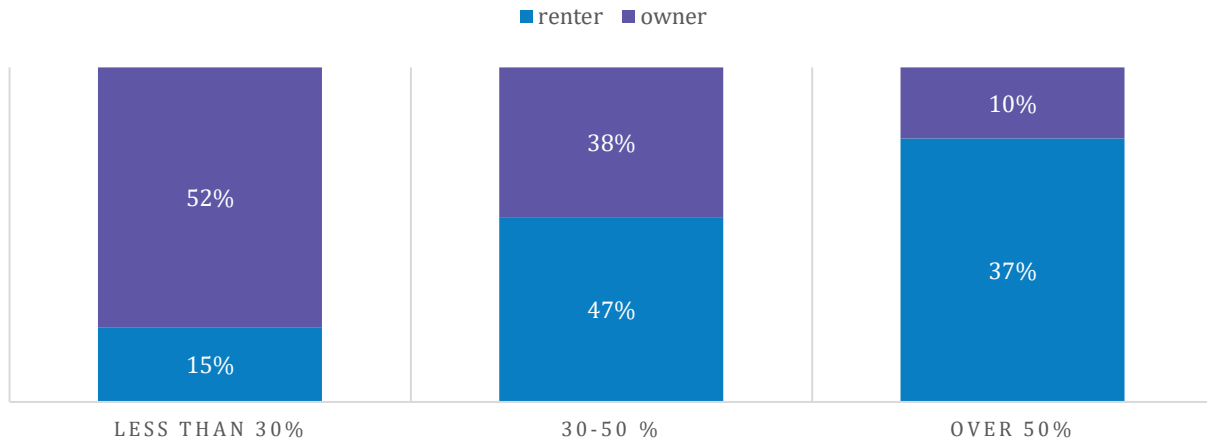


Although renters generally pay less towards housing, they are paying more as a proportion of their income than owners. This proportional difference is evident in the graph below with 10 percent of owners paying over 50 percent of their income to housing costs compared to 37 percent of renters. Only 15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





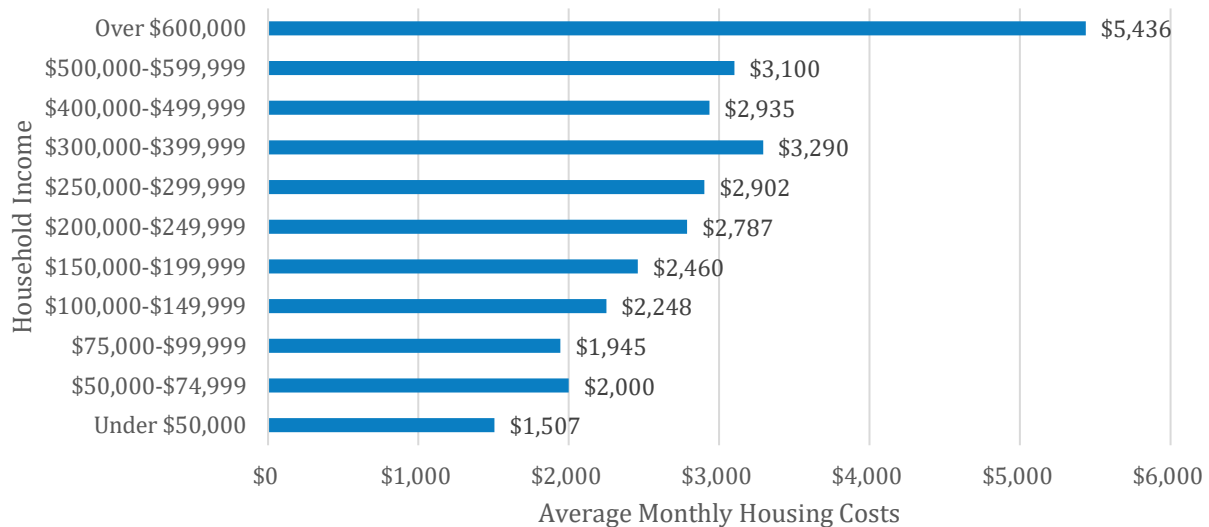
## HOUSING COST BURDEN: RENTER VS OWNER



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.

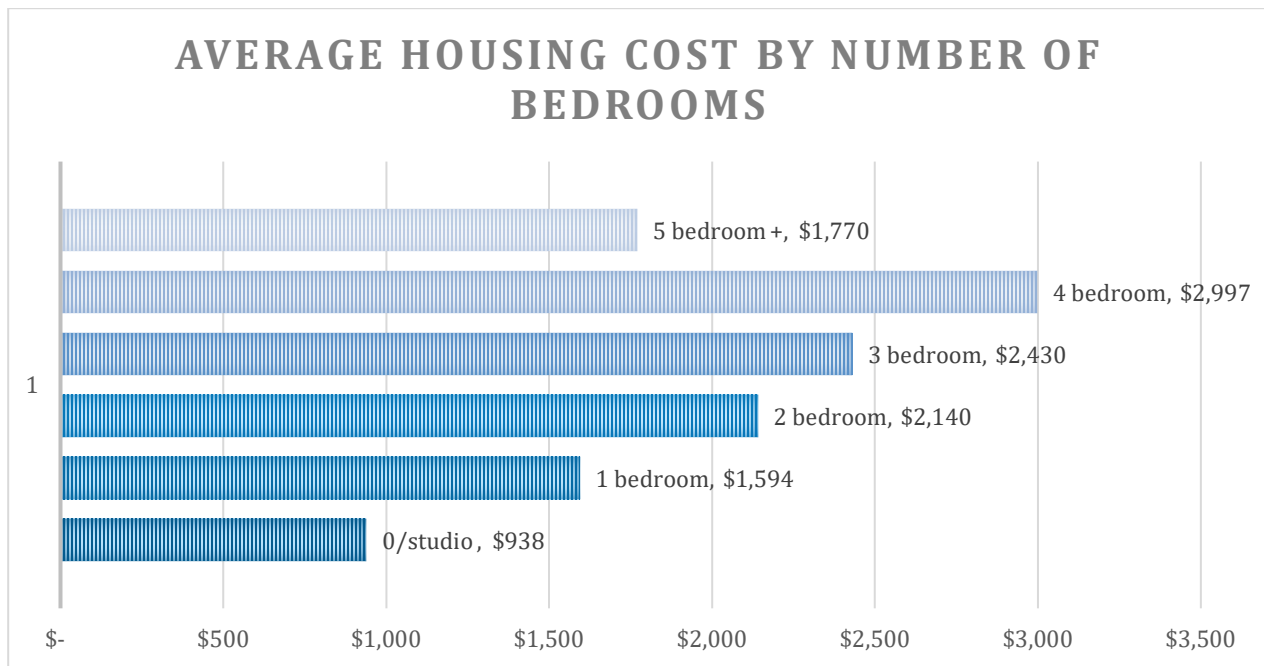
Spending on housing costs overall varied by different factors, including household income and renter versus owner.

## AVERAGE HOUSING COSTS VS HOUSEHOLD INCOME

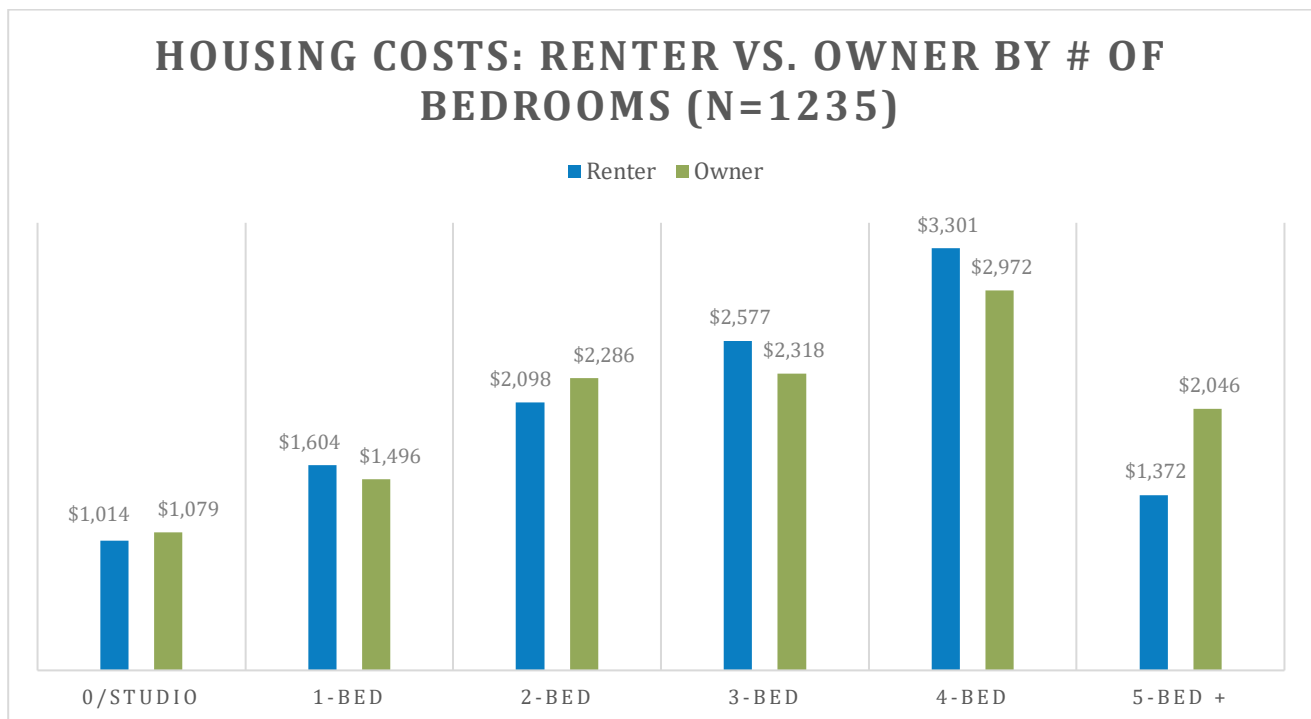


Housing costs also tend to increase by the number of bedrooms. In other words, as the size of the home increases, so does the amount spent on housing. The one outlier is respondents with five or more bedrooms, which spend less on housing monthly than 2–4-bedroom homes. The question asked about the combined 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.





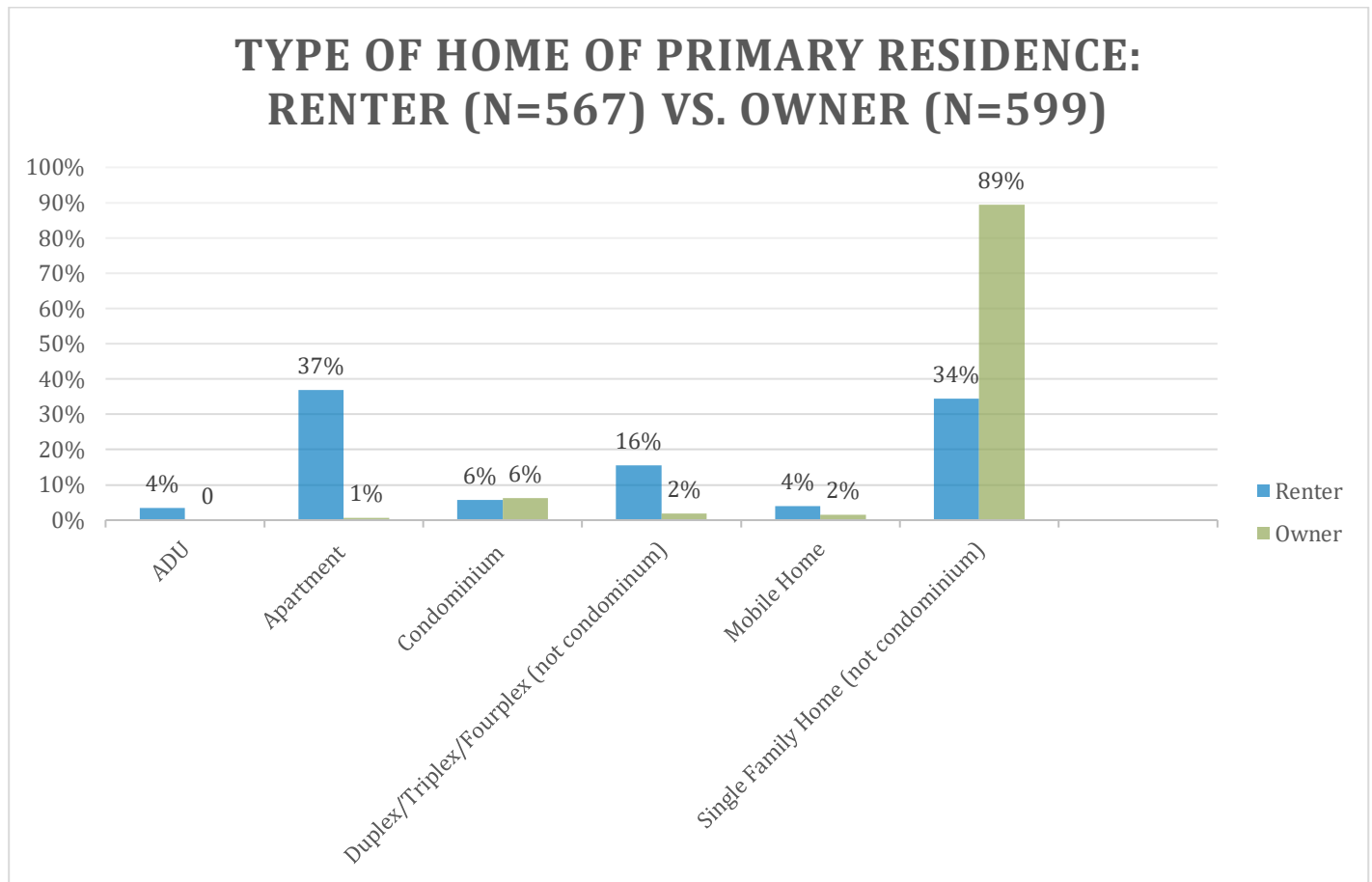
Below is a more in-depth look at housing costs of renters and owners based on the number of bedrooms in the primary residence. This graph shows that renters are on average paying more for one-bedrooms, three-bedrooms, and four-bedroom residences than owners.



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.





Tahoe Living  
Cultivating Community,  
Conserving the Basin

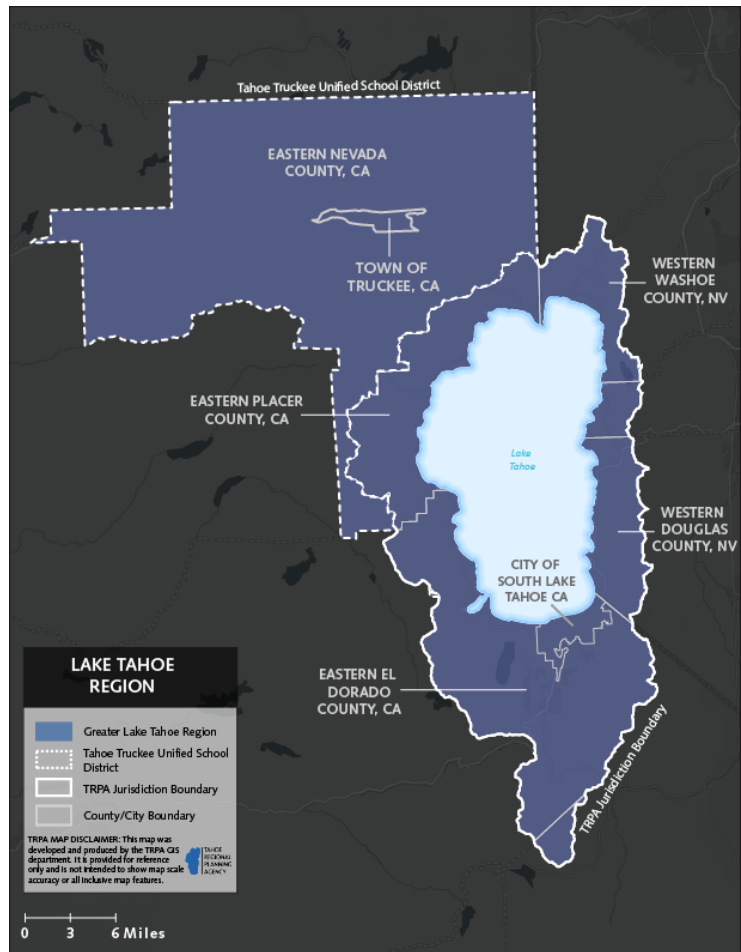
# Housing Needs Survey of the Greater Lake Tahoe Region

*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): \_\_\_\_\_

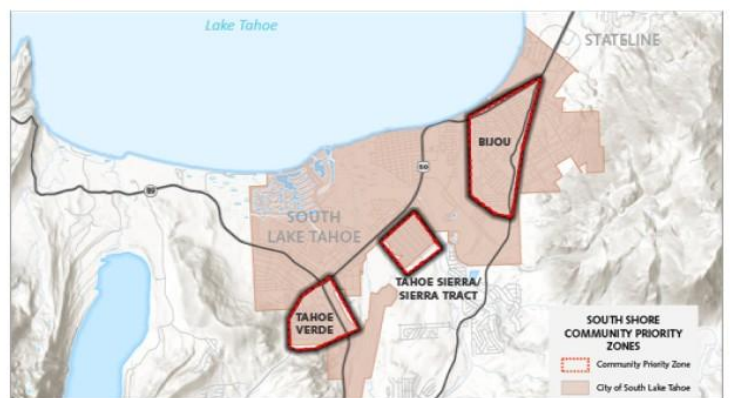
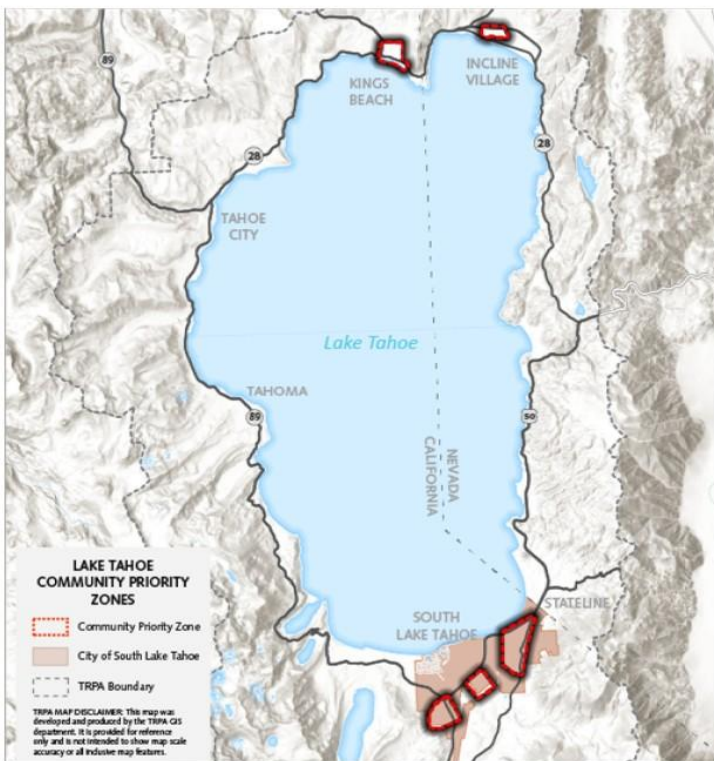
2. How much of the year do you typically spend in the Region?

- ☐ 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)

- |   |  |
|---|--|
| <input type="checkbox"/> The Greater Lake Tahoe Region              | <input type="checkbox"/> Tahoe Sierra/Sierra Tract CPZ, CSLT |
| <input type="checkbox"/> Kings Beach CPZ                            | <input type="checkbox"/> Tahoe Verde CPZ, CSLT               |
| <input type="checkbox"/> Incline Village CPZ                        | <input type="checkbox"/> None of the above                   |
| <input type="checkbox"/> Bijou CPZ, City of South Lake Tahoe (CSLT) |  |



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)

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

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

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



## 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):<br>_____                   |

## 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?

☐ 0/Studio

☐ 3

☐ 1

☐ 4

☐ 2

☐ 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?

☐ Yes

☐ 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

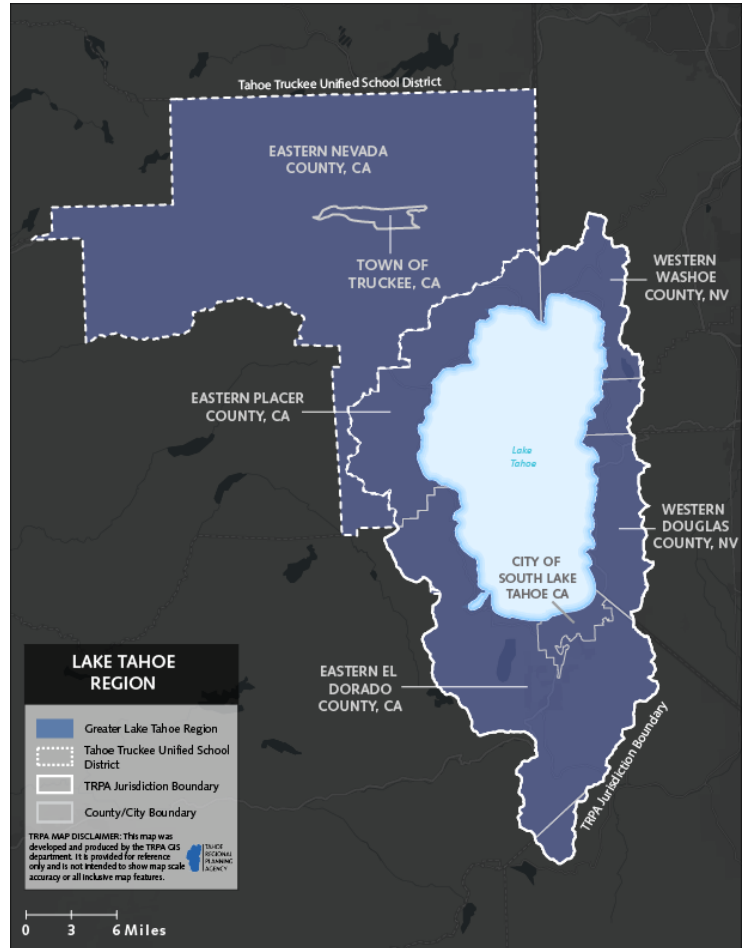
☐ Somewhat likely

☐ 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?

- |                                   |                                      |
|-----------------------------------|--------------------------------------|
| <input type="checkbox"/> Under 20 | <input type="checkbox"/> 60-69       |
| <input type="checkbox"/> 20-29    | <input type="checkbox"/> 70-79       |
| <input type="checkbox"/> 30-39    | <input type="checkbox"/> 80-89       |
| <input type="checkbox"/> 40-49    | <input type="checkbox"/> 90 and over |
| <input type="checkbox"/> 50-59    |                                      |

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](http://www.tahoeliving.org) and [www.ttcf.net/connect](http://www.ttcf.net/connect).

