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**Table 1: Housing Stock Characteristics, 2000 and 2010-2014**

Units in Structure	North Tahoe Study Area (a)				North Tahoe Counties (b)			
	2000 (c)		2010-2014		2000 (c)		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Detached Single Family	22,565	79.7%	26,110	78.5%	117,773	77.7%	163,321	78.5%
Attached Single Family	1,523	5.4%	534	1.6%	5,008	3.3%	5,921	2.8%
2 to 4 Units	1,698	6.0%	2,951	8.9%	7,264	4.8%	10,516	5.1%
5 to 19 Units	1,359	4.8%	1,644	4.9%	7,537	5.0%	12,461	6.0%
20 to 49 Units	275	1.0%	531	1.6%	1,368	0.9%	2,533	1.2%
50 Units or More	183	0.6%	429	1.3%	4,583	3.0%	5,349	2.6%
Mobile Homes	659	2.3%	1,006	3.0%	7,797	5.1%	7,458	3.6%
Boats, RV's, Vans, Other	46	0.2%	63	0.2%	254	0.2%	386	0.2%
<b>Total, All Units</b>	<b>28,308</b>	<b>100%</b>	<b>33,268</b>	<b>100%</b>	<b>151,584</b>	<b>100%</b>	<b>207,945</b>	<b>100%</b>

**Notes:**

(a) The North Tahoe Study Area is defined based on 2000 and 2010 Census Block Groups, to approximate the area encompassed within the desired study area. For a complete listing of the included Census Block Groups, please refer to Appendix A.

(b) The North Tahoe Counties include both Placer County and Nevada County in California.

(c) The percent distribution of housing units is from Census 2000 Summary File 3, while the total housing units estimate is from Census 2000, Summary File 1.

Sources: U.S. Census Bureau, Census 2000, Summary File 1 and Summary File 3, 2015; U.S. Census Bureau, 2010-2014 American Community Survey, 2015; BAE, 2015.

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**Table 2: Housing Stock by Year Built, 2010-2014**

<b>Year Built</b>	<b>North Tahoe Study Area (a)</b>		<b>North Tahoe Counties (b)</b>	
	Number	Percent	Number	Percent
Built 2010 or Later	117	0.4%	2,566	1.2%
Built 2000 to 2009	4,701	14.1%	52,537	25.3%
Built 1990 to 1999	5,304	15.9%	39,568	19.0%
Built 1980 to 1989	6,040	18.2%	36,709	17.7%
Built 1970 to 1979	9,323	28.0%	36,733	17.7%
Built 1960 to 1969	3,476	10.4%	15,191	7.3%
Built 1950 to 1959	2,180	6.6%	9,491	4.6%
Built 1940 to 1949	753	2.3%	5,443	2.6%
Built 1939 or Earlier	1,374	4.1%	9,707	4.7%
<b>Total, All Units</b>	<b>33,268</b>	<b>100%</b>	<b>207,945</b>	<b>100%</b>

**Notes:**

(a) The North Tahoe Study Area is defined based on 2000 and 2010 Census Block Groups, to approximate the area encompassed within the desired study area. For a complete listing of the included Census Block Groups, please refer to Appendix A.

(b) The North Tahoe Counties include both Placer County and Nevada County in California.

Sources: U.S. Census Bureau, 2010-2014 American Community Survey, 2015; BAE, 2015.

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**Table 3: Housing Occupancy and Vacancy Status, 2000 and 2010-2014**

Occupancy Status	North Tahoe Study Area (a)				North Tahoe Counties (b)			
	2000		2010-2014		2000		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Occupied Housing Units	12,624	44.6%	11,802	35.5%	130,276	85.9%	174,949	84.1%
Vacant Housing Units	15,684	55.4%	21,466	64.5%	21,308	14.1%	32,996	15.9%
<i>For rent</i>	259	0.9%	427	1.3%	1,997	1.3%	3,074	1.5%
<i>For sale only</i>	114	0.4%	465	1.4%	1,211	0.8%	2,661	1.3%
<i>Rented or sold, not occupied</i>	138	0.5%	291	0.9%	892	0.6%	1,301	0.6%
<i>For seasonal or occasional use</i>	14,848	52.5%	20,039	60.2%	15,820	10.4%	22,845	11.0%
<i>For migrant workers</i>	5	0.0%	0	0.0%	25	0.0%	2	0.0%
<i>Other vacant (c)</i>	320	1.1%	244	0.7%	1,363	0.9%	3,113	1.5%
<b>Total, All Units</b>	<b>28,308</b>	<b>100%</b>	<b>33,268</b>	<b>100%</b>	<b>151,584</b>	<b>100%</b>	<b>207,945</b>	<b>100%</b>

**Notes:**

(a) The North Tahoe Study Area is defined based on 2000 and 2010 Census Block Groups, to approximate the area encompassed within the desired study area. For a complete listing of the included Census Block Groups, please refer to Appendix A.

(b) The North Tahoe Counties include both Placer County and Nevada County in California.

(c) If a vacant unit does not fall into any of the classifications specific above, it is classified as "other vacant." For example, this category includes units held for occupancy by a caretaker or janitor, and units held vacant by the owner for personal reasons.

Sources: U.S. Census Bureau, Census 2000, Summary File 1, 2015; U.S. Census Bureau, 2010-2014 American Community Survey, 2015; BAE, 2015.

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**Table 4: Housing Units by Size and Occupancy Status, 2010-2014**

Unit Size	North Tahoe Study Area (a)							
	Owner Occupied		Renter Occupied		Vacant		All Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No Bedroom	30	0.4%	368	8.7%	509	2.4%	907	2.7%
1-Bedroom	230	3.0%	674	15.9%	1,478	6.9%	2,382	7.2%
2-Bedroom	1,230	16.3%	1,458	34.4%	3,875	18.1%	6,563	19.7%
3-Bedroom	3,842	50.8%	1,427	33.6%	9,364	43.6%	14,633	44.0%
4-Bedroom	1,883	24.9%	316	7.4%	4,754	22.1%	6,953	20.9%
5-Bedroom or More	344	4.6%	0	0.0%	1,486	6.9%	1,830	5.5%
<b>Total, All Sizes</b>	<b>7,559</b>	<b>100%</b>	<b>4,243</b>	<b>100%</b>	<b>21,466</b>	<b>100%</b>	<b>33,268</b>	<b>100%</b>

Unit Size	North Tahoe Counties (b)							
	Owner Occupied		Renter Occupied		Vacant		All Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No Bedroom	463	0.4%	1,700	3.3%	994	3.0%	3,157	1.5%
1-Bedroom	2,452	2.0%	10,363	20.4%	3,102	9.4%	15,917	7.7%
2-Bedroom	22,156	17.8%	19,490	38.4%	7,702	23.3%	49,348	23.7%
3-Bedroom	55,534	44.7%	14,117	27.8%	13,094	39.7%	82,745	39.8%
4-Bedroom	33,253	26.8%	4,425	8.7%	5,993	18.2%	43,671	21.0%
5-Bedroom or More	10,336	8.3%	660	1.3%	2,111	6.4%	13,107	6.3%
<b>Total, All Sizes</b>	<b>124,194</b>	<b>100%</b>	<b>50,755</b>	<b>100%</b>	<b>32,996</b>	<b>100%</b>	<b>207,945</b>	<b>100%</b>

**Notes:**

(a) The North Tahoe Study Area is defined based on 2000 and 2010 Census Block Groups, to approximate the area encompassed within the desired study area. For a complete listing of the included Census Block Groups, please refer to Appendix A.

(b) The North Tahoe Counties include both Placer County and Nevada County in California.

Sources: U.S. Census Bureau, 2010-2014 American Community Survey, 2015; BAE, 2015.

**Table 5: Housing Stock Characteristics by Sub-Area, 2000 and 2010-2014 (Page 1 or 2)**

Units in Structure	Carnelian Bay CDP				Dollar Point CDP			
	2000 (a) (b)		2010-2014		2000 (b)		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Detached Single Family	750	89.9%	818	88.4%	1,016	56.0%	1,152	61.6%
Attached Single Family	40	4.8%	6	0.6%	456	25.1%	41	2.2%
2 to 4 Units	0	0.0%	28	3.0%	133	7.3%	418	22.3%
5 to 19 Units	45	5.4%	36	3.9%	152	8.4%	124	6.6%
20 to 49 Units	0	0.0%	0	0.0%	0	0.0%	60	3.2%
50 Units or More	0	0.0%	18	1.9%	57	3.1%	48	2.6%
Mobile Homes	0	0.0%	19	2.1%	0	0.0%	28	1.5%
Boats, RV's, Vans, Other	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>Total, All Units</b>	<b>835</b>	<b>100%</b>	<b>925</b>	<b>100%</b>	<b>1,814</b>	<b>100%</b>	<b>1,871</b>	<b>100%</b>

  

Units in Structure	Floriston CDP				Kings Beach CDP			
	2000 (c)		2010-2014		2000 (b)		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Detached Single Family	n.a.	n.a.	37	100.0%	1,405	61.5%	1,491	62.2%
Attached Single Family	n.a.	n.a.	0	0.0%	213	9.3%	67	2.8%
2 to 4 Units	n.a.	n.a.	0	0.0%	406	17.8%	472	19.7%
5 to 19 Units	n.a.	n.a.	0	0.0%	141	6.2%	190	7.9%
20 to 49 Units	n.a.	n.a.	0	0.0%	8	0.4%	10	0.4%
50 Units or More	n.a.	n.a.	0	0.0%	0	0.0%	80	3.3%
Mobile Homes	n.a.	n.a.	0	0.0%	105	4.6%	87	3.6%
Boats, RV's, Vans, Other	n.a.	n.a.	0	0.0%	5	0.2%	0	0.0%
<b>Total, All Units</b>	<b>n.a.</b>	<b>n.a.</b>	<b>37</b>	<b>100%</b>	<b>2,284</b>	<b>100%</b>	<b>2,397</b>	<b>100%</b>

  

Units in Structure	Kingvale CDP				Soda Springs CDP			
	2000 (c)		2010-2014		2000 (c)		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Detached Single Family	n.a.	n.a.	341	100.0%	n.a.	n.a.	163	68.5%
Attached Single Family	n.a.	n.a.	0	0.0%	n.a.	n.a.	0	0.0%
2 to 4 Units	n.a.	n.a.	0	0.0%	n.a.	n.a.	0	0.0%
5 to 19 Units	n.a.	n.a.	0	0.0%	n.a.	n.a.	29	12.2%
20 to 49 Units	n.a.	n.a.	0	0.0%	n.a.	n.a.	46	19.3%
50 Units or More	n.a.	n.a.	0	0.0%	n.a.	n.a.	0	0.0%
Mobile Homes	n.a.	n.a.	0	0.0%	n.a.	n.a.	0	0.0%
Boats, RV's, Vans, Other	n.a.	n.a.	0	0.0%	n.a.	n.a.	0	0.0%
<b>Total, All Units</b>	<b>n.a.</b>	<b>n.a.</b>	<b>341</b>	<b>100%</b>	<b>n.a.</b>	<b>n.a.</b>	<b>238</b>	<b>100%</b>

  

Units in Structure	Sunnyside-Tahoe City CDP				Tahoe Vista CDP			
	2000 (b)		2010-2014		2000 (b)		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Detached Single Family	1,647	78.4%	1,695	83.5%	1,021	80.7%	1,083	72.2%
Attached Single Family	81	3.9%	36	1.8%	40	3.2%	24	1.6%
2 to 4 Units	286	13.6%	134	6.6%	32	2.6%	141	9.4%
5 to 19 Units	81	3.9%	63	3.1%	9	0.7%	76	5.1%
20 to 49 Units	0	0.0%	42	2.1%	71	5.6%	58	3.9%
50 Units or More	0	0.0%	14	0.7%	11	0.9%	19	1.3%
Mobile Homes	6	0.3%	45	2.2%	81	6.4%	100	6.7%
Boats, RV's, Vans, Other	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>Total, All Units</b>	<b>2,102</b>	<b>100%</b>	<b>2,029</b>	<b>100%</b>	<b>1,265</b>	<b>100%</b>	<b>1,501</b>	<b>100%</b>

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Sources: U.S. Census Bureau, Census 2000, Summary File 1 and Summary File 3, 2015; U.S. Census Bureau, 2010-2014 American Community Survey, 2015; BAE, 2015.

**Table 5: Housing Stock Characteristics by Sub-Area, 2000 and 2010-2014 (Page 2 of 2)**

Units in Structure	Tahoma CDP				Town of Truckee			
	2000 (b) (d)		2010-2014		2000 (b)		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Detached Single Family	1,892	92.6%	1,943	89.8%	8,318	85.3%	10,484	80.8%
Attached Single Family	38	1.9%	27	1.2%	242	2.5%	203	1.6%
2 to 4 Units	67	3.3%	103	4.8%	493	5.1%	1,141	8.8%
5 to 19 Units	0	0.0%	48	2.2%	323	3.3%	420	3.2%
20 to 49 Units	14	0.7%	27	1.2%	37	0.4%	62	0.5%
50 Units or More	0	0.0%	0	0.0%	46	0.5%	88	0.7%
Mobile Homes	32	1.6%	15	0.7%	297	3.0%	526	4.1%
Boats, RV's, Vans, Other	0	0.0%	0	0.0%	0	0.0%	46	0.4%
<b>Total, All Units</b>	<b>2,043</b>	<b>100%</b>	<b>2,163</b>	<b>100%</b>	<b>9,757</b>	<b>100%</b>	<b>12,970</b>	<b>100%</b>

**Notes:**

(a) Includes Block Groups 3 and 4 in Census Tract 201.05 in Placer County.

(b) The percent distribution of housing units is from Census 2000 Summary File 3, while the total housing units estimate is from Census 2000, Summary File 1.

(c) Comparable data was unavailable from Census 2000.

(d) Includes Block Groups 1 and 2 in Census Tract 305.03 in El Dorado County and Block Groups 2 and 3 in Census Tract 201.01 in Placer County.

Sources: U.S. Census Bureau, Census 2000, Summary File 1 and Summary File 3, 2015; U.S. Census Bureau, 2010-2014 American Community Survey, 2015; BAE, 2015.

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**Table 6: Housing Stock by Year Built by Sub-Area, 2010-2014**

Year Built	Carnelian Bay CDP		Dollar Point CDP		Floriston CDP		Kings Beach CDP		Kingvale CDP	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Built 2010 or Later	0	0.0%	28	1.5%	0	0.0%	22	0.9%	0	0.0%
Built 2000 to 2009	17	1.8%	15	0.8%	10	27.0%	191	8.0%	11	3.2%
Built 1990 to 1999	51	5.5%	125	6.7%	0	0.0%	145	6.0%	11	3.2%
Built 1980 to 1989	167	18.1%	264	14.1%	0	0.0%	215	9.0%	102	29.9%
Built 1970 to 1979	300	32.4%	1,113	59.5%	0	0.0%	796	33.2%	103	30.2%
Built 1960 to 1969	257	27.8%	170	9.1%	0	0.0%	334	13.9%	55	16.1%
Built 1950 to 1959	61	6.6%	73	3.9%	0	0.0%	363	15.1%	0	0.0%
Built 1940 to 1949	39	4.2%	44	2.4%	0	0.0%	173	7.2%	10	2.9%
Built 1939 or Earlier	33	3.6%	39	2.1%	27	73.0%	158	6.6%	49	14.4%
<b>Total, All Units</b>	<b>925</b>	<b>100%</b>	<b>1,871</b>	<b>100%</b>	<b>37</b>	<b>100%</b>	<b>2,397</b>	<b>100%</b>	<b>341</b>	<b>100%</b>

  

Year Built	Soda Springs CDP		Sunnyside-Tahoe City CDP		Tahoe Vista CDP		Tahoma CDP		Town of Truckee	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Built 2010 or Later	0	0.0%	0	0.0%	0	0.0%	0	0.0%	4	0.0%
Built 2000 to 2009	0	0.0%	39	1.9%	159	10.6%	151	7.0%	2,547	19.6%
Built 1990 to 1999	27	11.3%	152	7.5%	185	12.3%	271	12.5%	3,191	24.6%
Built 1980 to 1989	0	0.0%	153	7.5%	242	16.1%	202	9.3%	3,045	23.5%
Built 1970 to 1979	63	26.5%	875	43.1%	366	24.4%	633	29.3%	2,859	22.0%
Built 1960 to 1969	0	0.0%	325	16.0%	249	16.6%	545	25.2%	576	4.4%
Built 1950 to 1959	35	14.7%	340	16.8%	152	10.1%	152	7.0%	410	3.2%
Built 1940 to 1949	38	16.0%	46	2.3%	97	6.5%	111	5.1%	38	0.3%
Built 1939 or Earlier	75	31.5%	99	4.9%	51	3.4%	98	4.5%	300	2.3%
<b>Total, All Units</b>	<b>238</b>	<b>100%</b>	<b>2,029</b>	<b>100%</b>	<b>1,501</b>	<b>100%</b>	<b>2,163</b>	<b>100%</b>	<b>12,970</b>	<b>100%</b>

Sources: U.S. Census Bureau, 2010-2014 American Community Survey, 2015; BAE, 2015.

**Table 7: Housing Occupancy and Vacancy Status by Sub-Area, 2000 and 2010-2014 (Page 1 of 2)**

Occupancy Status	Carnelian Bay CDP				Dollar Point CDP			
	2000 (a)		2010-2014		2000		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Occupied Housing Units	268	32.1%	207	22.4%	681	37.5%	481	25.7%
Vacant Housing Units	567	67.9%	718	77.6%	1,133	62.5%	1,390	74.3%
For rent	0	0.0%	19	2.1%	3	0.2%	5	0.3%
For sale only	1	0.1%	9	1.0%	7	0.4%	13	0.7%
Rented or sold, not occupied	9	1.1%	0	0.0%	13	0.7%	38	2.0%
For seasonal or occasional use	553	66.2%	684	73.9%	1,108	61.1%	1,312	70.1%
For migrant workers	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other vacant (d)	4	0.5%	6	0.6%	2	0.1%	22	1.2%
<b>Total, All Units</b>	<b>835</b>	<b>100%</b>	<b>925</b>	<b>100%</b>	<b>1,814</b>	<b>100%</b>	<b>1,871</b>	<b>100%</b>

  

Occupancy Status	Soda Springs CDP				Floriston CDP			
	2000 (b)		2010-2014		2000 (b)		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Occupied Housing Units	n.a.	n.a.	65	27.3%	n.a.	n.a.	37	100.0%
Vacant Housing Units	n.a.	n.a.	173	72.7%	n.a.	n.a.	0	0.0%
For rent	n.a.	n.a.	23	9.7%	n.a.	n.a.	0	0.0%
For sale only	n.a.	n.a.	0	0.0%	n.a.	n.a.	0	0.0%
Rented or sold, not occupied	n.a.	n.a.	0	0.0%	n.a.	n.a.	0	0.0%
For seasonal or occasional use	n.a.	n.a.	150	63.0%	n.a.	n.a.	0	0.0%
For migrant workers	n.a.	n.a.	0	0.0%	n.a.	n.a.	0	0.0%
Other vacant (d)	n.a.	n.a.	0	0.0%	n.a.	n.a.	0	0.0%
<b>Total, All Units</b>	<b>n.a.</b>	<b>n.a.</b>	<b>238</b>	<b>100%</b>	<b>n.a.</b>	<b>n.a.</b>	<b>37</b>	<b>100%</b>

  

Occupancy Status	Kings Beach CDP				Kingvale CDP			
	2000		2010-2014		2000 (b)		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Occupied Housing Units	1,411	61.8%	1,164	48.6%	n.a.	n.a.	73	21.4%
Vacant Housing Units	873	38.2%	1,233	51.4%	n.a.	n.a.	268	78.6%
For rent	89	3.9%	87	3.6%	n.a.	n.a.	0	0.0%
For sale only	19	0.8%	0	0.0%	n.a.	n.a.	0	0.0%
Rented or sold, not occupied	8	0.4%	0	0.0%	n.a.	n.a.	0	0.0%
For seasonal or occasional use	715	31.3%	1,103	46.0%	n.a.	n.a.	268	78.6%
For migrant workers	2	0.1%	0	0.0%	n.a.	n.a.	0	0.0%
Other vacant (d)	40	1.8%	43	1.8%	n.a.	n.a.	0	0.0%
<b>Total, All Units</b>	<b>2,284</b>	<b>100%</b>	<b>2,397</b>	<b>100%</b>	<b>n.a.</b>	<b>n.a.</b>	<b>341</b>	<b>100%</b>

  

Occupancy Status	Sunnyside-Tahoe City CDP				Tahoe Vista CDP			
	2000		2010-2014		2000		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Occupied Housing Units	789	37.5%	737	36.3%	670	53.0%	497	33.1%
Vacant Housing Units	1,313	62.5%	1,292	63.7%	595	47.0%	1,004	66.9%
For rent	58	2.8%	0	0.0%	9	0.7%	38	2.5%
For sale only	8	0.4%	54	2.7%	8	0.6%	21	1.4%
Rented or sold, not occupied	19	0.9%	24	1.2%	2	0.2%	26	1.7%
For seasonal or occasional use	1,217	57.9%	1,190	58.6%	561	44.3%	900	60.0%
For migrant workers	0	0.0%	0	0.0%	1	0.1%	0	0.0%
Other vacant (d)	11	0.5%	24	1.2%	14	1.1%	19	1.3%
<b>Total, All Units</b>	<b>2,102</b>	<b>100%</b>	<b>2,029</b>	<b>100%</b>	<b>1,265</b>	<b>100%</b>	<b>1,501</b>	<b>100%</b>

(Continued on next page)

**Table 7: Housing Occupancy and Vacancy Status by Sub-Area, 2000 and 2010-2014 (Page 2 of 2)**

Occupancy Status	Tahoma CDP				Town of Truckee			
	2000 (c)		2010-2014		2000		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Occupied Housing Units	625	30.6%	423	19.6%	5,149	52.8%	6,213	47.9%
Vacant Housing Units	1,418	69.4%	1,740	80.4%	4,608	47.2%	6,757	52.1%
For rent	7	0.3%	15	0.7%	62	0.6%	79	0.6%
For sale only	4	0.2%	26	1.2%	39	0.4%	142	1.1%
Rented or sold, not occupied	11	0.5%	29	1.3%	43	0.4%	117	0.9%
For seasonal or occasional use	1,386	67.8%	1,630	75.4%	4,326	44.3%	6,399	49.3%
For migrant workers	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Other vacant (d)	9	0.4%	40	1.8%	138	1.4%	20	0.2%
<b>Total, All Units</b>	<b>2,043</b>	<b>100%</b>	<b>2,163</b>	<b>100%</b>	<b>9,757</b>	<b>100%</b>	<b>12,970</b>	<b>100%</b>

**Notes:**

(a) Includes Block Groups 3 and 4 in Census Tract 201.05 in Placer County.

(b) Comparable data was unavailable from Census 2000.

(c) Includes Block Groups 1 and 2 in Census Tract 305.03 in El Dorado County and Block Groups 2 and 3 in Census Tract 201.01 in Placer County.

(d) If a vacant unit does not fall into any of the classifications specific above, it is classified as "other vacant." For example, this category includes units held for occupancy by a caretaker or janitor, and units held by the owner for personal reasons.

Sources: U.S. Census Bureau, Census 2000, Summary File 1, 2015; U.S. Census Bureau, 2010-2014 American Community Survey, 2015; BAE, 2015.

**Table 8: Housing Units by Size and Occupancy Status by Sub Area, 2010-2014 (Page 1 of 2)**

Carnelian Bay CDP									Dollar Point CDP							
Unit Size	Owner Occupied		Renter Occupied		Vacant		All Units		Owner Occupied		Renter Occupied		Vacant		All Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No Bedroom	0	0.0%	0	0.0%	10	1.4%	10	1.1%	0	0.0%	16	11.5%	0	0.0%	16	0.9%
1-Bedroom	0	0.0%	0	0.0%	67	9.3%	67	7.2%	0	0.0%	20	14.4%	43	3.1%	63	3.4%
2-Bedroom	19	11.7%	19	43.2%	50	7.0%	88	9.5%	95	27.8%	26	18.7%	194	14.0%	315	16.8%
3-Bedroom	118	72.4%	0	0.0%	353	49.2%	471	50.9%	148	43.3%	50	36.0%	598	43.0%	796	42.5%
4-Bedroom	11	6.7%	25	56.8%	176	24.5%	212	22.9%	77	22.5%	27	19.4%	510	36.7%	614	32.8%
5-Bedroom or More	15	9.2%	0	0.0%	62	8.6%	77	8.3%	22	6.4%	0	0.0%	45	3.2%	67	3.6%
Total, All Sizes	163	100%	44	100%	718	100%	925	100%	342	100%	139	100%	1,390	100%	1,871	100%

Floriston CDP									Kings Beach CDP							
Unit Size	Owner Occupied		Renter Occupied		Vacant		All Units		Owner Occupied		Renter Occupied		Vacant		All Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No Bedroom	0	0.0%	0	n.a.	0	n.a.	0	0.0%	0	0.0%	152	20.5%	52	4.2%	204	8.5%
1-Bedroom	0	0.0%	0	n.a.	0	n.a.	0	0.0%	7	1.7%	161	21.7%	195	15.8%	363	15.1%
2-Bedroom	24	64.9%	0	n.a.	0	n.a.	24	64.9%	166	39.4%	305	41.0%	324	26.3%	795	33.2%
3-Bedroom	6	16.2%	0	n.a.	0	n.a.	6	16.2%	186	44.2%	125	16.8%	421	34.1%	732	30.5%
4-Bedroom	7	18.9%	0	n.a.	0	n.a.	7	18.9%	62	14.7%	0	0.0%	136	11.0%	198	8.3%
5-Bedroom or More	0	0.0%	0	n.a.	0	n.a.	0	0.0%	0	0.0%	0	0.0%	105	8.5%	105	4.4%
Total, All Sizes	37	100%	0	n.a.	0	n.a.	37	100%	421	100%	743	100%	1,233	100%	2,397	100%

Kingvale CDP									Soda Springs CDP							
Unit Size	Owner Occupied		Renter Occupied		Vacant		All Units		Owner Occupied		Renter Occupied		Vacant		All Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No Bedroom	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	n.a.	0	0.0%	0	0.0%	0	0.0%
1-Bedroom	0	0.0%	0	0.0%	49	18.3%	49	14.4%	0	n.a.	39	60.0%	29	16.8%	68	28.6%
2-Bedroom	0	0.0%	0	0.0%	101	37.7%	101	29.6%	0	n.a.	0	0.0%	65	37.6%	65	27.3%
3-Bedroom	11	27.5%	33	100.0%	118	44.0%	162	47.5%	0	n.a.	26	40.0%	79	45.7%	105	44.1%
4-Bedroom	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	n.a.	0	0.0%	0	0.0%	0	0.0%
5-Bedroom or More	29	72.5%	0	0.0%	0	0.0%	29	8.5%	0	n.a.	0	0.0%	0	0.0%	0	0.0%
Total, All Sizes	40	100%	33	100%	268	100%	341	100%	0	n.a.	65	100%	173	100%	238	100%

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Sources: U.S. Census Bureau, 2010-2014 American Community Survey, 2015; BAE, 2015.

**Table 8: Housing Units by Size and Occupancy Status by Sub-Area, 2010-2014 (Page 2 of 2)**

Unit Size	Sunnyside-Tahoe City CDP								Tahoe Vista CDP							
	Owner Occupied		Renter Occupied		Vacant		All Units		Owner Occupied		Renter Occupied		Vacant		All Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No Bedroom	0	0.0%	18	7.1%	15	1.2%	33	1.6%	9	3.2%	22	10.0%	77	7.7%	108	7.2%
1-Bedroom	0	0.0%	12	4.7%	59	4.6%	71	3.5%	5	1.8%	21	9.5%	133	13.2%	159	10.6%
2-Bedroom	43	8.9%	152	59.8%	219	17.0%	414	20.4%	17	6.1%	88	40.0%	94	9.4%	199	13.3%
3-Bedroom	191	39.5%	67	26.4%	613	47.4%	871	42.9%	157	56.7%	89	40.5%	427	42.5%	673	44.8%
4-Bedroom	192	39.8%	5	2.0%	337	26.1%	534	26.3%	84	30.3%	0	0.0%	253	25.2%	337	22.5%
5-Bedroom or More	57	11.8%	0	0.0%	49	3.8%	106	5.2%	5	1.8%	0	0.0%	20	2.0%	25	1.7%
<b>Total, All Sizes</b>	<b>483</b>	<b>100%</b>	<b>254</b>	<b>100%</b>	<b>1,292</b>	<b>100%</b>	<b>2,029</b>	<b>100%</b>	<b>277</b>	<b>100%</b>	<b>220</b>	<b>100%</b>	<b>1,004</b>	<b>100%</b>	<b>1,501</b>	<b>100%</b>

  

Unit Size	Tahoma CDP								Town of Truckee							
	Owner Occupied		Renter Occupied		Vacant		All Units		Owner Occupied		Renter Occupied		Vacant		All Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No Bedroom	0	0.0%	35	19.7%	25	1.4%	60	2.8%	0	0.0%	83	4.1%	102	1.5%	185	1.4%
1-Bedroom	0	0.0%	19	10.7%	133	7.6%	152	7.0%	187	4.5%	315	15.5%	335	5.0%	837	6.5%
2-Bedroom	73	29.8%	66	37.1%	333	19.1%	472	21.8%	616	14.7%	628	30.9%	1,200	17.8%	2,444	18.8%
3-Bedroom	149	60.8%	58	32.6%	916	52.6%	1,123	51.9%	2,319	55.5%	787	38.7%	3,392	50.2%	6,498	50.1%
4-Bedroom	23	9.4%	0	0.0%	271	15.6%	294	13.6%	904	21.6%	220	10.8%	1,337	19.8%	2,461	19.0%
5-Bedroom or More	0	0.0%	0	0.0%	62	3.6%	62	2.9%	154	3.7%	0	0.0%	391	5.8%	545	4.2%
<b>Total, All Sizes</b>	<b>245</b>	<b>100%</b>	<b>178</b>	<b>100%</b>	<b>1,740</b>	<b>100%</b>	<b>2,163</b>	<b>100%</b>	<b>4,180</b>	<b>100%</b>	<b>2,033</b>	<b>100%</b>	<b>6,757</b>	<b>100%</b>	<b>12,970</b>	<b>100%</b>

Sources: U.S. Census Bureau, 2010-2014 American Community Survey, 2015; BAE, 2015.

**Table 9: Single-Family Home Sales, North Tahoe Study Area, June 2015 to November 2015**

Location (a)	Transactions		Lot Square Footage		Square Footage of Living Area		Price Per Square Foot of Living Area		Sales Price (b)		Average Bedrooms
	Number	Percent	Average	Median	Average	Median	Average	Median	Average	Median	
<b>Nevada County</b>	289	51.2%	31,337	13,939	1,978	1,853	\$297	\$297	\$590,168	\$523,000	3.1
Truckee	289	51.2%	31,337	13,939	1,978	1,853	\$297	\$297	\$590,168	\$523,000	3.1
<b>Placer County</b>	253	44.8%	20,164	11,237	1,949	1,700	\$423	\$368	\$876,087	\$564,000	3.2
Alpine Meadows	8	1.4%	12,622	11,160	1,651	1,636	\$358	\$374	\$588,188	\$575,000	3.4
Carmelian Bay	32	5.7%	13,042	12,467	1,640	1,519	\$428	\$367	\$708,206	\$525,000	3.0
Homewood	17	3.0%	14,711	10,977	1,624	1,522	\$520	\$389	\$989,882	\$620,000	3.3
Kings Beach	27	4.8%	8,857	6,760	1,472	1,398	\$297	\$291	\$414,078	\$388,100	3.0
Olympic Valley	6	1.1%	12,588	11,979	2,537	2,581	\$401	\$428	\$1,044,500	\$1,101,000	3.3
Ice Lake (c)	19	3.4%	9,701	8,712	1,699	1,480	\$373	\$357	\$619,368	\$589,000	3.3
Tahoe City	71	12.6%	19,694	10,945	1,907	1,712	\$431	\$380	\$866,889	\$575,000	3.4
Tahoe Vista	16	2.8%	10,220	11,267	1,815	2,048	\$394	\$320	\$744,933	\$520,000	3.1
Tahoma (d)	35	6.2%	8,711	8,528	1,566	1,477	\$377	\$327	\$607,841	\$529,500	3.0
Martis Valley (e)	45	8.0%	49,145	13,875	2,809	2,942	\$481	\$402	\$1,445,875	\$1,115,000	3.3
<b>North Tahoe Study Area</b>	565	100%	24,894	12,632	1,942	1,745	\$357	\$320	\$713,704	\$538,000	3.2

## Notes:

- (a) Sales locations are approximate, based on reported street address.
- (b) Excludes records with no reported sales price and those sales valued at less than \$100,000.
- (c) Includes home sales with a Soda Springs property address that are located in the Ice Lake/Serene Lake area.
- (d) Includes home sales recorded in the El Dorado County portion of the Tahoma CDP.
- (e) Includes home sales with a town of Truckee property address that are located south of the town boundary, east of Highway 89, west of Highway 267, and north of Northstar Resort.

Sources: CoreLogic, ListSource, 2016; BAE, 2016.

**Table 10: Condominium Sales, North Tahoe Study Area, June 2015 to November 2015**

Location (a)	Transactions		Lot Square Footage		Square Footage of Living Area		Price Per Square Foot of Living Area		Sales Price (b)		Average Bedrooms
	Number	Percent	Average	Median	Average	Median	Average	Median	Average	Median	
<b>Nevada County</b>	48	29.4%	1,825	1,307	1,141	1,160	\$276	\$270	\$320,043	\$330,000	2.0
Truckee	48	29.4%	1,825	1,307	1,141	1,160	\$276	\$270	\$320,043	\$330,000	2.0
<b>Placer County</b>	115	70.6%	892	765	1,222	1,136	\$443	\$355	\$533,723	\$371,500	2.4
Alpine Meadows	10	6.1%	674	669	705	616	\$1,060	\$819	\$593,050	\$437,000	1.6
Carmelian Bay	3	1.8%	945	917	1,491	1,381	\$287	\$289	\$424,333	\$430,000	2.3
Homewood	2	1.2%	2,664	2,664	3,869	3,869	\$758	\$758	\$2,925,000	\$2,925,000	4.0
Kings Beach	21	12.9%	682	622	1,370	1,566	\$221	\$161	\$321,624	\$229,000	2.5
Norden	1	0.6%	1,307	1,307	2,662	2,662	\$563	\$563	\$1,500,000	\$1,500,000	4.0
Olympic Valley	16	9.8%	1,051	908	1,063	983	\$532	\$559	\$540,444	\$510,000	1.9
Tahoe City	31	19.0%	933	824	1,424	1,408	\$435	\$366	\$661,403	\$425,500	2.8
Tahoe Vista	9	5.5%	763	395	525	384	\$247	\$234	\$130,389	\$93,000	1.3
Martis Valley (c)	22	13.5%	761	524	1,074	1,064	\$385	\$364	\$448,823	\$348,550	2.3
<b>North Tahoe Study Area</b>	163	100%	1,119	871	1,199	1,151	\$397	\$298	\$472,290	\$354,000	2.3

## Notes:

(a) Sales locations are approximate, based on reported street address.

(b) Excludes records with no reported sales price and those sales valued at less than \$50,000.

(c) Includes home sales with a town of Truckee property address that are located south of the town boundary, east of Highway 89, west of Highway 267, and north of Northstar Resort.

Sources: CoreLogic, ListSource, 2016; BAE, 2016.

**Table 11: Distribution of Households by Income Category, North Tahoe Study Area, 2008-2012 (a)**

<b>Income Category (b)</b>	<b>Owner Households</b>		<b>Renter Households</b>		<b>All Households</b>	
	Number	Percent	Number	Percent	Number	Percent
Extremely Low-Income ( < 30% of HAMFI)	558	6%	809	18%	1,367	10%
Very Low-Income (> 30% 50% of HAMFI)	640	7%	730	17%	1,370	10%
Low-Income (> 50% 80% of HAMFI)	1,278	14%	884	20%	2,162	16%
Moderate-Income (> 80% 120% of HAMFI)	1,349	15%	1,108	25%	2,457	18%
Above Moderate-Income (> 120% of HAMFI)	5,135	57%	888	20%	6,023	45%
<b>All Income Levels (c)</b>	<b>8,975</b>	<b>100%</b>	<b>4,415</b>	<b>100%</b>	<b>13,390</b>	<b>100%</b>

**Notes:**

(a) The North Tahoe Study Area is defined based on 2010 Census Tracts. For a complete listing of the included Census Tracts, please refer to Appendix A.

(b) CHAS data reflect HUD-defined household income limits.

(c) Figures may not sum to totals due to rounding.

Sources: HUD, 2008-2012 CHAS, 2015; BAE, 2015.

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**Table 12: HUD Income Limits, Fiscal Year 2015****Sacramento-Arden-Arcade-Roseville, CA MSA****Median Family Income:** \$71,500

<b>Income Level</b>	<b>Number of People Per Household</b>							
	One	Two	Three	Four	Five	Six	Seven	Eight
Extremely Low-Income (30% MFI)	\$15,050	\$17,200	\$19,350	\$21,450	\$23,200	\$24,900	\$26,600	\$28,350
Very Low-Income (50% MFI)	\$25,050	\$28,600	\$32,200	\$35,750	\$38,650	\$41,500	\$44,350	\$47,200
Low-Income (80% MFI)	\$40,050	\$45,800	\$51,500	\$57,200	\$61,800	\$66,400	\$70,950	\$75,550
Moderate Income (120% MFI) (a)	\$60,120	\$68,640	\$77,280	\$85,800	\$92,760	\$99,600	\$106,440	\$113,280

**Nevada County, CA****Median Family Income:** \$67,500

<b>Income Level</b>	<b>Number of People Per Household</b>							
	One	Two	Three	Four	Five	Six	Seven	Eight
Extremely Low-Income (30% MFI)	\$16,100	\$18,400	\$20,700	\$23,000	\$24,850	\$26,700	\$28,550	\$30,400
Very Low-Income (50% MFI)	\$26,850	\$30,700	\$34,550	\$38,350	\$41,450	\$44,500	\$47,600	\$50,650
Low-Income (80% MFI)	\$42,950	\$49,050	\$55,200	\$61,300	\$66,250	\$71,150	\$76,050	\$80,950
Moderate Income (120% MFI) (a)	\$64,440	\$73,680	\$82,920	\$92,040	\$99,480	\$106,800	\$114,240	\$121,560

Note:

(a) Estimated based on existing HUD approved methodology.

Sources: HUD, 2015; BAE, 2015.

**Table 13: Affordable For-Sale Housing Prices, Nevada County, 2015**

<b>2015 Income Limits (a)</b>	<b>Household Size</b>							
	<b>3-Persons</b>	<b>4-Persons</b>	<b>5-Persons</b>					
Extremely Low	\$20,700	\$23,000	\$24,850					
Very Low Income	\$34,550	\$38,350	\$41,450					
Low Income	\$55,200	\$61,300	\$66,250					
Moderate Income	\$82,920	\$92,040	\$99,480					

  

<b>3-Person Household</b>	<b>Amount Avail. for Housing</b>	<b>Principal &amp; Interest</b>	<b>Property Insurance</b>	<b>Property Taxes</b>	<b>Mortgage Insurance</b>	<b>Total Monthly Payment</b>	<b>Down- Payment</b>	<b>Affordable Home Price</b>
Extremely Low	\$518	\$356	\$28	\$82	\$53	\$518	\$4,127	<b>\$78,601</b>
Very Low Income	\$864	\$593	\$46	\$137	\$88	\$864	\$6,883	<b>\$131,103</b>
Low Income	\$1,380	\$947	\$74	\$218	\$141	\$1,380	\$10,994	<b>\$209,401</b>
Moderate Income	\$2,073	\$1,423	\$111	\$328	\$211	\$2,073	\$16,514	<b>\$314,557</b>

  

<b>4-Person Household</b>	<b>Amount Avail. for Housing</b>	<b>Principal &amp; Interest</b>	<b>Property Insurance</b>	<b>Property Taxes</b>	<b>Mortgage Insurance</b>	<b>Total Monthly Payment</b>	<b>Down- Payment</b>	<b>Affordable Home Price</b>
Extremely Low	\$575	\$395	\$31	\$91	\$59	\$575	\$4,581	<b>\$87,251</b>
Very Low Income	\$959	\$658	\$51	\$152	\$98	\$959	\$7,640	<b>\$145,519</b>
Low Income	\$1,533	\$1,052	\$82	\$242	\$156	\$1,533	\$12,212	<b>\$232,618</b>
Moderate Income	\$2,301	\$1,579	\$124	\$364	\$234	\$2,301	\$18,331	<b>\$349,154</b>

  

<b>5-Person Household</b>	<b>Amount Avail. for Housing</b>	<b>Principal &amp; Interest</b>	<b>Property Insurance</b>	<b>Property Taxes</b>	<b>Mortgage Insurance</b>	<b>Total Monthly Payment</b>	<b>Down- Payment</b>	<b>Affordable Home Price</b>
Extremely Low	\$621	\$426	\$33	\$98	\$63	\$621	\$4,947	<b>\$94,231</b>
Very Low Income	\$1,036	\$711	\$56	\$164	\$106	\$1,036	\$8,253	<b>\$157,203</b>
Low Income	\$1,656	\$1,137	\$89	\$262	\$169	\$1,656	\$13,192	<b>\$251,282</b>
Moderate Income	\$2,487	\$1,707	\$134	\$393	\$253	\$2,487	\$19,812	<b>\$377,378</b>

  

<b>Ownership Cost Assumptions</b>	
% of Income for Housing Costs	30% of gross annual income
Down payment	3.5% of home value
Annual interest rate	4.0% fixed
Loan term	30 years
Upfront mortgage insurance	1.75% of home value
Annual mortgage insurance	0.85% of mortgage
Annual property tax rate	1.25% of home value
Annual hazard insurance (b)	0.42% of home value

**Notes:**

(a) Income limits are based on the HUD adjusted median family income of \$67,500 (\$2015).

(b) Based on an average of quoted insurance premiums from the Homeowners Premium Survey, published by the California Department of Insurance, for a home valued at \$300,000.

Sources: HUD, 2015; California Department of Insurance, Homeowners Premium Survey, 2015; Bankrate.com, 2015; Wellsfargo.com, 2015; BAE, 2015.

**Table 14: Affordable For-Sale Housing Prices, Sacramento-Arden-Arcade-Roseville, CA MSA, 2015**

2015 Income Limits (a)	Household Size							
	3-Persons	4-Persons	5-Persons					
Extremely Low	\$19,350	\$21,450	\$23,200					
Very Low Income	\$32,200	\$35,750	\$38,650					
Low Income	\$51,500	\$57,200	\$61,800					
Moderate Income	\$77,280	\$85,800	\$92,760					

  

3-Person Household	Amount Avail. for Housing	Principal & Interest	Property Insurance	Property Taxes	Mortgage Insurance	Total Monthly Payment	Down- Payment	Affordable Home Price
Extremely Low	\$484	\$332	\$26	\$77	\$49	\$484	\$3,856	<b>\$73,442</b>
Very Low Income	\$805	\$553	\$43	\$127	\$82	\$805	\$6,413	<b>\$122,151</b>
Low Income	\$1,288	\$884	\$69	\$204	\$131	\$1,288	\$10,261	<b>\$195,441</b>
Moderate Income	\$1,932	\$1,326	\$104	\$305	\$197	\$1,932	\$15,391	<b>\$293,162</b>

  

4-Person Household	Amount Avail. for Housing	Principal & Interest	Property Insurance	Property Taxes	Mortgage Insurance	Total Monthly Payment	Down- Payment	Affordable Home Price
Extremely Low	\$536	\$368	\$29	\$85	\$55	\$536	\$4,270	<b>\$81,333</b>
Very Low Income	\$894	\$614	\$48	\$141	\$91	\$894	\$7,122	<b>\$135,656</b>
Low Income	\$1,430	\$982	\$77	\$226	\$146	\$1,430	\$11,392	<b>\$216,988</b>
Moderate Income	\$2,145	\$1,472	\$115	\$339	\$218	\$2,145	\$17,088	<b>\$325,482</b>

  

5-Person Household	Amount Avail. for Housing	Principal & Interest	Property Insurance	Property Taxes	Mortgage Insurance	Total Monthly Payment	Down- Payment	Affordable Home Price
Extremely Low	\$580	\$398	\$31	\$92	\$59	\$580	\$4,620	<b>\$88,009</b>
Very Low Income	\$966	\$663	\$52	\$153	\$98	\$966	\$7,695	<b>\$146,581</b>
Low Income	\$1,545	\$1,060	\$83	\$244	\$157	\$1,545	\$12,308	<b>\$234,438</b>
Moderate Income	\$2,319	\$1,592	\$125	\$367	\$236	\$2,319	\$18,474	<b>\$351,885</b>

  

Ownership Cost Assumptions	
% of Income for Housing Costs	30% of gross annual income
Down payment	3.5% of home value
Annual interest rate	4.0% fixed
Loan term	30 years
Upfront mortgage insurance	1.75% of home value
Annual mortgage insurance	0.85% of mortgage
Annual property tax rate	1.25% of home value
Annual hazard insurance (b)	0.42% of home value

**Notes:**

(a) Income limits are based on the HUD adjusted median family income of \$71,500 (\$2015).

(b) Based on an average of quoted insurance premiums from the Homeowners Premium Survey, published by the California Department of Insurance, for a home valued at \$300,000.

Sources: HUD, 2015; California Department of Insurance, Homeowners Premium Survey, 2015; Bankrate.com, 2015; Wellsfargo.com, 2015; BAE, 2015.

**Table 15: Affordable Rents, Nevada County, 2015**

Income Category (a)	Income Limits/Household Size							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Median Family Income: \$67,500								
Extremely Low Income	\$16,100	\$18,400	\$20,700	\$23,000	\$24,850	\$26,700	\$28,550	\$30,400
Very Low Income	\$26,850	\$30,700	\$34,550	\$38,350	\$41,450	\$44,500	\$47,600	\$50,650
Low Income	\$42,950	\$49,050	\$55,200	\$61,300	\$66,250	\$71,150	\$76,050	\$80,950
Moderate Income	\$64,440	\$73,680	\$82,920	\$92,040	\$99,480	\$106,800	\$114,240	\$121,560

Affordable Rents (b)	Unit Size					
	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
<b>Extremely Low Income</b>						
1-Person	\$346	\$335				
2-Person		\$392	\$375			
3-Person			\$433	\$413		
4-Person				\$470	\$451	
5-Person					\$497	\$478
<b>Very Low Income</b>						
1-Person	\$614	\$603				
2-Person		\$700	\$683			
3-Person			\$779	\$759		
4-Person				\$854	\$835	
5-Person					\$912	\$893
<b>Low Income</b>						
1-Person	\$1,017	\$1,006				
2-Person		\$1,158	\$1,141			
3-Person			\$1,295	\$1,275		
4-Person				\$1,428	\$1,409	
5-Person					\$1,532	\$1,513
<b>Moderate Income</b>						
1-Person	\$1,554	\$1,543				
2-Person		\$1,774	\$1,757			
3-Person			\$1,988	\$1,968		
4-Person				\$2,196	\$2,177	
5-Person					\$2,363	\$2,344
Included Utilities (c)	\$110	\$110	\$116	\$121	\$127	\$133

**Notes:**

(a) Income limits are based on the 2015 HUD limits for a median family income of \$67,500.

(b) Affordable rents equal to 30 percent of gross monthly income, minus a utility allowance. The utility allowance is derived based on the 2015 figures published by the Regional Housing Authority of Sutter and Nevada Counties. Utility allowance estimates assume that all heating, cooking, and water heating would be done using natural gas. Other electricity usage is also included, accounting for lighting, refrigeration, and small appliances.

(c) Included utilities represents costs normally included in rent, such as water, sewer and trash collection.

Sources: HUD, 2015; Regional Housing Authority of Sutter and Nevada Counties, 2015; BAE, 2015.

**Table 16: Affordable Rents, Sacramento-Arden-Arcade-Roseville, CA MSA, 2015**

Income Category (a)	Income Limits/Household Size							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Median Family Income: \$71,500								
Extremely Low Income	\$15,050	\$17,200	\$19,350	\$21,450	\$23,200	\$24,900	\$26,600	\$28,350
Very Low Income	\$25,050	\$28,600	\$32,200	\$35,750	\$38,650	\$41,500	\$44,350	\$47,200
Low Income	\$40,050	\$45,800	\$51,500	\$57,200	\$61,800	\$66,400	\$70,950	\$75,550
Moderate Income	\$60,120	\$68,640	\$77,280	\$85,800	\$92,760	\$99,600	\$106,440	\$113,280

Affordable Rents (b)	Unit Size					
	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
<b>Extremely Low Income</b>						
1-Person	\$310	\$300				
2-Person		\$354	\$334			
3-Person			\$388	\$369		
4-Person				\$421	\$403	
5-Person					\$447	\$427
<b>Very Low Income</b>						
1-Person	\$560	\$550				
2-Person		\$639	\$619			
3-Person			\$709	\$690		
4-Person				\$779	\$761	
5-Person					\$833	\$813
<b>Low Income</b>						
1-Person	\$935	\$925				
2-Person		\$1,069	\$1,049			
3-Person			\$1,192	\$1,173		
4-Person				\$1,315	\$1,297	
5-Person					\$1,412	\$1,392
<b>Moderate Income</b>						
1-Person	\$1,437	\$1,427				
2-Person		\$1,640	\$1,620			
3-Person			\$1,836	\$1,817		
4-Person				\$2,030	\$2,012	
5-Person					\$2,186	\$2,166
Included Utilities (c)	\$64	\$66	\$71	\$76	\$80	\$83

**Notes:**

(a) Income limits are based on the 2015 HUD limits for a median family income of \$71,500.

(b) Affordable rents equal to 30 percent of gross monthly income, minus a utility allowance. The utility allowance is derived based on the 2015 figures published by Placer County for the Tahoe area. Utility allowance estimates assume that all heating, cooking, and water heating would be done using natural gas. Other electricity usage is also included, accounting for lighting, refrigeration, and small appliances.

(c) Included utilities represents costs normally included in rent, such as water, sewer and trash collection.

Sources: HUD, 2015; Placer County, 2015; BAE, 2015.

**Table 17: Selected Apartment Rental Rates, North Tahoe Study Area, 2015**

Complex Name	Address	City	State	Number of Units	Beds	Baths	Sq. Ft	Rent/ Month	Rent/ Sq. Ft	Complex Type
<b>Truckee</b>										
The Aspens of Truckee	10130 Donner Trail Rd	Truckee	CA	28	1	1	650	\$1,000	\$1.54	Market Rate
					2	2	1,100	\$1,300	\$1.18	Market Rate
Evergreen Apartments	10296 Jeffrey Pine Rd	Truckee	CA	14	Studio	1	400	\$950-\$1,200	\$2.38-\$3.00	Market Rate
					2	1	850	\$1,300-\$1,500	\$1.53-\$1.76	Market Rate
Sierra Village	10081 Martis Valley Rd	Truckee	CA	13	2	1	900	\$1,175	\$1.31	Mixed Income
					3	2	1,075	\$1,300	\$1.21	Mixed Income
Sawmill Heights	7646 Highlands View Rd	Truckee	CA	84	Studio	1	350	\$950-\$1,000	\$2.71-\$2.86	Mixed Income
					2	1	550	\$1,225-\$1,275	\$2.23-\$2.32	Mixed Income
					3	2	996	\$1,400-\$1,450	\$1.41-\$1.46	Mixed Income
					4	2	996	\$1,500-\$1,550	\$1.51-\$1.56	Mixed Income

Sources: Property Owners and Managers, 2015; Online Apartment Listings, 2015; BAE, 2015.

**Table 18: Selected Private Rentals, North Tahoe Study Area, 2015 (Page 1 of 2) (a)**

Address	City/State	State	Beds	Baths	Sq. Ft.	Rent/ Month	Rent/ Sq. Ft.	Unit Type
13590 Donner Pass Rd.	Truckee	CA	0	1	500	\$750	\$1.50	Apartment
5769 Zimba Court	Carnelian Bay	CA	0	1	350	\$800	\$2.29	Apartment
5062 Olive St.	Carnelian Bay	CA	0	1	n.a.	\$800	n.a.	Apartment
16159 Lancaster Place	Truckee	CA	0	1	375	\$850	\$2.27	Single-Family
10939 Industrial Way	Truckee	CA	0	1	450	\$870	\$1.93	Apartment
2225 West Lake Blvd. #5	Tahoe City	CA	0	1	n.a.	\$895	n.a.	Single-Family
4375 Beaumont Rd # 2	Carnelian Bay	CA	0	1	500	\$1,000	\$2.00	Single-Family
Trout at Coon	Kings Beach	CA	1	1	n.a.	\$925	n.a.	Duplex
6123 N. Lake Blvd	Carnelian Bay	CA	1	1	n.a.	\$1,100	n.a.	Second Unit
8836 Brook Ave.	Kings Beach	CA	1	1	n.a.	\$1,100	n.a.	Apartment
8261 Golden Ave	Kings Beach	CA	1	1	650	\$1,250	\$1.92	Single-Family
Granlibakken Rd.	Tahoe City	CA	1	2	800	\$1,275	\$1.59	Condominium
3180 Aspen Grove	Truckee	CA	1	1	800	\$1,300	\$1.63	Condominium
7600 N Lake Blvd	Tahoe Vista	CA	1	1	800	\$1,350	\$1.69	Condominium
13045 Donner Pass Rd	Truckee	CA	1	1	1,000	\$1,500	\$1.50	Apartment
8651 Trout St.	Kings Beach	CA	2	1	n.a.	\$1,000	n.a.	Apartment
399 Lewis Ave	Tahoma	CA	2	1	n.a.	\$1,100	n.a.	Single-Family
12804 Northwoods Blvd	Truckee	CA	2	1.5	n.a.	\$1,100	n.a.	Condominium
51892 Tamarack Crescent	Kingvale	CA	2	1.5	1,116	\$1,195	\$1.07	Single-Family
48755 Hampshire Rocks Rd.	Soda Springs	CA	2	1.5	1,200	\$1,200	\$1.00	Single-Family
560 Village Rd	Tahoe City	CA	2	1.5	n.a.	\$1,290	n.a.	Townhouse
Tahoe Woods Boulevard	Tahoe City	CA	2	1.5	1,000	\$1,300	\$1.30	Townhouse
11639 Snowpeak Way	Truckee	CA	2	1.5	n.a.	\$1,350	n.a.	Condominium
1395 N Lake Blvd	Tahoe City	CA	2	1.5	n.a.	\$1,450	n.a.	Apartment
400 Squaw Creek Rd.	Olympic Valley	CA	2	2	1,088	\$1,550	\$1.42	Condominium
Chipmunk Street	Kings Beach	CA	2	2	1,184	\$1,700	\$1.44	Single-Family
13019 Northwoods Blvd # 4	Truckee	CA	2	2	980	\$1,750	\$1.79	Condominium
11978 Snowpeak Way	Truckee	CA	2	1.5	1,300	\$1,900	\$1.46	Single-Family
10863 Cinnabar Way Apt 7	Truckee	CA	2	2	n.a.	\$1,950	n.a.	Condominium
10315 Stoneridge Dr #B	Truckee	CA	2	1	1,879	\$2,250	\$1.20	Townhouse
7212 Third Ave	Tahoma	CA	3	2	n.a.	\$1,300	n.a.	Single-Family
Commonwealth Dr.	Kings Beach	CA	3	2	1,556	\$1,695	\$1.09	Condominium
13459 Davos Dr.	Truckee	CA	3	2	1,520	\$1,700	\$1.12	Single-Family
Sitzmark Way	Truckee	CA	3	2	1,541	\$1,750	\$1.14	Single-Family
21926 Donner Pass Road	Soda Springs	CA	3	2	1,800	\$1,800	\$1.00	Single-Family
1001 Commonwealth Dr	Kings Beach	CA	3	2	1,422	\$1,900	\$1.34	Single-Family
15171 Berkshire Circle	Truckee	CA	3	2	1,500	\$1,900	\$1.27	Duplex
Manchester Dr at Dorchester Dr	Truckee	CA	3	2	1,200	\$1,950	\$1.63	Single-Family
414 Deer Ave.	Tahoma	CA	3	2	n.a.	\$2,000	n.a.	Single-Family
7008 8th Street	Tahoma	CA	3	2	n.a.	\$2,000	n.a.	Single-Family
11051 Lausanne Way	Truckee	CA	3	2	n.a.	\$2,000	n.a.	Single-Family
8578 Golden Ave	Kings Beach	CA	3	2	1,445	\$2,100	\$1.45	Single-Family
Snow Crest at Alpine Meadows Rd.	Olympic Valley	CA	3	2	1,400	\$2,100	\$1.50	Single-Family
321 Lake Ave.	Tahoe City	CA	3	2	n.a.	\$2,100	n.a.	Single-Family
Northwoods Blvd at Viking	Truckee	CA	3	2	n.a.	\$2,100	n.a.	Single-Family
10025 Nicolas Drive #B	Truckee	CA	3	3	1,870	\$2,195	\$1.17	Townhouse
4375 Beaumont Rd	Carnelian Bay	CA	3	2	1,900	\$2,200	\$1.16	Single-Family

*(Continued on next page)***Note:**

(a) Units listed as private rentals are independently owned, but most often are leased through a property management company.

Sources: Property Owners and Managers, 2015; Online Apartment Listings, 2015; BAE, 2015.

**Table 18: Selected Private Rentals, North Tahoe Study Area, 2015 (Page 2 of 2) (a)**

Address	City/State	State	Beds	Baths	Sq. Ft.	Rent/ Month	Rent/ Sq. Ft.	Unit Type
Victoria Rd. at Uplands Rd.	Carnelian Bay	CA	3	2	1,600	\$2,200	\$1.38	Single-Family
Nevada St. at Center St.	Carnelian Bay	CA	3	3	1,975	\$2,285	\$1.16	Single-Family
Steelhead Avenue	Kings Beach	CA	3	2.5	n.a.	\$2,300	n.a.	Single-Family
10185 Thomas Drive	Truckee	CA	3	2.5	2,000	\$2,300	\$1.15	Single-Family
13465 Northwoods Blvd	Truckee	CA	3	2	1,564	\$2,400	\$1.53	Single-Family
4190 N. Lake Blvd	Carnelian Bay	CA	3	2.5	n.a.	\$2,450	n.a.	Single-Family
1630 Washoe Way	Tahoe City	CA	3	3	n.a.	\$2,500	n.a.	Single-Family
417 Gray Avenue	Tahoma	CA	3	2	n.a.	\$2,500	n.a.	Single-Family
Skislope Way at Snowpeak Way	Truckee	CA	3	2	1,650	\$2,500	\$1.52	Townhouse
Bonanza Dr at Virginia Dr	Tahoe City	CA	3	2	n.a.	\$2,600	n.a.	Single-Family
Tiger Tail Rd. at Victor	Olympic Valley	CA	3	2	1,100	\$2,700	\$2.45	Duplex
12183 Nuthatch Ct	Truckee	CA	3	2	2,200	\$2,700	\$1.23	Single-Family
200 Woodhill Court	Tahoe City	CA	3	2	1,700	\$2,850	\$1.68	Single-Family
6615 McKinney Ct	Homewood	CA	3	3.5	2,100	\$3,000	\$1.43	Single-Family
7251 8th Ave	Tahoma	CA	3	2.5	2,500	\$3,500	\$1.40	Single-Family
3101 Lake Forest Road	Tahoe City	CA	4	2	1,408	\$1,725	\$1.23	Condominium
Lake Forest Glen #79	Tahoe City	CA	4	2	n.a.	\$1,800	n.a.	Condominium
2560 Lake Forest Rd # 62	Tahoe City	CA	4	3	1,536	\$1,950	\$1.27	Condominium
Pine Forest Rd. at Rainbow Rd.	Truckee	CA	4	2	1,845	\$2,200	\$1.19	Single-Family
5th Avenue	Tahoma	CA	4	2.5	2,273	\$2,500	\$1.10	Single-Family
Dodowah Rd at Agate Rd	Carnelian Bay	CA	4	3	2,000	\$2,700	\$1.35	Single-Family
455 Pineland Dr	Tahoe City	CA	4	2.5	2,140	\$2,950	\$1.38	Single-Family
100 Lassen Dr #68	Tahoe City	CA	4	3	1,979	\$3,000	\$1.52	Single-Family
10026 Nicolas Drive	Truckee	CA	4	4	2,359	\$3,000	\$1.27	Townhouse

Note:

(a) Units listed as private rentals are independently owned, but most often are leased through a property management company.

Sources: Property Owners and Managers, 2015; Online Apartment Listings, 2015; BAE, 2015.



**Table 19: Affordable Rental Complexes, North Tahoe Study Area, 2015**

Complex Name	Address	City/State	State	Number of Units	Beds	Baths	Level of Affordability
Kings Beach							
Kings Beach Housing Now	204 Chipmunk St.	Kings Beach	CA	6	0	1	Low-Income; Very-Low Income
				34	1	1	
				2	2	1	
				35	3	2	
Truckee							
Frishman Hollow	11026 Rue Ivy	Truckee	CA	16	2	1	Very-Low Income
				16	3	2	
Henness Flats	11929 Waters Way	Truckee	CA	36	2	1	Low-Income; Very-Low Income
				56	3	2	
River View Homes	11230 Village Way	Truckee	CA	17	3	2	Low-Income; Very-Low Income
				21	4	2	
Sawmill Heights (a)	7646 Highlands View Rd	Truckee	CA	12	0	1	Low-Income
					2	1	
					4	2	
Sierra Village	10081 Martis Valley Rd	Truckee	CA	6	2	1	Low-Income; Very-Low Income
				45	3	2	
				8	4	2	
Truckee Donner Senior	10040 Estates Dr	Truckee	CA	54	1	1	Low-Income; Very-Low Income Age 62 and Older
				6	2	1	
Truckee Pines	10100 Estates Dr	Truckee	CA	8	1	1	Low-Income; Very-Low Income
				52	2	2	
				32	3	2	
				12	4	2	

**Note:**

(a) Sawmill Heights is a mixed-income property containing 96 units, 12 of which are designated low-income. The distribution by number of bedrooms of the 12 units is unavailable.

Sources: Property Owners and Managers, 2015; Online Apartment Listings, 2015; BAE, 2015.

**Table 20: Transient Occupancy Unit/Days by Sub-Area, Placer County, 2014-2015 Fiscal Year**

Sub-Area	2014-2015 Fiscal Year		
	Unit/Days	Unit/Days	Percent
	Available (a)	Occupied (b)	Occupied
Alpine Meadows	25,969	7,712	29.7%
Carnelian Bay	79,049	21,778	27.6%
Donner Summit Area	23,704	6,130	25.9%
Kings Beach	107,568	56,055	52.1%
Kings Beach O.P.A.	59,116	11,152	18.9%
Martis Valley	6,312	1,417	22.4%
Northstar	229,966	86,307	37.5%
Squaw Valley	307,256	141,933	46.2%
Tahoe City	87,612	36,433	41.6%
Tahoe City O.P.A.	85,678	22,713	26.5%
Tahoe Vista	158,158	54,381	34.4%
Tahoe Vista O.P.A.	9,350	2,649	28.3%
West Shore	201,523	62,945	31.2%
Tahoe Miscellaneous	3,607	827	22.9%
Placer County (c)	25,558	2,238	8.8%

**Notes:**

- (a) Represents the number of units multiplied by the number of days that each unit was available for occupancy of a transient basis (i.e., less than 30 days).
- (b) Represents the number of units multiplied by the number of days that each unit was occupied on a transient basis (i.e., less than 30 days)
- (c) Includes the remainder of District 5.

Source: Placer County, Department of Administrative Services, 2015; BAE, 2016.

**Table 21: Regional Housing Needs Allocation Summary**

Regional Housing Needs Allocation (RHNA)	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total, All Income Levels
<b>Placer County (Unincorporated)</b>					
2013-2021 RHNA (a)	1,365	957	936	1,773	5,031
Study Area Portion (b)	166	117	114	216	613
<b>Nevada County (Unincorporated)</b>					
2014-2019 RHNA	174	126	150	314	764
Study Area Portion (b)	2	2	2	4	10
<b>Town of Truckee (Incorporated)</b>					
2014-2019 RHNA	108	75	78	199	460
2007-2019 RHNA	305	230	248	476	1,259
Unaccommodated	302 (c)		4	0	306
<b>Total, RHNA Obligation</b>	<b>280</b>	<b>205</b>	<b>82</b>	<b>199</b>	<b>766</b>

**Notes:**

- (a) Includes a total of 328 housing units that must be accommodated within the portion of Placer County that is within the Tahoe Basin.
- (b) The portion of the countywide RHNA to be accommodated within the North Tahoe Study Area was determined based on the percentage of all households in the unincorporated portion of each county that reside within the North Tahoe Study Area, as determined based on a review of the most recent available 5-year (2010-2014) ACS estimates.
- (c) Represents the unaccommodated RHNA allocation for both the Very Low- and Low-Income categories. Units are allocated for the purposes of estimating the total outstanding RHNA obligation based on the distribution of RHNA units during the 2007-2014 cycle.

Sources: Placer County, 2013-2021 Housing Element, Part II - Background, Public Hearing Draft, 2013; Nevada County, 2014-2019 Housing Element Update, 2014; Town of Truckee, 2014-2019 Housing Element, 2015; BAE, 2016.

**Table 22: Planned and Proposed Residential Development Projects**

Name	Type	Number of Units	Anticipated Affordability	Status	Notes
<b>The Rail House</b> Donner Pass Road, Truckee	Condominiums	26	Market Rate	Under Review	Ground floor movie and performing arts theater with for-sale condominiums on floors two to four. Part of the Railyards Master Plan.
<b>Truckee Artist Lofts</b> Donner Pass Road, Truckee	Multifamily	77	Mixed Income	Under Review	Includes 11 market rate and 66 affordable (30%-60% AMI) loft units marketed to Part of the Railyards Master Plan.
<b>Quality Automotive</b> 11500 Donner Pass Road, Truckee	Apartments	2	Market Rate	Under Review	Includes two market rate units above a new auto-repair shop marketed to shop employees (not required workforce housing).
<b>Canyon Springs Subdivision</b> East Truckee	Single-Family	203	Mixed Income	Under Review	Includes up to 177 market rate single-family lots and 26 affordable lots (targeted income levels not specified) at 0.96 dwelling units per acres.
<b>Tahoe Dave's</b> 10202 Donner Pass Road, Truckee	Apartments	2	Market Rate	Under Review	Includes two market rate units above auto-repair shop marketed to shop employees (not required workforce housing).
<b>Gallagher Construction</b> 11198 Trains End Road, Truckee	Apartments	2	Market Rate	Under Construction	Includes 2 market rate apartment units to be marketed to employee or workforce households (not required workforce housing).
<b>Boulders (Phase IV)</b> Deerfield Drive, Truckee	Condominiums	39	Market Rate	Approved	Final phase of the 211 unit condominium project.
<b>Coyote Run II</b> 0 Autumn Way, Truckee	Single-Family	3	Market Rate	Approved	Remaining 3 of 7 units in a small subdivision.
<b>Spring Creek Subdivision</b> Prosser Area, Truckee	Single-Family & Duplex	44	Market Rate	Approved	Remaining 44 of 66 approved units in single-family/duplex subdivision
<b>Alpine Sierra Subdivision</b> eastern Alpine Meadows Rd.	Single-Family & Duplex	47	Market Rate	Under Review	Includes 47 residential units on approximately 45 acres adjacent to Alpine Meadows resort area
<b>Palisades at Squaw</b> Creeks End Court, Olympic Valley	Single-Family & Duplex	63	Market Rate	Under Review	Includes 63 residential lots on 19.9-acre site.
<b>Stanford Chalets</b> 1980 Chalet Rd., Alpine Meadows	Duplex	18	Market Rate	Under Review	Includes 18 Duplex residential units on an existing commercial site.

Sources: Nevada County, 2016; Placer County, 2016; Town of Truckee, 2016; BAE, 2016.

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**Table 23: Planned and Proposed Commercial Development Projects with Workforce Housing Requirements**

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Name	Description	Workforce Housing Unit Requirement	Anticipated Affordability	Status	Notes
<b>Tahoe City Lodge</b> Tahoe City	120-unit condo hotel	Under Review	Under Review	Under Review	Redevelopment of the Henrikson site with new tourist accommodation units and amenities.
<b>Tahoe Expedition Academy</b> Martis Valley	42 acre school campus with on-site 40 student dormitory	Under Review	Under Review	Under Review	Permanent educational institution for approximately 350 students ranging from pre-K through 12th grade.

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Sources: Nevada County, 2016; Placer County, 2016; Town of Truckee, 2016; BAE, 2016.

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**Table 24: Housing Sites Inventory Summary (a)**

Density (Dwelling Units Per Acre)	Number of Sites	Number of Parcels	Parcel Size		Total Acreage (b)	Anticipated Capacity
			Minimum	Maximum		
0<5 du./ac.	119	148	0.26	637	4,205	2,015
6-10 du./ac.	9	15	0.67	375	948	1,594
>10 du./ac.	42	108	0.04	179	1,536	3,788
<b>Total, All Densities</b>	<b>170</b>	<b>271</b>	<b>0.04</b>	<b>637</b>	<b>6,689</b>	<b>7,397</b>

Notes:

(a) Based on the sites inventories reported in the adopted Housing Elements for Placer County, Nevada County, and the Town of Truckee. The inventory was filtered to include only those sites located within the study area and was updated based on input provided by local planning staff.

(b) Based on the total reported site acreage. Note that in some cases, the reported parcel-by-parcel acreage totals did not sum to the reported total site acreage. In most cases, this is assumed to account for known constraints to development.

Sources: Placer County, General Plan, Housing Element, 2013; Nevada County, General Plan, Housing Element, 2014; Town of Truckee, General Plan, Housing Element, 2015.

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**Table 25: Existing Housing Programs and Policies (Page 1 of 2)**

Name	Funding Sources	Target Income Levels	Notes
<b>TOWN OF TRUCKEE</b>			
Inclusionary Housing Ordinance	General Fund	Up to 120% AMI	Requires new residential development projects to include 15% affordable units or to pay an in-lieu fee.
Workforce Housing Ordinance	General Fund	Up to 120% AMI	Requires commercial, industrial and residential projects that create new jobs to provide affordable housing or pay an in-lieu fee.
BEGIN Reuse Program	General Fund	Up to 120% AMI	First-time homebuyer revolving mortgage loan program targeted toward moderate-income households.
CalHOME Reuse Program	CalHOME Reuse Fund Program	up to 80% AMI	First-time homebuyer revolving mortgage loan program targeted toward low-income households.
<b>PLACER COUNTY</b>			
First Time Homebuyer Assistance Program	HOME & CalHOME	up to 80% AMI	First-time homebuyer revolving mortgage loan program targeted toward low-income households. Second position, up to \$100,000.
Housing Trust Fund	In-lieu fees	up to 120% AMI (owner) up to 80% AMI (renter)	Uses of funds have been limited providing matching funds necessary to secure state and federal grant funds.
Housing Rehabilitation Loans	USDA; Project GO	up to 80% AMI	USDA rural development loans up to \$20,000 for needed repairs and improvements; Project Go provides grants for weatherization and energy conservation and efficiency improvements.
Housing Choice Voucher Program	HUD/VASH	Up to 80% AMI	Formerly known as Section 8. Provides rental vouchers to low-income households.
Employee Housing Policy	N/A	80%-120% AMI	Requires new commercial development to provide affordable employee housing or to pay an in-lieu fee.

- Continued On Following Page -

Sources: Nevada County, 2016; Placer County, 2016; Town of Truckee, 2016; BAE, 2016.

**Table 25: Existing Housing Programs and Policies (Page 2 of 2)**

Name	Funding Sources	Target Income Levels	Notes
<b>PLACER COUNTY</b> <i>(Continued)</i>			
Martis Fund Homebuyer Assistance Program	Martis Fund Grants	up to 180% AMI	Homebuyer revolving mortgage loan program targeted toward higher income households. Second position, up to \$50,000.
CRHMFA Homebuyers Fund	Golden State Finance Authority	Up to 120% AMI	Homebuyer and down payment assistance provided through Golden State Finance Authority in partnership with Placer County.
<b>NEVADA COUNTY</b>			
Down payment Assistance	HOME	up to 80% AMI	First time homebuyer revolving loan fund providing low-interest second loans for down payment assistance.
Housing Rehabilitation Loans	CDBG; CalHOME; USDA	up to 80% AMI	Grants and loans to mitigate issues impacting health and safety, as well as roof and foundation repair, heating/cooling improvements, weatherization, and energy efficiency.
HOME Rental Assistance	HOME	up to 60% AMI	One-time renter security deposit assistance. New in 2016.
Housing Choice Voucher Program <i>(Regional Housing Authority)</i>	HUD/VASH	Up to 80% AMI	Formerly known as Section 8. Provides rental vouchers to low-income households. Administered by the Regional Housing Authority of Sutter and Nevada Counties.
Lease-to-Own (Trio) Program <i>(Regional Housing Authority)</i>	N/A	N/A	The Regional Housing Authority partners with Applied Residential Inc. to offer the Trio Own Option Lease Program.

Sources: Nevada County, 2016; Placer County, 2016; Town of Truckee, 2016; BAE, 2016.



**Table 26: Population and Household Trends, 2000 and 2010-2014**

	North Tahoe Study Area (a)			North Tahoe Counties (b)		
	2000	2010-2014	Average Annual Change	2000	2010-2014	Average Annual Change
<b>Total Population</b>	32,450	30,251	-0.6%	340,432	460,124	2.5%
<b>Households</b>	12,624	11,802	-0.6%	130,276	174,949	2.5%
<b>Average Household Size</b>	2.55	2.55		2.58	2.60	
<b>Household Type</b>						
Families	61.9%	61.8%		71.9%	68.9%	
Non-Families	38.1%	38.2%		28.1%	31.1%	
<b>Household Tenure</b>						
Owner	67.5%	64.0%		73.9%	71.0%	
Renter	32.5%	36.0%		26.1%	29.0%	

**Notes:**

(a) The North Tahoe Study Area is defined based on 2000 and 2010 Census Block Groups, to approximate the area encompassed within the desired study area. For a complete listing of the included Census Block Groups, please refer to Appendix A.

(b) The North Tahoe Counties include both Placer County and Nevada County in California.

Sources: U.S. Census Bureau, Census 2000, Summary File 1, 2015; U.S. Census Bureau, 2010-2014 American Community Survey, 2015 BAE, 2015.

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**Table 27: Age Distribution, 2000 and 2010-2014**

Age Distribution	North Tahoe Study Area (a)				North Tahoe Counties (b)			
	2000		2010-2014		2000		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 18	7,640	23.5%	6,556	21.7%	87,035	25.6%	103,517	22.5%
18-24	2,663	8.2%	2,095	6.9%	22,814	6.7%	35,197	7.6%
25-34	5,458	16.8%	4,517	14.9%	37,282	11.0%	49,743	10.8%
35-44	6,231	19.2%	4,668	15.4%	57,002	16.7%	57,409	12.5%
45-54	5,707	17.6%	5,430	17.9%	54,172	15.9%	67,904	14.8%
55-64	2,626	8.1%	4,312	14.3%	33,518	9.8%	65,248	14.2%
65-74	1,365	4.2%	1,778	5.9%	25,667	7.5%	45,511	9.9%
75-84	603	1.9%	657	2.2%	17,496	5.1%	24,878	5.4%
85 years & over	157	0.5%	238	0.8%	5,446	1.6%	10,717	2.3%
<b>Total, All Ages</b>	<b>32,450</b>	<b>100%</b>	<b>30,251</b>	<b>100%</b>	<b>340,432</b>	<b>100%</b>	<b>460,124</b>	<b>100%</b>
<b>Median Age (c)</b>	<b>35.7</b>		<b>38.8</b>		<b>38.6</b>		<b>41.5</b>	

## Notes:

(a) The North Tahoe Study Area is defined based on 2000 and 2010 Census Block Groups, to approximate the area encompassed within the desired study area. For a complete listing of the included Census Block Groups, please refer to Appendix A.

(b) The North Tahoe Counties include both Placer County and Nevada County in California.

(c) Median age figures were extrapolated based on detailed age distribution data.

Sources: U.S. Census Bureau, Census 2000, Summary File 1, 2015; U.S. Census Bureau, 2010-2014 American Community Survey, 2015 BAE, 2015.

**Table 28: Household Income Distribution, 1999 and 2010-2014**

Household Income	North Tahoe Study Area (a)				North Tahoe Counties (b)			
	1999 (c)		2010-2014		1999 (c)		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than \$15,000	1,066	8.4%	938	7.9%	12,808	9.8%	14,084	8.1%
\$15,000 to \$24,999	1,193	9.5%	962	8.2%	12,423	9.5%	14,475	8.3%
\$25,000 to \$34,999	1,517	12.0%	1,030	8.7%	14,171	10.9%	15,109	8.6%
\$35,000 to \$49,999	2,125	16.8%	1,550	13.1%	20,407	15.7%	20,305	11.6%
\$50,000 to \$74,999	2,947	23.3%	2,080	17.6%	28,443	21.8%	29,615	16.9%
\$75,000 to \$99,999	1,716	13.6%	1,570	13.3%	17,880	13.7%	23,592	13.5%
\$100,000 to \$149,999	1,192	9.4%	2,027	17.2%	15,069	11.6%	31,315	17.9%
\$150,000 or more	867	6.9%	1,645	13.9%	9,075	7.0%	26,454	15.1%
<b>Total, All Households</b>	<b>12,624</b>	<b>100%</b>	<b>11,802</b>	<b>100%</b>	<b>130,276</b>	<b>100%</b>	<b>174,949</b>	<b>100%</b>
<b>Median Income (d)</b>	<b>\$53,484</b>		<b>\$67,079</b>		<b>\$54,683</b>		<b>\$69,838</b>	
<b>Adjusted Median Income (e)</b>	<b>\$76,067</b>		<b>\$67,079</b>		<b>\$77,772</b>		<b>\$69,838</b>	

**Notes:**

(a) The North Tahoe Study Area is defined based on 2000 and 2010 Census Block Groups, to approximate the area encompassed within the desired study area. For a complete listing of the included Census Block Groups, please refer to Appendix A.

(b) The North Tahoe Counties include both Placer County and Nevada County in California.

(c) The percent distribution of household income is from Census 2000 Summary File 3, while the total household estimate is from Census 2000, Summary File 1.

(d) Median household income figures were extrapolated based on detailed household income distribution data.

(e) Census 2000 median household income estimates are adjusted to 2014 dollars based on the Consumer Price Index (CPI) for All Urban Consumers in the Western Region of 1.42.

Sources: U.S. Census Bureau, Census 2000, Summary File 1 and Summary File 3, 2015; U.S. Census Bureau, 2010-2014 American Community Survey, 2015; BAE, 2015.

**Table 29: Households by Size, 2010-2014**

Household Size	North Tahoe Study Area (a)					
	Owner Occupied		Renter Occupied		All Households	
	Number	Percent	Number	Percent	Number	Percent
1-Person	1,694	22.4%	1,360	32.1%	3,054	25.9%
2-Persons	3,177	42.0%	1,306	30.8%	4,483	38.0%
3-Persons	1,175	15.5%	607	14.3%	1,782	15.1%
4-Persons	1,129	14.9%	637	15.0%	1,766	15.0%
5-Persons	288	3.8%	203	4.8%	491	4.2%
6-Persons	26	0.3%	84	2.0%	110	0.9%
7-Persons or More	70	0.9%	46	1.1%	116	1.0%
<b>Total, All Sizes</b>	<b>7,559</b>	<b>100%</b>	<b>4,243</b>	<b>100%</b>	<b>11,802</b>	<b>100%</b>

Household Size	North Tahoe Counties					
	Owner Occupied		Renter Occupied		All Households	
	Number	Percent	Number	Percent	Number	Percent
1-Person	26,705	21.5%	16,597	32.7%	43,302	24.8%
2-Persons	51,748	41.7%	15,340	30.2%	67,088	38.3%
3-Persons	18,116	14.6%	7,739	15.2%	25,855	14.8%
4-Persons	16,890	13.6%	6,598	13.0%	23,488	13.4%
5-Persons	7,171	5.8%	2,552	5.0%	9,723	5.6%
6-Persons	2,489	2.0%	1,423	2.8%	3,912	2.2%
7-Persons or More	1,075	0.9%	506	1.0%	1,581	0.9%
<b>Total, All Sizes</b>	<b>124,194</b>	<b>100%</b>	<b>50,755</b>	<b>100%</b>	<b>174,949</b>	<b>100%</b>

**Notes:**

(a) The North Tahoe Study Area is defined based on 2000 and 2010 Census Block Groups, to approximate the area encompassed within the desired study area. For a complete listing of the included Census Block Groups, please refer to Appendix A.

(b) The North Tahoe Counties include both Placer County and Nevada County in California.

Sources: U.S. Census Bureau, 2010-2014 American Community Survey, 2015; BAE, 2015.

**Table 30: Overcrowding by Tenure, 2000 and 2010-2014**

Persons Per Room	North Tahoe Study Area (a)				North Tahoe Counties (b)			
	2000 (c)		2010-2014		2000 (c)		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Owner Occupied Units</b>								
1.00 Person or Less	8,171	95.9%	7,487	99.0%	94,223	97.8%	122,901	99.0%
1.01 - 1.50 Persons	205	2.4%	43	0.6%	1,471	1.5%	945	0.8%
1.51 - 2.00 Persons	85	1.0%	0	0.0%	446	0.5%	218	0.2%
2.01 Persons or More	59	0.7%	29	0.4%	190	0.2%	130	0.1%
<b>Subtotal: Owner-Occupied</b>	<b>8,520</b>	<b>100%</b>	<b>7,559</b>	<b>100%</b>	<b>96,330</b>	<b>100%</b>	<b>124,194</b>	<b>100%</b>
<b>Renter Occupied Units</b>								
1.00 Person or Less	3,578	87.2%	3,747	88.3%	31,092	91.6%	47,907	94.4%
1.01 - 1.50 Persons	136	3.3%	270	6.4%	1,409	4.1%	1,970	3.9%
1.51 - 2.00 Persons	190	4.6%	158	3.7%	890	2.6%	732	1.4%
2.01 Persons or More	200	4.9%	68	1.6%	556	1.6%	146	0.3%
<b>Subtotal: Renter-Occupied</b>	<b>4,104</b>	<b>100%</b>	<b>4,243</b>	<b>100%</b>	<b>33,946</b>	<b>100%</b>	<b>50,755</b>	<b>100%</b>
<b>Total Households</b>	<b>12,624</b>		<b>11,802</b>		<b>130,276</b>		<b>174,949</b>	

**Notes:**

(a) The North Tahoe Study Area is defined based on 2000 and 2010 Census Block Groups, to approximate the area encompassed within the desired study area. For a complete listing of the included Census Block Groups, please refer to Appendix A.

(b) The North Tahoe Counties include both Placer County and Nevada County in California.

(c) The percent distribution of persons per room is from Census 2000 Summary File 3, while the total household by tenure estimate is from Census 2000, Summary File 1.

Sources: U.S. Census Bureau, Census 2000, Summary File 1 and Summary File 3, 2002; U.S. Census Bureau, 2010-2014 American Community Survey, 2015; BAE, 2015.

**Table 31: Population and Household Trends by Sub-Area, 2000 and 2010-2014 (Page 1 of 2)**

	Carnelian Bay CDP			Dollar Point CDP			Floriston CDP			Kings Beach CDP		
	2000 (a)	2010-2014	Average Annual Change	2000	2010-2014	Average Annual Change	2000 (b)	2010-2014	Average Annual Change	2000	2010-2014	Average Annual Change
<b>Total Population</b>	604	463	-2.2%	1,539	1,076	-2.9%	n.a.	58	n.a.	4,037	3,384	-1.5%
<b>Households</b>	268	207	-2.1%	681	481	-2.9%	n.a.	37	n.a.	1,411	1,164	-1.6%
<b>Average Household Size</b>	2.25	2.24		2.26	2.23		n.a.	1.57		2.86	2.91	
<b>Household Type</b>												
Families	57.1%	48.3%		57.0%	52.4%		n.a.	62.2%		55.9%	61.3%	
Non-Families	42.9%	51.7%		43.0%	47.6%		n.a.	37.8%		44.1%	38.7%	
<b>Household Tenure</b>												
Owner	72.8%	78.7%		69.0%	71.1%		n.a.	100.0%		39.3%	36.2%	
Renter	27.2%	21.3%		31.0%	28.9%		n.a.	0.0%		60.7%	63.8%	
	Kingvale CDP			Soda Springs CDP			Sunnyside-Tahoe City CDP			Tahoe Vista CDP		
	2000 (b)	2010-2014	Average Annual Change	2000 (b)	2010-2014	Average Annual Change	2000	2010-2014	Average Annual Change	2000	2010-2014	Average Annual Change
<b>Total Population</b>	n.a.	177	n.a.	n.a.	80	n.a.	1,761	1,845	0.4%	1,668	1,332	-1.9%
<b>Households</b>	n.a.	73	n.a.	n.a.	65	n.a.	789	737	-0.6%	670	497	-2.5%
<b>Average Household Size</b>	n.a.	2.42		n.a.	1.23		2.23	2.48		2.49	2.68	
<b>Household Type</b>												
Families	n.a.	100.0%		n.a.	23.1%		45.9%	49.9%		60.1%	58.1%	
Non-Families	n.a.	0.0%		n.a.	76.9%		54.1%	50.1%		39.9%	41.9%	
<b>Household Tenure</b>												
Owner	n.a.	54.8%		n.a.	0.0%		58.9%	65.5%		64.9%	55.7%	
Renter	n.a.	45.2%		n.a.	100.0%		41.1%	34.5%		35.1%	44.3%	

(Continued on next page)

Sources: U.S. Census Bureau, Census 2000, Summary File 1, 2015; U.S. Census Bureau, 2010-2014 American Community Survey, 2015; BAE, 2015.

**Table 31: Population and Household Trends by Sub-Area, 2000 and 2010-2014 (Page 2 of 2)**

	Tahoma CDP			Town of Truckee		
	2000 (c)	2010-2014	Average Annual Change	2000	2010-2014	Average Annual Change
<b>Total Population</b>	1,464	959	-3.5%	13,864	16,191	1.3%
<b>Households</b>	625	423	-3.2%	5,149	6,213	1.6%
<b>Average Household Size</b>	2.34	2.27		2.68	2.60	
<b>Household Type</b>						
Families	56.6%	57.9%		69.2%	65.9%	
Non-Families	43.4%	42.1%		30.8%	34.1%	
<b>Household Tenure</b>						
Owner	69.6%	57.9%		73.9%	67.3%	
Renter	30.4%	42.1%		26.1%	32.7%	

**Notes:**

- (a) Includes Block Groups 3 and 4 in Census Tract 201.05 in Placer County.  
(b) Comparable data was unavailable from Census 2000.  
(c) Includes Block Groups 1 and 2 in Census Tract 305.03 in El Dorado County and Block Groups 2 and 3 in Census Tract 201.01 in Placer County.

Sources: U.S. Census Bureau, Census 2000, Summary File 1, 2015; U.S. Census Bureau, 2010-2014 American Community Survey, 2015; BAE, 2015.

**Table 32: Age Distribution by Sub-Area, 2000 and 2010-2014 (Page 1 of 2)**

Age Distribution	Carnelian Bay CDP				Dollar Point CDP			
	2000 (a)		2010-2014		2000		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 18	110	18.2%	48	10.4%	262	17.0%	149	13.8%
18-24	40	6.6%	54	11.7%	125	8.1%	24	2.2%
25-34	91	15.1%	33	7.1%	249	16.2%	223	20.7%
35-44	98	16.2%	48	10.4%	246	16.0%	99	9.2%
45-54	120	19.9%	62	13.4%	307	19.9%	277	25.7%
55-64	65	10.8%	79	17.1%	159	10.3%	152	14.1%
65-74	49	8.1%	96	20.7%	142	9.2%	90	8.4%
75-84	30	5.0%	24	5.2%	41	2.7%	62	5.8%
85 years & over	1	0.2%	19	4.1%	8	0.5%	0	0.0%
<b>Total, All Ages</b>	<b>604</b>	<b>100%</b>	<b>463</b>	<b>100%</b>	<b>1,539</b>	<b>100%</b>	<b>1,076</b>	<b>100%</b>
<b>Median Age (d)</b>	<b>40.602</b>		<b>51.6</b>		<b>41.0</b>		<b>45.6</b>	

  

Age Distribution	Floriston CDP				Kings Beach CDP			
	2000 (b)		2010-2014		2000		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 18	n.a.	n.a.	0	0.0%	1,129	28.0%	761	22.5%
18-24	n.a.	n.a.	0	0.0%	536	13.3%	322	9.5%
25-34	n.a.	n.a.	0	0.0%	833	20.6%	574	17.0%
35-44	n.a.	n.a.	0	0.0%	702	17.4%	744	22.0%
45-54	n.a.	n.a.	18	31.0%	518	12.8%	486	14.4%
55-64	n.a.	n.a.	34	58.6%	183	4.5%	441	13.0%
65-74	n.a.	n.a.	6	10.3%	93	2.3%	56	1.7%
75-84	n.a.	n.a.	0	0.0%	37	0.9%	0	0.0%
85 years & over	n.a.	n.a.	0	0.0%	6	0.1%	0	0.0%
<b>Total, All Ages</b>	<b>n.a.</b>	<b>n.a.</b>	<b>58</b>	<b>100%</b>	<b>4,037</b>	<b>100%</b>	<b>3,384</b>	<b>100%</b>
<b>Median Age (d)</b>	<b>n.a.</b>		<b>60.7</b>		<b>29.2</b>		<b>35.4</b>	

  

Age Distribution	Kingvale CDP				Soda Springs CDP			
	2000 (b)		2010-2014		2000 (b)		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 18	n.a.	n.a.	0	0.0%	n.a.	n.a.	0	0.0%
18-24	n.a.	n.a.	0	0.0%	n.a.	n.a.	0	0.0%
25-34	n.a.	n.a.	0	0.0%	n.a.	n.a.	24	30.0%
35-44	n.a.	n.a.	0	0.0%	n.a.	n.a.	26	32.5%
45-54	n.a.	n.a.	97	54.8%	n.a.	n.a.	30	37.5%
55-64	n.a.	n.a.	80	45.2%	n.a.	n.a.	0	0.0%
65-74	n.a.	n.a.	0	0.0%	n.a.	n.a.	0	0.0%
75-84	n.a.	n.a.	0	0.0%	n.a.	n.a.	0	0.0%
85 years & over	n.a.	n.a.	0	0.0%	n.a.	n.a.	0	0.0%
<b>Total, All Ages</b>	<b>n.a.</b>	<b>n.a.</b>	<b>177</b>	<b>100%</b>	<b>n.a.</b>	<b>n.a.</b>	<b>80</b>	<b>100%</b>
<b>Median Age (d)</b>	<b>n.a.</b>		<b>53.9</b>		<b>n.a.</b>		<b>42.6</b>	

(Continued on next page)

Sources: U.S. Census Bureau, 2000 Census, Summary File 1, 2015; U.S. Census Bureau, 2010-2014 American Community Survey, 2015; BAE, 2015.



**Table 32: Age Distribution by Sub-Area, 2000 and 2010-2014 (Page 2 of 2)**

Age Distribution	Sunnyside-Tahoe City CDP				Tahoe Vista CDP			
	2000		2010-2014		2000		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 18	280	15.9%	421	22.8%	357	21.4%	223	16.7%
18-24	131	7.4%	101	5.5%	170	10.2%	170	12.8%
25-34	450	25.6%	259	14.0%	271	16.2%	337	25.3%
35-44	342	19.4%	276	15.0%	321	19.2%	148	11.1%
45-54	336	19.1%	308	16.7%	302	18.1%	105	7.9%
55-64	117	6.6%	322	17.5%	151	9.1%	183	13.7%
65-74	68	3.9%	123	6.7%	59	3.5%	113	8.5%
75-84	30	1.7%	35	1.9%	30	1.8%	53	4.0%
85 years & over	7	0.4%	0	0.0%	7	0.4%	0	0.0%
<b>Total, All Ages</b>	<b>1,761</b>	<b>100%</b>	<b>1,845</b>	<b>100%</b>	<b>1,668</b>	<b>100%</b>	<b>1,332</b>	<b>100%</b>
<b>Median Age (d)</b>	<b>35.5</b>		<b>42.2</b>		<b>36.4</b>		<b>32.2</b>	

  

Age Distribution	Tahoma CDP				Town of Truckee			
	2000 (c)		2010-2014		2000		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 18	311	21.2%	205	21.4%	3,697	26.7%	3,845	23.7%
18-24	122	8.3%	76	7.9%	968	7.0%	989	6.1%
25-34	259	17.7%	118	12.3%	2,166	15.6%	2,431	15.0%
35-44	292	19.9%	75	7.8%	2,941	21.2%	2,798	17.3%
45-54	245	16.7%	174	18.1%	2,300	16.6%	2,897	17.9%
55-64	122	8.3%	231	24.1%	1,027	7.4%	2,088	12.9%
65-74	72	4.9%	41	4.3%	495	3.6%	702	4.3%
75-84	38	2.6%	14	1.5%	217	1.6%	307	1.9%
85 years & over	3	0.2%	25	2.6%	53	0.4%	134	0.8%
<b>Total, All Ages</b>	<b>1,464</b>	<b>100%</b>	<b>959</b>	<b>100%</b>	<b>13,864</b>	<b>100%</b>	<b>16,191</b>	<b>100%</b>
<b>Median Age (d)</b>	<b>36.2</b>		<b>45.3</b>		<b>35.3</b>		<b>37.5</b>	

## Notes:

(a) Includes Block Groups 3 and 4 in Census Tract 201.05 in Placer County.

(b) Comparable data was unavailable from Census 2000.

(c) Includes Block Groups 1 and 2 in Census Tract 305.03 in El Dorado County and Block Groups 2 and 3 in Census Tract 201.01 in Placer County.

(d) Median age figures were extrapolated based on detailed age distribution data.

Sources: U.S. Census Bureau, 2000 Census, Summary File 1, 2015; U.S. Census Bureau, 2010-2014 American Community Survey, 2015; BAE, 2015.

**Table 33: Household Income Distribution by Sub-Area, 1999 and 2010-2014 (Page 1 of 2)**

Household Income	Carnelian Bay CDP				Dollar Point CDP			
	1999 (a) (b)		2010-2014		1999 (b)		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than \$15,000	29	10.7%	24	11.6%	83	12.2%	54	11.2%
\$15,000 to \$24,999	31	11.5%	0	0.0%	98	14.4%	26	5.4%
\$25,000 to \$34,999	20	7.3%	43	20.8%	68	9.9%	21	4.4%
\$35,000 to \$49,999	55	20.7%	15	7.2%	100	14.7%	61	12.7%
\$50,000 to \$74,999	55	20.7%	23	11.1%	136	20.0%	115	23.9%
\$75,000 to \$99,999	42	15.7%	25	12.1%	76	11.2%	44	9.1%
\$100,000 to \$149,999	36	13.4%	49	23.7%	77	11.3%	86	17.9%
\$150,000 or more	0	0.0%	28	13.5%	42	6.2%	74	15.4%
<b>Total, All Households</b>	<b>268</b>	<b>100%</b>	<b>207</b>	<b>100%</b>	<b>681</b>	<b>100%</b>	<b>481</b>	<b>100%</b>
<b>Median Income (e)</b>	<b>\$49,860</b>		<b>\$72,083</b>		<b>\$47,500</b>		<b>\$68,892</b>	
<b>Adjusted Median Income (f)</b>	<b>\$70,913</b>		<b>\$72,083</b>		<b>\$67,556</b>		<b>\$68,892</b>	

  

Household Income	Floriston CDP				Kings Beach CDP			
	1999 (c)		2010-2014		1999 (b)		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than \$15,000	n.a.	n.a.	0	0.0%	215	15.3%	160	13.7%
\$15,000 to \$24,999	n.a.	n.a.	0	0.0%	301	21.3%	194	16.7%
\$25,000 to \$34,999	n.a.	n.a.	14	37.8%	182	12.9%	151	13.0%
\$35,000 to \$49,999	n.a.	n.a.	0	0.0%	246	17.5%	271	23.3%
\$50,000 to \$74,999	n.a.	n.a.	13	35.1%	235	16.7%	114	9.8%
\$75,000 to \$99,999	n.a.	n.a.	0	0.0%	148	10.5%	90	7.7%
\$100,000 to \$149,999	n.a.	n.a.	10	27.0%	63	4.5%	128	11.0%
\$150,000 or more	n.a.	n.a.	0	0.0%	21	1.5%	56	4.8%
<b>Total, All Households</b>	<b>n.a.</b>	<b>n.a.</b>	<b>37</b>	<b>100%</b>	<b>1,411</b>	<b>100%</b>	<b>1,164</b>	<b>100%</b>
<b>Median Income (e)</b>	<b>n.a.</b>		<b>\$56,607</b>		<b>\$35,507</b>		<b>\$39,639</b>	
<b>Adjusted Median Income (f)</b>	<b>n.a.</b>		<b>\$56,607</b>		<b>\$50,499</b>		<b>\$39,639</b>	

  

Household Income	Kingvale CDP				Soda Springs CDP			
	1999 (c)		2010-2014		1999 (c)		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than \$15,000	n.a.	n.a.	0	0.0%	n.a.	n.a.	0	0.0%
\$15,000 to \$24,999	n.a.	n.a.	0	0.0%	n.a.	n.a.	24	36.9%
\$25,000 to \$34,999	n.a.	n.a.	33	45.2%	n.a.	n.a.	41	63.1%
\$35,000 to \$49,999	n.a.	n.a.	0	0.0%	n.a.	n.a.	0	0.0%
\$50,000 to \$74,999	n.a.	n.a.	11	15.1%	n.a.	n.a.	0	0.0%
\$75,000 to \$99,999	n.a.	n.a.	0	0.0%	n.a.	n.a.	0	0.0%
\$100,000 to \$149,999	n.a.	n.a.	0	0.0%	n.a.	n.a.	0	0.0%
\$150,000 or more	n.a.	n.a.	29	39.7%	n.a.	n.a.	0	0.0%
<b>Total, All Households</b>	<b>n.a.</b>	<b>n.a.</b>	<b>73</b>	<b>100%</b>	<b>n.a.</b>	<b>n.a.</b>	<b>65</b>	<b>100%</b>
<b>Median Income (e)</b>	<b>n.a.</b>		<b>\$63,295</b>		<b>n.a.</b>		<b>\$28,917</b>	
<b>Adjusted Median Income (f)</b>	<b>n.a.</b>		<b>\$63,295</b>		<b>n.a.</b>		<b>\$28,917</b>	

*(Continued on next page)*

Sources: U.S. Census Bureau, Census 2000, Summary File 1 and Summary File 3, 2015; U.S. Census Bureau, 2010-2014 American Community Survey, 2015; BAE, 2015.

**Table 33: Household Income Distribution by Sub-Area, 1999 and 2010-2014 (Page 2 of 2)**

Household Income	Sunnyside-Tahoe City CDP				Tahoe Vista CDP			
	1999 (b)		2010-2014		1999 (b)		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than \$15,000	36	4.6%	17	2.3%	61	9.0%	54	10.9%
\$15,000 to \$24,999	69	8.8%	84	11.4%	44	6.6%	20	4.0%
\$25,000 to \$34,999	148	18.7%	46	6.2%	86	12.8%	38	7.6%
\$35,000 to \$49,999	110	13.9%	93	12.6%	122	18.2%	124	24.9%
\$50,000 to \$74,999	134	16.9%	169	22.9%	137	20.5%	83	16.7%
\$75,000 to \$99,999	87	11.1%	129	17.5%	118	17.6%	55	11.1%
\$100,000 to \$149,999	102	12.9%	151	20.5%	65	9.8%	97	19.5%
\$150,000 or more	104	13.1%	48	6.5%	37	5.5%	26	5.2%
<b>Total, All Households</b>	<b>789</b>	<b>100%</b>	<b>737</b>	<b>100%</b>	<b>670</b>	<b>100%</b>	<b>497</b>	<b>100%</b>
<b>Median Income (e)</b>	<b>\$56,875</b>		<b>\$69,330</b>		<b>\$51,958</b>		<b>\$53,068</b>	
<b>Adjusted Median Income (f)</b>	<b>\$80,889</b>		<b>\$69,330</b>		<b>\$73,896</b>		<b>\$53,068</b>	

  

Household Income	Tahoma CDP				Town of Truckee			
	1999 (b) (d)		2010-2014		1999 (b)		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than \$15,000	52	8.3%	59	13.9%	282	5.5%	412	6.6%
\$15,000 to \$24,999	27	4.3%	35	8.3%	327	6.3%	398	6.4%
\$25,000 to \$34,999	66	10.6%	58	13.7%	590	11.5%	482	7.8%
\$35,000 to \$49,999	102	16.3%	57	13.5%	867	16.8%	765	12.3%
\$50,000 to \$74,999	182	29.1%	88	20.8%	1,428	27.7%	1,122	18.1%
\$75,000 to \$99,999	78	12.5%	43	10.2%	817	15.9%	930	15.0%
\$100,000 to \$149,999	94	15.1%	21	5.0%	462	9.0%	1,222	19.7%
\$150,000 or more	25	4.0%	62	14.7%	376	7.3%	882	14.2%
<b>Total, All Households</b>	<b>625</b>	<b>100%</b>	<b>423</b>	<b>100%</b>	<b>5,149</b>	<b>100%</b>	<b>6,213</b>	<b>100%</b>
<b>Median Income (e)</b>	<b>\$59,077</b>		<b>\$50,568</b>		<b>\$58,848</b>		<b>\$72,159</b>	
<b>Adjusted Median Income (f)</b>	<b>\$84,021</b>		<b>\$50,568</b>		<b>\$83,696</b>		<b>\$72,159</b>	

**Notes:**

- (a) Includes Block Groups 3 and 4 in Census Tract 201.05 in Placer County.
- (b) The percent distribution of household income is from 2000 Census Summary File 3, while the total household estimate is from 2000 Census, Summary File 1.
- (c) Comparable data was unavailable from Census 2000.
- (d) Includes Block Groups 1 and 2 in Census Tract 305.03 in El Dorado County and Block Groups 2 and 3 in Census Tract 201.01 in Placer County.
- (e) Median household income figures were extrapolated based on detailed household income distribution data.
- (f) Census 2000 median household income estimates are adjusted to 2014 dollars based on the Consumer Price Index (CPI) for All Urban Consumers in the Western Region of 1.42.

Sources: U.S. Census Bureau, Census 2000, Summary File 1 and Summary File 3, 2015; U.S. Census Bureau, 2010-2014 American Community Survey, 2015; BAE, 2015.

**Table 34: Households by Size by Sub-Area, 2010-2014 (Page 1 of 2)**

Household Size	Carnelian Bay CDP						Dollar Point CDP					
	Owner Occupied		Renter Occupied		All Households		Owner Occupied		Renter Occupied		All Households	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1-Person	38	23.3%	19	43.2%	57	27.5%	101	29.5%	70	50.4%	171	35.6%
2-Persons	93	57.1%	9	20.5%	102	49.3%	133	38.9%	28	20.1%	161	33.5%
3-Persons	18	11.0%	6	13.6%	24	11.6%	73	21.3%	29	20.9%	102	21.2%
4-Persons	9	5.5%	10	22.7%	19	9.2%	29	8.5%	0	0.0%	29	6.0%
5-Persons	5	3.1%	0	0.0%	5	2.4%	6	1.8%	12	8.6%	18	3.7%
6-Persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
7-Persons or More	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>Total, All Sizes</b>	<b>163</b>	<b>100%</b>	<b>44</b>	<b>100%</b>	<b>207</b>	<b>100%</b>	<b>342</b>	<b>100%</b>	<b>139</b>	<b>100%</b>	<b>481</b>	<b>100%</b>

  

Household Size	Kings Beach CDP						Floriston CDP					
	Owner Occupied		Renter Occupied		All Households		Owner Occupied		Renter Occupied		All Households	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1-Person	68	16.2%	180	409.1%	248	119.8%	14	37.8%	0	n.a.	14	37.8%
2-Persons	206	48.9%	203	461.4%	409	197.6%	23	62.2%	0	n.a.	23	62.2%
3-Persons	73	17.3%	73	165.9%	146	70.5%	0	0.0%	0	n.a.	0	0.0%
4-Persons	30	7.1%	215	488.6%	245	118.4%	0	0.0%	0	n.a.	0	0.0%
5-Persons	32	7.6%	29	65.9%	61	29.5%	0	0.0%	0	n.a.	0	0.0%
6-Persons	0	0.0%	43	97.7%	43	20.8%	0	0.0%	0	n.a.	0	0.0%
7-Persons or More	12	2.9%	0	0.0%	12	5.8%	0	0.0%	0	n.a.	0	0.0%
<b>Total, All Sizes</b>	<b>421</b>	<b>100%</b>	<b>743</b>	<b>1689%</b>	<b>1,164</b>	<b>562%</b>	<b>37</b>	<b>100%</b>	<b>0</b>	<b>n.a.</b>	<b>37</b>	<b>100%</b>

  

Household Size	Kingvale CDP						Soda Springs CDP					
	Owner Occupied		Renter Occupied		All Households		Owner Occupied		Renter Occupied		All Households	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1-Person	0	0.0%	0	0.0%	0	0.0%	0	n.a.	50	76.9%	50	76.9%
2-Persons	40	100.0%	0	0.0%	40	54.8%	0	n.a.	15	23.1%	15	23.1%
3-Persons	0	0.0%	33	100.0%	33	45.2%	0	n.a.	0	0.0%	0	0.0%
4-Persons	0	0.0%	0	0.0%	0	0.0%	0	n.a.	0	0.0%	0	0.0%
5-Persons	0	0.0%	0	0.0%	0	0.0%	0	n.a.	0	0.0%	0	0.0%
6-Persons	0	0.0%	0	0.0%	0	0.0%	0	n.a.	0	0.0%	0	0.0%
7-Persons or More	0	0.0%	0	0.0%	0	0.0%	0	n.a.	0	0.0%	0	0.0%
<b>Total, All Sizes</b>	<b>40</b>	<b>100%</b>	<b>33</b>	<b>100%</b>	<b>73</b>	<b>100%</b>	<b>0</b>	<b>n.a.</b>	<b>65</b>	<b>100%</b>	<b>65</b>	<b>100%</b>

(Continued on next page)

**Table 34: Households by Size by Sub-Area, 2010-2014 (Page 2 of 2)**

Household Size	Sunnyside-Tahoe City CDP						Tahoe Vista CDP					
	Owner Occupied		Renter Occupied		All Households		Owner Occupied		Renter Occupied		All Households	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1-Person	131	27.1%	71	28.0%	202	27.4%	107	38.6%	34	15.5%	141	28.4%
2-Persons	205	42.4%	130	51.2%	335	45.5%	54	19.5%	104	47.3%	158	31.8%
3-Persons	29	6.0%	12	4.7%	41	5.6%	68	24.5%	57	25.9%	125	25.2%
4-Persons	53	11.0%	0	0.0%	53	7.2%	30	10.8%	25	11.4%	55	11.1%
5-Persons	57	11.8%	0	0.0%	57	7.7%	9	3.2%	0	0.0%	9	1.8%
6-Persons	8	1.7%	41	16.1%	49	6.6%	0	0.0%	0	0.0%	0	0.0%
7-Persons or More	0	0.0%	0	0.0%	0	0.0%	9	3.2%	0	0.0%	9	1.8%
<b>Total, All Sizes</b>	<b>483</b>	<b>100%</b>	<b>254</b>	<b>100%</b>	<b>737</b>	<b>100%</b>	<b>277</b>	<b>100%</b>	<b>220</b>	<b>100%</b>	<b>497</b>	<b>100%</b>

  

Household Size	Tahoma CDP						Town of Truckee					
	Owner Occupied		Renter Occupied		All Households		Owner Occupied		Renter Occupied		All Households	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1-Person	70	28.6%	61	34.3%	131	31.0%	880	21.1%	619	30.4%	1,499	24.1%
2-Persons	119	48.6%	70	39.3%	189	44.7%	1,647	39.4%	662	32.6%	2,309	37.2%
3-Persons	38	15.5%	23	12.9%	61	14.4%	750	17.9%	232	11.4%	982	15.8%
4-Persons	4	1.6%	14	7.9%	18	4.3%	684	16.4%	349	17.2%	1,033	16.6%
5-Persons	9	3.7%	10	5.6%	19	4.5%	170	4.1%	145	7.1%	315	5.1%
6-Persons	5	2.0%	0	0.0%	5	1.2%	13	0.3%	0	0.0%	13	0.2%
7-Persons or More	0	0.0%	0	0.0%	0	0.0%	36	0.9%	26	1.3%	62	1.0%
<b>Total, All Sizes</b>	<b>245</b>	<b>100%</b>	<b>178</b>	<b>100%</b>	<b>423</b>	<b>100%</b>	<b>4,180</b>	<b>100%</b>	<b>2,033</b>	<b>100%</b>	<b>6,213</b>	<b>100%</b>

Sources: U.S. Census Bureau, 2010-2014 American Community Survey, 2015; BAE, 2015.

**Table 35: Overcrowding by Tenure by Sub-Area, 2000 and 2010-2014 (Page 1 of 2)**

Persons Per Room	Carnelian Bay CDP				Dollar Point CDP			
	2000 (a) (b)		2010-2014		2000 (b)		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Owner Occupied Units</b>								
1.00 Person or Less	195	100.0%	163	100.0%	470	100.0%	336	98.2%
1.01 - 1.50 Persons	0	0.0%	0	0.0%	0	0.0%	6	1.8%
1.51 - 2.00 Persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
2.01 Persons or More	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>Subtotal: Owner-Occupied</b>	<b>195</b>	<b>100%</b>	<b>163</b>	<b>100%</b>	<b>470</b>	<b>100%</b>	<b>342</b>	<b>100%</b>
<b>Renter Occupied Units</b>								
1.00 Person or Less	50	68.1%	44	100.0%	199	94.3%	127	91.4%
1.01 - 1.50 Persons	0	0.0%	0	0.0%	12	5.7%	12	8.6%
1.51 - 2.00 Persons	23	31.9%	0	0.0%	0	0.0%	0	0.0%
2.01 Persons or More	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>Subtotal: Renter-Occupied</b>	<b>73</b>	<b>100%</b>	<b>44</b>	<b>100%</b>	<b>211</b>	<b>100%</b>	<b>139</b>	<b>100%</b>
<b>Total Households</b>	<b>268</b>		<b>207</b>		<b>681</b>		<b>481</b>	
Persons Per Room	Floriston CDP				Kings Beach CDP			
	2000 (c)		2010-2014		2000 (b)		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Owner Occupied Units</b>								
1.00 Person or Less	n.a.	n.a.	37	100.0%	478	86.3%	409	97.1%
1.01 - 1.50 Persons	n.a.	n.a.	0	0.0%	15	2.6%	12	2.9%
1.51 - 2.00 Persons	n.a.	n.a.	0	0.0%	21	3.8%	0	0.0%
2.01 Persons or More	n.a.	n.a.	0	0.0%	41	7.3%	0	0.0%
<b>Subtotal: Owner-Occupied</b>	<b>n.a.</b>	<b>n.a.</b>	<b>37</b>	<b>100%</b>	<b>554</b>	<b>100%</b>	<b>421</b>	<b>100%</b>
<b>Renter Occupied Units</b>								
1.00 Person or Less	n.a.	n.a.	0	n.a.	579	67.6%	483	65.0%
1.01 - 1.50 Persons	n.a.	n.a.	0	n.a.	53	6.2%	95	12.8%
1.51 - 2.00 Persons	n.a.	n.a.	0	n.a.	76	8.9%	107	14.4%
2.01 Persons or More	n.a.	n.a.	0	n.a.	148	17.3%	58	7.8%
<b>Subtotal: Renter-Occupied</b>	<b>n.a.</b>	<b>n.a.</b>	<b>0</b>	<b>n.a.</b>	<b>857</b>	<b>100%</b>	<b>743</b>	<b>100%</b>
<b>Total Households</b>	<b>n.a.</b>		<b>37</b>		<b>1,411</b>		<b>1,164</b>	
Persons Per Room	Kingvale CDP				Soda Springs CDP			
	2000 (c)		2010-2014		2000 (c)		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Owner Occupied Units</b>								
1.00 Person or Less	n.a.	n.a.	40	100.0%	n.a.	n.a.	0	n.a.
1.01 - 1.50 Persons	n.a.	n.a.	0	0.0%	n.a.	n.a.	0	n.a.
1.51 - 2.00 Persons	n.a.	n.a.	0	0.0%	n.a.	n.a.	0	n.a.
2.01 Persons or More	n.a.	n.a.	0	0.0%	n.a.	n.a.	0	n.a.
<b>Subtotal: Owner-Occupied</b>	<b>n.a.</b>	<b>n.a.</b>	<b>40</b>	<b>100%</b>	<b>n.a.</b>	<b>n.a.</b>	<b>0</b>	<b>n.a.</b>
<b>Renter Occupied Units</b>								
1.00 Person or Less	n.a.	n.a.	33	100.0%	n.a.	n.a.	65	100.0%
1.01 - 1.50 Persons	n.a.	n.a.	0	0.0%	n.a.	n.a.	0	0.0%
1.51 - 2.00 Persons	n.a.	n.a.	0	0.0%	n.a.	n.a.	0	0.0%
2.01 Persons or More	n.a.	n.a.	0	0.0%	n.a.	n.a.	0	0.0%
<b>Subtotal: Renter-Occupied</b>	<b>n.a.</b>	<b>n.a.</b>	<b>33</b>	<b>100%</b>	<b>n.a.</b>	<b>n.a.</b>	<b>65</b>	<b>100%</b>
<b>Total Households</b>	<b>n.a.</b>		<b>73</b>		<b>n.a.</b>		<b>65</b>	

(Continued on next page)

Sources: U.S. Census Bureau, Census 2000, Summary File 1 and Summary File 3, 2015; U.S. Census Bureau, 2010-2014 American Community Survey, 2015; BAE, 2015.

**Table 35: Overcrowding by Tenure by Sub-Area, 2000 and 2010-2014 (Page 2 of 2)**

Persons Per Room	Sunnyside-Tahoe City CDP				Tahoe Vista CDP			
	2000 (b)		2010-2014		2000 (b)		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Owner Occupied Units</b>								
1.00 Person or Less	463	99.6%	483	100.0%	407	93.5%	259	93.5%
1.01 - 1.50 Persons	2	0.4%	0	0.0%	17	3.9%	18	6.5%
1.51 - 2.00 Persons	0	0.0%	0	0.0%	0	0.0%	0	0.0%
2.01 Persons or More	0	0.0%	0	0.0%	11	2.6%	0	0.0%
<b>Subtotal: Owner-Occupied</b>	<b>465</b>	<b>100%</b>	<b>483</b>	<b>100%</b>	<b>435</b>	<b>100%</b>	<b>277</b>	<b>100%</b>
<b>Renter Occupied Units</b>								
1.00 Person or Less	314	97.1%	189	74.4%	213	90.6%	209	95.0%
1.01 - 1.50 Persons	2	0.6%	47	18.5%	9	3.8%	11	5.0%
1.51 - 2.00 Persons	8	2.4%	18	7.1%	0	0.0%	0	0.0%
2.01 Persons or More	0	0.0%	0	0.0%	13	5.5%	0	0.0%
<b>Subtotal: Renter-Occupied</b>	<b>324</b>	<b>100%</b>	<b>254</b>	<b>100%</b>	<b>235</b>	<b>100%</b>	<b>220</b>	<b>100%</b>
<b>Total Households</b>	<b>789</b>		<b>737</b>		<b>670</b>		<b>497</b>	

  

Persons Per Room	Tahoma CDP				Town of Truckee			
	2000 (b) (d)		2010-2014		2000 (b)		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Owner Occupied Units</b>								
1.00 Person or Less	424	97.4%	245	100.0%	3,646	95.8%	4,144	99.1%
1.01 - 1.50 Persons	8	1.9%	0	0.0%	107	2.8%	7	0.2%
1.51 - 2.00 Persons	0	0.0%	0	0.0%	52	1.4%	0	0.0%
2.01 Persons or More	3	0.6%	0	0.0%	0	0.0%	29	0.7%
<b>Subtotal: Owner-Occupied</b>	<b>435</b>	<b>100%</b>	<b>245</b>	<b>100%</b>	<b>3,805</b>	<b>100%</b>	<b>4,180</b>	<b>100%</b>
<b>Renter Occupied Units</b>								
1.00 Person or Less	172	90.6%	168	94.4%	1,217	90.5%	1,935	95.2%
1.01 - 1.50 Persons	10	5.0%	0	0.0%	36	2.7%	98	4.8%
1.51 - 2.00 Persons	8	4.4%	0	0.0%	63	4.7%	0	0.0%
2.01 Persons or More	0	0.0%	10	5.6%	28	2.1%	0	0.0%
<b>Subtotal: Renter-Occupied</b>	<b>190</b>	<b>100%</b>	<b>178</b>	<b>100%</b>	<b>1,344</b>	<b>100%</b>	<b>2,033</b>	<b>100%</b>
<b>Total Households</b>	<b>625</b>		<b>423</b>		<b>5,149</b>		<b>6,213</b>	

**Notes:**

(a) Includes Block Groups 3 and 4 in Census Tract 201.05 in Placer County.

(b) The percent distribution of persons per room is from Census 2000 Summary File 3, while the total household estimate is from Census 2000, Summary File 1.

(c) Comparable data was unavailable from Census 2000.

(d) Includes Block Groups 1 and 2 in Census Tract 305.03 in El Dorado County and Block Groups 2 and 3 in Census Tract 201.01 in Placer County.

Sources: U.S. Census Bureau, Census 2000, Summary File 1 and Summary File 3, 2015; U.S. Census Bureau, 2010-2014 American Community Survey, 2015; BAE, 2015.

**Table 36: Annual Employment Trends by Industry, 2000 and 2014**

<b>North Tahoe Study Area (a)</b>	<b>2000</b>		<b>2014</b>		<b>% Change 2000-2014</b>
	Number	Percent	Number	Percent	
Natural Resources and Mining	(b)	n.a.	(b)	n.a.	n.a.
Utilities	327	2.6%	223	1.4%	-31.6%
Construction	1,711	13.8%	1,992	12.6%	16.4%
Manufacturing	145	1.2%	208	1.3%	43.2%
Wholesale Trade	98	0.8%	61	0.4%	-37.4%
Retail Trade	1,289	10.4%	1,380	8.7%	7.1%
Transportation and Warehousing	(b)	n.a.	150	0.9%	n.a.
Information	81	0.7%	120	0.8%	48.9%
Finance and Insurance	256	2.1%	168	1.1%	-34.4%
Real Estate and Rental and Leasing	380	3.1%	738	4.7%	94.1%
Professional, Scientific, and Technical Services	360	2.9%	536	3.4%	49.0%
Management of Companies and Enterprises	59	0.5%	(b)	n.a.	n.a.
Administrative, Support, and Waste Management	404	3.3%	740	4.7%	83.4%
Educational Services	704	5.7%	757	4.8%	7.6%
Health Care and Social Assistance	784	6.3%	976	6.2%	24.4%
Arts, Entertainment, and Recreation	1,427	11.5%	2,244	14.2%	57.2%
Accommodation and Food Services	3,394	27.4%	4,248	26.8%	25.2%
Other Services (except Public Administration)	329	2.7%	758	4.8%	130.7%
Public Administration	164	1.3%	446	2.8%	172.7%
Not Elsewhere Classified	43	0.3%	62	0.4%	43.3%
<b>Total, All Industries (c)</b>	<b>12,395</b>	<b>100%</b>	<b>15,841</b>	<b>100%</b>	<b>27.8%</b>

<b>North Tahoe Counties (d)</b>	<b>2000</b>		<b>2014</b>		<b>% Change 2000-2014</b>
	Number	Percent	Number	Percent	
Natural Resources and Mining	491	0.4%	648	0.4%	32.0%
Utilities	484	0.4%	(b)	n.a.	n.a.
Construction	13,485	10.1%	13,028	7.6%	-3.4%
Manufacturing	13,682	10.2%	7,615	4.5%	-44.3%
Wholesale Trade	3,422	2.6%	3,961	2.3%	15.8%
Retail Trade	19,098	14.3%	26,178	15.3%	37.1%
Transportation and Warehousing	2,218	1.7%	(b)	n.a.	n.a.
Information	2,826	2.1%	2,503	1.5%	-11.4%
Finance and Insurance	4,849	3.6%	8,822	5.2%	81.9%
Real Estate and Rental and Leasing	2,974	2.2%	3,820	2.2%	28.4%
Professional, Scientific, and Technical Services	3,760	2.8%	8,862	5.2%	135.7%
Management of Companies and Enterprises	2,648	2.0%	1,604	0.9%	-39.4%
Administrative, Support, and Waste Management	7,401	5.5%	8,389	4.9%	13.3%
Educational Services	1,405	1.0%	2,408	1.4%	71.4%
Health Care and Social Assistance	11,111	8.3%	25,609	15.0%	130.5%
Arts, Entertainment, and Recreation	3,052	2.3%	5,188	3.0%	70.0%
Accommodation and Food Services	14,321	10.7%	19,781	11.6%	38.1%
Other Services (except Public Administration)	5,600	4.2%	6,446	3.8%	15.1%
Public Administration	19,239	14.4%	22,006	12.9%	14.4%
Not Elsewhere Classified	(b)	n.a.	569	0.3%	n.a.
<b>Total, All Industries (c)</b>	<b>133,966</b>	<b>100%</b>	<b>170,987</b>	<b>100%</b>	<b>27.6%</b>

**Notes:**

(a) The North Tahoe Study Area is defined based on 2000 and 2010 Census Block Groups, to approximate the area encompassed within the desired study area. For a complete listing of the included Census Block Groups, please refer to Appendix A.

(b) Data is suppressed for confidentiality purposes.

(c) Figures may not sum to totals due to data suppression and rounding.

(d) The North Tahoe Counties include both Placer County and Nevada County in California.

Sources: California Employment Development Department, QCEW, 2015; Bureau of Labor Statistics, QCEW, 2015; BAE, 2015.



**Table 37: Monthly Employment Trends by Industry, North Tahoe Study Area, January 2014 to December 2014 (a)**

Industry	2014											
	January	February	March	April	May	June	July	August	September	October	November	December
Natural Resources and Mining	(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)
Utilities	219	224	216	230	233	234	223	225	218	220	220	216
Construction	1,721	1,730	1,695	1,787	2,013	2,066	2,184	2,200	2,186	2,224	2,126	1,972
Manufacturing	168	172	169	168	211	235	231	232	230	235	219	223
Wholesale Trade	69	65	64	59	65	69	73	73	65	56	38	39
Retail Trade	1,394	1,368	1,356	1,342	1,255	1,399	1,511	1,473	1,368	1,303	1,336	1,457
Transportation and Warehousing	170	170	163	154	132	148	147	145	141	125	142	161
Information	126	129	121	125	122	115	117	118	111	122	122	116
Finance and Insurance	178	182	173	164	166	163	161	155	155	170	172	173
Real Estate and Rental and Leasing	736	738	719	677	705	789	826	768	744	732	689	728
Professional, Scientific, and Technical	506	520	508	520	514	537	549	568	547	554	555	554
Mgmt. of Companies and Enterprises	(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)
Administrative, Support, and Waste	605	597	574	691	830	887	883	875	837	818	674	613
Educational Services	840	843	891	839	852	815	485	678	703	768	794	577
Health Care and Social Assistance	975	951	977	1,000	985	965	961	971	950	991	990	995
Arts, Entertainment, and Recreation	3,182	3,158	3,078	2,588	1,334	1,771	1,914	1,886	1,634	1,512	1,657	3,211
Accommodation and Food Services	4,896	4,576	4,528	4,089	3,375	4,022	4,767	4,717	4,278	3,669	3,517	4,537
Other Services	747	690	629	629	683	827	997	974	811	717	662	731
Public Administration	419	398	410	407	449	492	504	504	471	437	422	442
Not Elsewhere Classified	37	50	51	44	52	50	29	29	38	98	114	146
<b>Total, All Industries (c)</b>	<b>17,018</b>	<b>16,591</b>	<b>16,353</b>	<b>15,550</b>	<b>14,013</b>	<b>15,622</b>	<b>16,600</b>	<b>16,627</b>	<b>15,523</b>	<b>14,787</b>	<b>14,483</b>	<b>16,930</b>

## Notes:

(a) The North Tahoe Study Area is defined based on 2000 and 2010 Census Block Groups, to approximate the area encompassed within the desired study area. For a complete listing of the included Census Block Groups, please refer to Appendix A.

(b) Data is suppressed for confidentiality purposes.

(c) Figures may not sum to totals due to data suppression and rounding.

Sources: California Employment Development Department, QCEW, 2015; BAE, 2015.

**Table 38: Monthly Employment Trends by Industry, North Tahoe Counties, January 2014 to December 2014 (a)**

Industry	2014											
	January	February	March	April	May	June	July	August	September	October	November	December
Natural Resources and Mining	588	571	586	651	715	742	692	685	680	666	640	613
Utilities	(b)	(b)	(b)	692	703	712	(b)	(b)	(b)	(b)	(b)	(b)
Construction	11,899	12,032	11,951	12,040	12,924	13,334	13,691	14,045	14,047	13,902	13,684	12,955
Manufacturing	7,433	7,515	7,512	7,522	7,632	7,768	7,715	7,704	7,685	7,672	7,622	7,614
Wholesale Trade	3,982	3,972	3,967	3,974	3,953	3,998	3,987	3,962	3,964	3,930	3,926	3,946
Retail Trade	25,523	25,067	25,191	25,520	25,527	25,835	25,941	26,290	25,985	26,529	27,769	28,299
Transportation and Warehousing	(b)	(b)	(b)	2,292	2,290	2,359	(b)	(b)	(b)	(b)	(b)	(b)
Information	2,532	2,497	2,485	2,504	2,517	2,517	2,485	2,470	2,444	2,442	2,478	2,701
Finance and Insurance	8,858	8,828	8,825	8,794	8,782	8,769	8,773	8,822	8,811	8,802	8,850	8,905
Real Estate and Rental and Leasing	3,771	3,786	3,744	3,798	3,873	3,958	3,876	3,843	3,737	3,864	3,810	3,809
Professional, Scientific, and Technical	8,844	8,969	8,958	9,036	8,738	8,801	8,787	8,784	8,758	8,771	8,842	8,892
Mgmt. of Companies and Enterprises	1,511	1,530	1,550	1,582	1,599	1,608	1,647	1,648	1,633	1,623	1,634	1,636
Administrative, Support, and Waste	7,632	8,150	7,621	8,021	8,498	8,533	8,554	8,808	8,893	8,685	8,576	8,470
Educational Services	2,415	2,495	2,482	2,428	2,465	2,391	2,044	2,278	2,446	2,500	2,520	2,555
Health Care and Social Assistance	25,250	25,194	25,354	25,541	25,493	25,594	25,806	25,939	25,891	25,670	25,892	25,894
Arts, Entertainment, and Recreation	5,853	5,863	5,827	5,283	4,486	5,189	5,397	5,174	4,723	4,342	4,370	5,935
Accommodation and Food Services	19,783	19,491	19,666	19,485	19,101	19,909	20,655	20,672	20,027	19,192	19,052	19,915
Other Services	6,210	6,189	6,209	6,374	6,442	6,680	6,799	6,793	6,586	6,427	6,344	6,393
Public Administration	22,467	22,476	22,884	22,828	22,918	22,803	19,046	20,708	21,871	22,807	23,010	20,409
Not Elsewhere Classified	457	486	479	314	347	363	534	570	647	882	968	1,068
<b>Total, All Industries (c)</b>	<b>168,407</b>	<b>168,526</b>	<b>168,697</b>	<b>169,087</b>	<b>169,417</b>	<b>172,280</b>	<b>169,932</b>	<b>172,863</b>	<b>172,509</b>	<b>172,331</b>	<b>173,726</b>	<b>173,947</b>

## Notes:

(a) The North Tahoe Counties include both Placer County and Nevada County in California.

(b) Data is suppressed for confidentiality purposes.

(c) Figures may not sum to totals due to data suppression and rounding.

Sources: California Employment Development Department, QCEW, 2015; BAE, 2015.

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**Table 39: Commute Flows, North Tahoe Study Area, 2013 (a)**

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	<b>Count</b>	<b>Share</b>
<b>Employed in Region</b>	<b>15,825</b>	<b>100%</b>
Live outside Region/In-Commuters	9,271	58.6%
Live within Region	6,554	41.4%
<b>Living Within Region</b>	<b>12,277</b>	<b>100%</b>
Work Outside Region/Out-Commuters	5,723	46.6%
Work Within Region	6,554	53.4%
<b>Net Inflow/Outflow</b>	<b>3,548</b>	

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Note:

(a) The North Tahoe Study Area is defined based on 2010 Census Block Groups, to approximate the area encompassed within the desired study area. For a complete listing of the included Census Block Groups, please refer to Appendix A.

Sources: U.S. Census Bureau, Center for Economic Studies, OnTheMap, 2015; BAE, 2015.

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**Appendix A: North Tahoe Study Area Definitions**

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<b>2000</b>	<b>2010</b>	<b>2010</b>	
<b><u>Block Groups</u></b>	<b><u>Block Groups</u></b>	<b><u>Census Tracts</u></b>	<b><u>Zip Codes</u></b>
60170305031	60170320001	6017032000	95724
60170305032	60570009003	6057000900	95728
60570009001	60570012031	6057001203	96140
60570012011	60570012032	6057001204	96141
60570012012	60570012033	6057001205	96142
60570012013	60570012041	6057001206	96143
60570012014	60570012042	6061020104	96145
60570012015	60570012043	6061020105	96146
60570012016	60570012051	6061020106	96148
60570012017	60570012052	6061020107	96160
60570012021	60570012053	6061022011	96161
60570012022	60570012061	6061022014	96162
60570012023	60570012062	6061022100	96111
60570012024	60570012063	6061022200	
60570012025	60570012064	6061022300	
60610201011	60570012065		
60610201012	60610201041		
60610201013	60610201042		
60610201021	60610201043		
60610201022	60610201051		
60610201023	60610201052		
60610201031	60610201061		
60610201032	60610201062		
60610201033	60610201071		
60610201041	60610201072		
60610201042	60610201073		
60610201043	60610220111		
60610201044	60610220112		
60610201045	60610220141		
60610201051	60610220142		
60610201052	60610220143		
60610201053	60610221001		
60610201054	60610221002		
60610201061	60610222001		
60610201062	60610222002		
60610201063	60610223001		
60610201071	60610223002		
60610201072			
60610201073			
60610201074			
60610220013			
60610220014			
60610220015			
60610220016			

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Sources: U.S. Census Bureau, 2000 and 2010; United States Postal Service, Zip Code Search, 2015; BAE, 2015.

**Appendix B: Housing Sites Inventory, 0-5 Dwelling Units Per Acre (Page 1 of 5)(a)**

County	Location	APN	Zoning	GP Use	Current Status	Parcel Size	Site Size	Density (du/acre)	Anticipated Yield
<b>SINGLE PARCEL SITES</b>									
Nevada	Soda Springs	47-420-24	R1	USF	Vacant/Undeveloped	0.49	0.49	2.04	1.00
Nevada	Soda Springs	47-140-18	R1	USF	Vacant/Undeveloped	0.48	0.48	2.08	1.00
Nevada	Soda Springs	47-070-15	R1	USF	Vacant/Undeveloped	0.46	0.46	2.17	1.00
Nevada	Soda Springs	47-070-01	R1	USF	Vacant/Undeveloped	0.46	0.46	2.17	1.00
Nevada	Soda Springs	47-130-12	R1	USF	Vacant/Undeveloped	0.45	0.45	2.22	1.00
Nevada	Soda Springs	47-272-09	R1	USF	Vacant/Undeveloped	0.45	0.45	2.22	1.00
Nevada	Soda Springs	47-140-03	R1	USF	Vacant/Undeveloped	0.44	0.44	2.27	1.00
Nevada	Soda Springs	47-290-12	R1	USF	Vacant/Undeveloped	0.44	0.44	2.27	1.00
Nevada	Soda Springs	47-410-23	R1	USF	Vacant/Undeveloped	0.44	0.44	2.27	1.00
Nevada	Soda Springs	47-110-07	R1	USF	Vacant/Undeveloped	0.44	0.44	2.27	1.00
Nevada	Soda Springs	47-040-10	R1	USF	Vacant/Undeveloped	0.43	0.43	2.33	1.00
Nevada	Soda Springs	47-420-18	R1	USF	Vacant/Undeveloped	0.42	0.42	2.38	1.00
Nevada	Soda Springs	47-110-06	R1	USF	Vacant/Undeveloped	0.41	0.41	2.44	1.00
Nevada	Soda Springs	47-052-01	R1	USF	Vacant/Undeveloped	0.40	0.40	2.50	1.00
Nevada	Soda Springs	47-420-08	R1	USF	Vacant/Undeveloped	0.39	0.39	2.56	1.00
Nevada	Soda Springs	47-150-18	R1	USF	Vacant/Undeveloped	0.39	0.39	2.56	1.00
Nevada	Soda Springs	47-410-06	R1	USF	Vacant/Undeveloped	0.39	0.39	2.56	1.00
Nevada	Soda Springs	47-420-19	R1	USF	Vacant/Undeveloped	0.38	0.38	2.63	1.00
Nevada	Soda Springs	47-080-03	R1	USF	Vacant/Undeveloped	0.38	0.38	2.63	1.00
Nevada	Soda Springs	47-241-06	R1	USF	Vacant/Undeveloped	0.37	0.37	2.70	1.00
Nevada	Soda Springs	47-110-08	R1	USF	Vacant/Undeveloped	0.72	0.72	2.78	2.00
Nevada	Soda Springs	47-160-15	R1	USF	Vacant/Undeveloped	0.72	0.72	2.78	2.00
Nevada	Soda Springs	47-390-04	R1	USF	Vacant/Undeveloped	0.35	0.35	2.86	1.00
Nevada	Soda Springs	47-290-03	R1	USF	Vacant/Undeveloped	0.34	0.34	2.94	1.00
Nevada	Soda Springs	47-130-09	R1	USF	Vacant/Undeveloped	0.34	0.34	2.94	1.00
Nevada	Soda Springs	47-160-11	R1	USF	Vacant/Undeveloped	0.34	0.34	2.94	1.00
Nevada	Soda Springs	47-160-09	R1	USF	Vacant/Undeveloped	0.34	0.34	2.94	1.00
Nevada	Soda Springs	47-120-29	R1	USF	Vacant/Undeveloped	0.34	0.34	2.94	1.00
Nevada	Soda Springs	47-410-17	R1	USF	Vacant/Undeveloped	0.33	0.33	3.03	1.00
Nevada	Soda Springs	47-110-16	R1	USF	Vacant/Undeveloped	0.99	0.99	3.03	3.00
Nevada	Soda Springs	47-120-35	R1	USF	Vacant/Undeveloped	0.99	0.99	3.03	3.00
Nevada	Soda Springs	47-140-14	R1	USF	Vacant/Undeveloped	0.98	0.98	3.06	3.00
Nevada	Soda Springs	47-120-24	R1	USF	Vacant/Undeveloped	0.97	0.97	3.09	3.00

(Continued on next page)

Sources: Placer County, General Plan, Housing Element, 2013; Nevada County, General Plan, Housing Element, 2014; Town of Truckee, General Plan, Housing Element, 2015.

**Appendix B: Housing Sites Inventory, 0-5 Dwelling Units Per Acre (Page 2 of 5)(a)**

County	Location	APN	Zoning	GP Use	Current Status	Parcel Size	Site Size	Density (du/acre)	Anticipated Yield
Nevada	Soda Springs	47-410-07	R1	USF	Vacant/Undeveloped	0.32	0.32	3.13	1.00
Nevada	Soda Springs	47-272-07	R1	USF	Vacant/Undeveloped	0.94	0.94	3.19	3.00
Nevada	Soda Springs	47-140-01	R1	USF	Vacant/Undeveloped	0.93	0.93	3.23	3.00
Nevada	Soda Springs	47-210-25	R1	USF	Vacant/Undeveloped	0.31	0.31	3.23	1.00
Nevada	Soda Springs	47-130-11	R1	USF	Vacant/Undeveloped	0.31	0.31	3.23	1.00
Nevada	Soda Springs	47-272-08	R1	USF	Vacant/Undeveloped	0.31	0.31	3.23	1.00
Nevada	Soda Springs	47-160-14	R1	USF	Vacant/Undeveloped	0.31	0.31	3.23	1.00
Nevada	Soda Springs	47-080-23	R1	USF	Vacant/Undeveloped	0.31	0.31	3.23	1.00
Nevada	Soda Springs	47-251-03	R1	USF	Vacant/Undeveloped	0.31	0.31	3.23	1.00
Nevada	Soda Springs	47-140-19	R1	USF	Vacant/Undeveloped	0.92	0.92	3.26	3.00
Nevada	Soda Springs	47-140-17	R1	USF	Vacant/Undeveloped	0.92	0.92	3.26	3.00
Nevada	Soda Springs	47-040-06	R1	USF	Vacant/Undeveloped	1.22	1.22	3.28	4.00
Nevada	Soda Springs	47-053-04	R1	USF	Vacant/Undeveloped	0.30	0.30	3.33	1.00
Nevada	Soda Springs	47-410-15	R1	USF	Vacant/Undeveloped	0.30	0.30	3.33	1.00
Nevada	Soda Springs	47-410-08	R1	USF	Vacant/Undeveloped	0.30	0.30	3.33	1.00
Nevada	Soda Springs	47-410-01	R1	USF	Vacant/Undeveloped	0.30	0.30	3.33	1.00
Nevada	Soda Springs	47-410-02	R1	USF	Vacant/Undeveloped	0.30	0.30	3.33	1.00
Nevada	Soda Springs	47-150-19	R1	USF	Vacant/Undeveloped	0.60	0.60	3.33	2.00
Nevada	Soda Springs	47-120-25	R1	USF	Vacant/Undeveloped	1.49	1.49	3.36	5.00
Nevada	Soda Springs	47-150-17	R1	USF	Vacant/Undeveloped	0.89	0.89	3.37	3.00
Nevada	Soda Springs	47-080-15	R1	USF	Vacant/Undeveloped	1.17	1.17	3.42	4.00
Nevada	Soda Springs	47-420-10	R1	USF	Vacant/Undeveloped	0.29	0.29	3.45	1.00
Nevada	Soda Springs	47-290-19	R1	USF	Vacant/Undeveloped	0.29	0.29	3.45	1.00
Nevada	Soda Springs	47-130-10	R1	USF	Vacant/Undeveloped	0.29	0.29	3.45	1.00
Nevada	Soda Springs	47-410-03	R1	USF	Vacant/Undeveloped	0.29	0.29	3.45	1.00
Nevada	Soda Springs	47-140-16	R1	USF	Vacant/Undeveloped	1.16	1.16	3.45	4.00
Nevada	Soda Springs	47-120-20	R1	USF	Vacant/Undeveloped	1.15	1.15	3.48	4.00
Nevada	Soda Springs	47-120-40	R1	USF	Vacant/Undeveloped	1.99	1.99	3.52	7.00
Nevada	Soda Springs	47-275-12	R1	USF	Vacant/Undeveloped	0.28	0.28	3.57	1.00
Nevada	Soda Springs	47-410-20	R1	USF	Vacant/Undeveloped	0.28	0.28	3.57	1.00
Nevada	Soda Springs	47-180-18	R1	USF	Vacant/Undeveloped	0.56	0.56	3.57	2.00
Nevada	Soda Springs	47-250-16	R1	USF	Vacant/Undeveloped	0.83	0.83	3.61	3.00
Nevada	Soda Springs	47-070-20	R1	USF	Vacant/Undeveloped	1.38	1.38	3.62	5.00
Nevada	Soda Springs	47-130-06	R1	USF	Vacant/Undeveloped	0.27	0.27	3.70	1.00
Nevada	Soda Springs	47-410-16	R1	USF	Vacant/Undeveloped	0.27	0.27	3.70	1.00
Nevada	Soda Springs	47-410-05	R1	USF	Vacant/Undeveloped	0.27	0.27	3.70	1.00

(Continued on next page)

Sources: Placer County, General Plan, Housing Element, 2013; Nevada County, General Plan, Housing Element, 2014; Town of Truckee, General Plan, Housing Element, 2015.

**Appendix B: Housing Sites Inventory, 0-5 Dwelling Units Per Acre (Page 3 of 5)(a)**

County	Location	APN	Zoning	GP Use	Current Status	Parcel Size	Site Size	Density (du/acre)	Anticipated Yield
Nevada	Soda Springs	47-060-03	R1	USF	Vacant/Undeveloped	2.96	2.96	3.72	11.00
Nevada	Soda Springs	47-390-05	R1	USF	Vacant/Undeveloped	0.80	0.80	3.75	3.00
Nevada	Soda Springs	47-150-22	R1	USF	Vacant/Undeveloped	0.53	0.53	3.77	2.00
Nevada	Soda Springs	47-150-03	R1	USF	Vacant/Undeveloped	0.79	0.79	3.80	3.00
Nevada	Soda Springs	47-140-15	R1	USF	Vacant/Undeveloped	1.05	1.05	3.81	4.00
Nevada	Soda Springs	47-430-06	R1	USF	Vacant/Undeveloped	5.22	5.22	3.83	20.00
Nevada	Soda Springs	47-210-26	R1	USF	Vacant/Undeveloped	0.26	0.26	3.85	1.00
Nevada	Soda Springs	47-420-05	R1	USF	Vacant/Undeveloped	0.26	0.26	3.85	1.00
Nevada	Soda Springs	47-420-13	R1	USF	Vacant/Undeveloped	0.26	0.26	3.85	1.00
Nevada	Soda Springs	47-241-02	R1	USF	Vacant/Undeveloped	0.26	0.26	3.85	1.00
Nevada	Soda Springs	47-420-07	R1	USF	Vacant/Undeveloped	0.26	0.26	3.85	1.00
Nevada	Soda Springs	47-420-06	R1	USF	Vacant/Undeveloped	0.26	0.26	3.85	1.00
Nevada	Soda Springs	47-420-01	R1	USF	Vacant/Undeveloped	0.26	0.26	3.85	1.00
Nevada	Soda Springs	47-090-13	R1	USF	Vacant/Undeveloped	0.26	0.26	3.85	1.00
Nevada	Soda Springs	47-420-02	R1	USF	Vacant/Undeveloped	0.26	0.26	3.85	1.00
Nevada	Soda Springs	47-290-18	R1	USF	Vacant/Undeveloped	0.26	0.26	3.85	1.00
Nevada	Soda Springs	47-410-21	R1	USF	Vacant/Undeveloped	0.26	0.26	3.85	1.00
Nevada	Soda Springs	47-090-18	R1	USF	Vacant/Undeveloped	0.26	0.26	3.85	1.00
Nevada	Soda Springs	47-420-03	R1	USF	Vacant/Undeveloped	0.26	0.26	3.85	1.00
Nevada	Soda Springs	47-040-11	R1	USF	Vacant/Undeveloped	0.52	0.52	3.85	2.00
Nevada	Soda Springs	47-160-20	R1	USF	Vacant/Undeveloped	0.78	0.78	3.85	3.00
Nevada	Soda Springs	47-120-32	R1	USF	Vacant/Undeveloped	3.11	3.11	3.86	12.00
Nevada	Soda Springs	47-120-41	R1	USF	Vacant/Undeveloped	1.81	1.81	3.87	7.00
Nevada	Soda Springs	47-101-48	R1	USF	Vacant/Undeveloped	1.55	1.55	3.87	6.00
Nevada	Soda Springs	47-410-09	R1	USF	Vacant/Undeveloped	1.03	1.03	3.88	4.00
Nevada	Soda Springs	47-120-01	R1	USF	Vacant/Undeveloped	6.43	6.43	3.89	25.00
Nevada	Soda Springs	47-440-14	R1	USF	Vacant/Undeveloped	0.51	0.51	3.92	2.00
Nevada	Soda Springs	47-170-02	R1	USF	Vacant/Undeveloped	0.51	0.51	3.92	2.00
Nevada	Soda Springs	47-410-24	R1	USF	Vacant/Undeveloped	0.51	0.51	3.92	2.00
Nevada	Soda Springs	47-080-02	R1	USF	Vacant/Undeveloped	1.02	1.02	3.92	4.00
Nevada	Soda Springs	47-430-05	R1	USF	Vacant/Undeveloped	4.83	4.83	3.93	19.00
Nevada	Soda Springs	47-120-03	R1	USF	Vacant/Undeveloped	5.08	5.08	3.94	20.00
Nevada	Soda Springs	47-430-03	R1	USF	Vacant/Undeveloped	4.79	4.79	3.97	19.00
Nevada	Soda Springs	47-040-04	R1	USF	Vacant/Undeveloped	1.76	1.76	3.98	7.00
Nevada	Soda Springs	47-170-36	R1	USF	Vacant/Undeveloped	0.50	0.50	4.00	2.00
Nevada	Soda Springs	47-120-37	R1	USF	Vacant/Undeveloped	1.00	1.00	4.00	4.00

(Continued on next page)

Sources: Placer County, General Plan, Housing Element, 2013; Nevada County, General Plan, Housing Element, 2014; Town of Truckee, General Plan, Housing Element, 2015.

**Appendix B: Housing Sites Inventory, 0-5 Dwelling Units Per Acre (Page 4 of 5)(a)**

County	Location	APN	Zoning	GP Use	Current Status	Parcel Size	Site Size	Density (du/acre)	Anticipated Yield
Nevada	Soda Springs	47-390-01	R1	USF	Vacant/Undeveloped	3.00	3.00	4.00	12.00
Nevada	Truckee Area	16-060-14	IDR	PD	Vacant/Undeveloped	178.00	178.00	4.00	712.00
Nevada	Soda Springs	47-080-32	R2	UMD	Vacant/Undeveloped	0.44	0.44	4.55	2.00
Nevada	Soda Springs	47-080-24	R2	UMD	Vacant/Undeveloped	0.79	0.79	5.06	4.00
Nevada	Soda Springs	47-080-28	R2	UMD	Vacant/Undeveloped	0.76	0.76	5.26	4.00
Nevada	Soda Springs	47-080-19	R2	UMD	Vacant/Undeveloped	0.69	0.69	5.80	4.00
Placer	Martis Valley	110-030-068	RM-B-X-Ds 20 AC	MDR5-10	Vacant/Undeveloped	42.30	42.30	5.80	246.00
Placer	Martis Valley	110-050-047	RM-B-X-Ds 20 AC	MDR5-10	Vacant/Undeveloped	9.30	9.30	5.80	54.00
Placer	Martis Valley	110-050-060	RM-B-X-Ds 20 AC	MDR5-10	Vacant/Undeveloped	3.40	3.40	5.80	19.00
Nevada	Soda Springs	47-080-27	R2	UMD	Vacant/Undeveloped	0.34	0.34	5.88	2.00

**MULTI-PARCEL SITES**

Placer	Martis Valley	080-060-081	RS-B-X 20 AC	LDR1-5	Planned and Approved	40.00			
Placer	Martis Valley	080-270-025	RS-B-X 20 AC	LDR1-5	Planned and Approved	235.50	282.30	5.00	40.00
Placer	Martis Valley	080-270-058	RS-B-X 20 AC	LDR1-5	Planned and Approved	6.80			
Nevada	Truckee	18-560-10	VGR/MUC/LR/OS	PD	Vacant/Undeveloped	12.18			
Nevada	Truckee	18-560-16	VGR/MUC/LR/OS	PD	Vacant/Undeveloped	127.67			
Nevada	Truckee	18-740-22	VGR/MUC/LR/OS	PD	Vacant/Undeveloped	4.83			
Nevada	Truckee	18-740-23	VGR/MUC/LR/OS	PD	Vacant/Undeveloped	10.84	70.10	4.28	300.00
Nevada	Truckee	18-760-11	VGR/MUC/LR/OS	PD	Vacant/Undeveloped	16.00			
Nevada	Truckee	18-760-12	VGR/MUC/LR/OS	PD	Vacant/Undeveloped	1.26			
Nevada	Truckee	18-760-13	VGR/MUC/LR/OS	PD	Vacant/Undeveloped	2.81			
Nevada	Truckee	18-760-15	VGR/MUC/LR/OS	PD	Vacant/Undeveloped	3.16			
Nevada	Truckee Area	17-010-10	IDR	PD	Vacant/Undeveloped	28.99			
Nevada	Truckee Area	17-020-23	IDR	PD	Vacant/Undeveloped	322.00			36.00
Nevada	Truckee Area	17-020-25	IDR	PD	Vacant/Undeveloped	280.88			
Nevada	Truckee Area	17-020-29	IDR	PD	Vacant/Undeveloped	70.00	701.87	1.24	

- Continued on Following Page -

Sources: Placer County, General Plan, Housing Element, 2013; Nevada County, General Plan, Housing Element, 2014; Town of Truckee, General Plan, Housing Element, 2015.



**Appendix B: Housing Sites Inventory, 0-5 Dwelling Units Per Acre (Page 5 of 5)(a)**

County	Location	APN	Zoning	GP Use	Current Status	Parcel Size	Site Size	Density (du/acre)	Anticipated Yield
Nevada	Truckee Area	48-200-01	IDR	PD	Vacant/Undeveloped	95.79			
Nevada	Truckee Area	48-200-10	IDR	PD	Vacant/Undeveloped	5.52			
Nevada	Truckee Area	48-240-02	IDR	PD	Vacant/Undeveloped	40.72			
Nevada	Truckee Area	48-240-03	IDR	PD	Vacant/Undeveloped	41.44			
Nevada	Truckee Area	48-240-05	IDR	PD	Vacant/Undeveloped	27.01			
Nevada	Truckee Area	48-240-06	IDR	PD	Vacant/Undeveloped	22.79			
Nevada	Truckee Area	48-240-11	IDR	PD	Vacant/Undeveloped	41.59			
Nevada	Truckee Area	48-240-12	IDR	PD	Vacant/Undeveloped	168.38			
Nevada	Truckee Area	48-240-16	IDR	PD	Vacant/Undeveloped	143.91	2,822.39	2.77	265.00
Nevada	Truckee Area	49-020-02	IDR	PD	Vacant/Undeveloped	362.07			
Nevada	Truckee Area	49-020-03	IDR	PD	Vacant/Undeveloped	517.96			
Nevada	Truckee Area	49-020-04	IDR	PD	Vacant/Undeveloped	120.00			
Nevada	Truckee Area	49-020-05	IDR	PD	Vacant/Undeveloped	637.02			
Nevada	Truckee Area	48-240-01	IDR, C1	PD	Vacant/Undeveloped	122.43			
Nevada	Truckee Area	49-020-10	IDR	PD	Vacant/Undeveloped	40.00			
Nevada	Truckee Area	49-100-01	IDR	PD	Vacant/Undeveloped	174.93			
Nevada	Truckee Area	49-100-02	IDR	PD	Vacant/Undeveloped	254.79			
Nevada	Truckee Area	48-240-18	IDR	PD	Vacant/Undeveloped	6.04			

**Notes:**

(a) Based on the sites inventories reported in the adopted Housing Elements for Placer County, Nevada County, and the Town of Truckee. The inventory was filtered to include only those sites located within the study area and was updated based on input provided by local planning staff.

Sources: Placer County, General Plan, Housing Element, 2013; Nevada County, General Plan, Housing Element, 2014; Town of Truckee, General Plan, Housing Element, 2015.

## Appendix C: Housing Sites Inventory, 6-10 Dwelling Units Per Acre (a)

County	Location	APN	Zoning	GP Use	Current Status	Parcel Size	Site Size	Density (du/acre)	Anticipated Yield
<b>SINGLE PARCEL SITES</b>									
Placer	Martis Valley	080-060-085 Lot M	RM PD= 8	MDR5-11	Planned and Approved	1.00	1.00	8.00	8.00
Placer	Tahoe City	094-124-013	002 Res Special Area #1	Residential	Vacant/Undeveloped	2.23	2.23	8.00	18.00
Placer	Martis Valley	080-060-085 Lot A	RM PD= 10	MDR5-10	Planned and Approved	5.00	5.00	10.00	48.00
Placer	Martis Valley	110-010-023	RM-B-X 20 AC MIN PD=10	MDR5-10	Vacant/Undeveloped	38.10	38.10	10.00	381.00
Nevada	Truckee	19-620-05	RM-10	HDR	Vacant/Undeveloped	6.95	6.95	10.00	37.00
Nevada	Truckee	19-410-42	RM-10	HDR	Vacant/Undeveloped	9.72	9.72	10.00	140.00
Nevada	Truckee	19-420-69	TC	DSP-MP	Vacant/Undeveloped	6.00	6.00	10.00	60.00
<b>MULTI-PARCEL SITES</b>									
Placer	North Tahoe	093-160-079	Commercial/Public Service	PAS 009B	Planned and Approved	0.67	11.50	9.80	122.00
Placer	North Tahoe	093-160-080	Commercial/Public Service	PAS 009B	Planned and Approved	2.63			
Placer	North Tahoe	093-160-081	Commercial/Public Service	PAS 009B	Planned and Approved	8.17			
Nevada	Truckee Area	49-040-20	IDR	PD	Vacant/Undeveloped	96.96	867.82	8.04	780.00
Nevada	Truckee Area	49-040-21	IDR	PD	Vacant/Undeveloped	71.28			
Nevada	Truckee Area	49-040-22	IDR	PD	Vacant/Undeveloped	374.77			
Nevada	Truckee Area	49-040-23	IDR	PD	Vacant/Undeveloped	244.81			
Nevada	Truckee Area	49-050-01	IDR	PD	Vacant/Undeveloped	80.00			

### Notes:

(a) Based on the sites inventories reported in the adopted Housing Elements for Placer County, Nevada County, and the Town of Truckee. The inventory was filtered to include only those sites located within the study area and was updated based on input provided by local planning staff.

Sources: Placer County, General Plan, Housing Element, 2013; Nevada County, General Plan, Housing Element, 2014; Town of Truckee, General Plan, Housing Element, 2015.

**Appendix D: Housing Sites Inventory, >10 Dwelling Units Per Acre (Page 1 of 4)(a)**

County	Location	APN	Zoning	GP Use	Current Status	Parcel Size	Site Size	Density (du/acre)	Anticipated Yield
<b>SINGLE PARCEL SITES</b>									
Nevada	Truckee	19-300-19	DRM	DSP-HP	Vacant/Undeveloped	8.05	8.05	11.7	94
Nevada	Truckee	19-460-22	CG	Commercial	Vacant/Undeveloped	3.00	3.00	12	30
Nevada	Truckee	19-420-18	DRM-14	MDR	Vacant/Undeveloped	2.39	2.39	14	24
Nevada	Truckee Area	48-110-12	R3-MH	UMD	Vacant/Undeveloped	1.01	1.01	14.85	15
Nevada	Truckee Area	48-110-11	R3-MH	UMD	Vacant/Undeveloped	5.61	5.61	14.97	84
Placer	Martis Valley	110-081-029	RM PD=15	HDR10-15	Vacant/Undeveloped	1.20	1.2	15	18
Placer	Tahoe City	093-130-045	Residential Special Area	Residential	Vacant/Undeveloped	1.70	1.7	15	25
Placer	Tahoe City	094-109-026	Tahoe City Community Plan	Residential	Vacant/Undeveloped	3.62	3.62	15	54
Placer	Tahoe City	094-240-003	Tahoe City Community Plan	Residential	Vacant/Undeveloped	1.07	1.07	15	16
Placer	North Tahoe	117-071-003	Tahoe Vista Special Area	Commercial/Residential	Vacant/Undeveloped	1.20	1.2	15	18
Placer	North Tahoe	117-071-016	Tahoe Vista Special Area	Commercial/Residential	Vacant/Undeveloped	2.28	2.28	15	34
Placer	North Tahoe	117-080-068	Tahoe Vista Special Area	Commercial/Residential	Vacant/Undeveloped	3.42	3.42	15	51
Placer	North Tahoe	117-110-063	Tahoe Vista Special Area	Commercial/Residential	Vacant/Undeveloped	1.47	1.47	15	22
Placer	North Tahoe	117-180-005	Tahoe Vista Special Area	Commercial/Residential	Vacant/Undeveloped	1.39	1.39	15	21
Nevada	Truckee	19-820-01	RM-15	HDR	Vacant/Undeveloped	1.71	1.71	15	26
Nevada	Truckee	19-620-08	RR-X	HDR	Vacant/Undeveloped	2.50	2.50	16	40
Nevada	Truckee	19-410-46	RM-10	HDR	Vacant/Undeveloped	5.00	5.00	16	26
Nevada	Truckee	19-410-43	RM-10	HDR	Vacant/Undeveloped	4.25	4.25	16	68
Nevada	Truckee	19-620-02	PC	Planned Community	Vacant/Undeveloped	16.00	16.00	16	56
Nevada	Truckee	19-300-18	DRH	DSP-HP	Vacant/Undeveloped	5.00	5.00	16	88
Nevada	Truckee	19-420-43	DVL	DSP	Vacant/Undeveloped	10.37	10.37	16	165
Nevada	Truckee	19-460-07	RC	Commercial	Vacant/Undeveloped	7.63	7.63	16	48
Placer	Squaw Valley	096-230-035	HDR DF=20	HDR20	Vacant/Undeveloped	1.50	1.5	20	30
Placer	Squaw Valley	096-230-056	HDR DF=21	HDR20	Vacant/Undeveloped	4.20	4.2	20	85
Placer	Squaw Valley	096-230-062	HDR DF=22	HDR20	Vacant/Undeveloped	2.80	2.8	20	56
Placer	Squaw Valley	096-230-052	HDR DF=24	HDR20	Vacant/Undeveloped	12.10	12.1	20	242
Placer	Placer County	069-020-055	RM-Ds	HDR10-21	Vacant/Undeveloped	2.10	2.1	21	43
Placer	Placer County	069-020-058	RM-Ds	HDR10-21	Vacant/Undeveloped	8.70	8.7	21	183
Placer	Martis Valley	110-030-069	RES-UP-Ds	PP	Vacant/Undeveloped	2.80	2.8	22	61
Nevada	Truckee	19-300-41	DMU	Mixed Use/Open Space	Existing Development	6.25	6.25	24	45
Nevada	Truckee	19-300-42	DRH-24	HDR	Existing Development	1.77	1.77	24	27
Placer	Squaw Valley	096-340-023	HDR DF=23	HDR25	Vacant/Undeveloped	2.70	2.7	25	68
Placer	Squaw Valley	096-221-016	Various	Various	Planned and Approved	14.70	14.7	32	390

(Continued on next page)

Sources: Placer County, General Plan, Housing Element, 2013; Nevada County, General Plan, Housing Element, 2014; Town of Truckee, General Plan, Housing Element, 2015.

**Appendix D: Housing Sites Inventory, >10 Dwelling Units Per Acre (Page 2 of 4)(a)**

County	Location	APN	Zoning	GP Use	Current Status	Parcel Size	Site Size	Density (du/acre)	Anticipated Yield
<b>MULTI-PARCEL SITES</b>									
Placer	Martis Valley	110-050-039	RES-DS PD=15	Forestry, Resort, PD	Planned and Approved	0.60	1,245.91	14	516
Placer	Martis Valley	110-050-047	RES-DS PD=15	Forestry, Resort, PD	Planned and Approved	128.70			
Placer	Martis Valley	110-050-058	RES-DS PD=15	Forestry, Resort, PD	Planned and Approved	117.50			
Placer	Martis Valley	110-050-063	RES-DS PD=15	Forestry, Resort, PD	Planned and Approved	4.00			
Placer	Martis Valley	110-081-014	RES-DS PD=15	Forestry, Resort, PD	Planned and Approved	47.30			
Placer	Martis Valley	110-081-015	RES-DS PD=15	Forestry, Resort, PD	Planned and Approved	178.50	101.3	15	244
Placer	West Shore	097-050-072	Homewood Ski Conservation Area	644 W. Shore GP	Planned and Approved	5.24			
Placer	West Shore	097-060-022	Homewood Ski Conservation Area	645 W. Shore GP	Planned and Approved	22.00			
Placer	West Shore	097-060-024	Homewood Ski Conservation Area	646 W. Shore GP	Planned and Approved	4.77			
Placer	West Shore	097-060-031	Homewood Ski Conservation Area	647 W. Shore GP	Planned and Approved	51.96			
Placer	West Shore	097-130-034	Homewood Ski Conservation Area	648 W. Shore GP	Planned and Approved	11.05			
Placer	West Shore	097-140-003	Homewood Ski Conservation Area	649 W. Shore GP	Planned and Approved	1.47			
Placer	West Shore	097-140-033	Homewood Ski Conservation Area	650 W. Shore GP	Planned and Approved	0.92			
Placer	West Shore	097-170-013	Homewood Ski Conservation Area	651 W. Shore GP	Planned and Approved	0.57			
Placer	West Shore	097-210-024	Homewood Ski Conservation Area	652 W. Shore GP	Planned and Approved	0.80	3.9	17.95	70
Placer	Kings Beach	090-125-021	Kings Beach Special Area	Commercial/Residential	Planned and Approved	0.14			
Placer	Kings Beach	090-126-020	Kings Beach Special Area	Commercial/Residential	Planned and Approved	0.29			
Placer	Kings Beach	090-126-024	Kings Beach Special Area	Commercial/Residential	Planned and Approved	0.29			
Placer	Kings Beach	090-126-039	Kings Beach Special Area	Commercial/Residential	Planned and Approved	0.15			
Placer	Kings Beach	090-126-040	Kings Beach Special Area	Commercial/Residential	Planned and Approved	0.13			
Placer	Kings Beach	090-133-003	Kings Beach Special Area	Commercial/Residential	Planned and Approved	0.15			
Placer	Kings Beach	090-133-005	Kings Beach Special Area	Commercial/Residential	Planned and Approved	0.36			
Placer	Kings Beach	090-133-006	Kings Beach Special Area	Commercial/Residential	Planned and Approved	0.04			
Placer	Kings Beach	090-133-007	Kings Beach Special Area	Commercial/Residential	Planned and Approved	0.25			
Placer	Kings Beach	090-133-008	Kings Beach Special Area	Commercial/Residential	Planned and Approved	0.27			
Placer	Kings Beach	090-133-009	Kings Beach Special Area	Commercial/Residential	Planned and Approved	0.16			
Placer	Kings Beach	090-133-010	Kings Beach Special Area	Commercial/Residential	Planned and Approved	0.16			
Placer	Kings Beach	090-133-011	Kings Beach Special Area	Commercial/Residential	Planned and Approved	0.17			
Placer	Kings Beach	090-133-012	Kings Beach Special Area	Commercial/Residential	Planned and Approved	0.43			
Placer	Kings Beach	090-133-015	Kings Beach Special Area	Commercial/Residential	Planned and Approved	0.52			
Placer	Kings Beach	090-133-016	Kings Beach Special Area	Commercial/Residential	Planned and Approved	0.13			
Placer	Kings Beach	090-133-018	Kings Beach Special Area	Commercial/Residential	Planned and Approved	0.26			

(Continued on next page)

Sources: Placer County, General Plan, Housing Element, 2013; Nevada County, General Plan, Housing Element, 2014; Town of Truckee, General Plan, Housing Element, 2015.

**Appendix D: Housing Sites Inventory, >10 Dwelling Units Per Acre (Page 3 of 4)(a)**

County	Location	APN	Zoning	GP Use	Current Status	Parcel Size	Site Size	Density (du/acre)	Anticipated Yield
Placer	North Tahoe	090-124-035	Kings Beach Residential	Residential	Vacant/Undeveloped	0.07			
Placer	North Tahoe	090-124-036	Kings Beach Residential	Residential	Vacant/Undeveloped	0.07			
Placer	North Tahoe	090-124-037	Kings Beach Residential	Residential	Vacant/Undeveloped	0.07			
Placer	North Tahoe	090-124-038	Kings Beach Residential	Residential	Vacant/Undeveloped	0.07			
Placer	North Tahoe	090-124-039	Kings Beach Residential	Residential	Vacant/Undeveloped	0.07			
Placer	North Tahoe	090-124-040	Kings Beach Residential	Residential	Vacant/Undeveloped	0.07			
Placer	North Tahoe	090-124-043	Kings Beach Residential	Residential	Vacant/Undeveloped	0.13			
Placer	North Tahoe	090-124-044	Kings Beach Residential	Residential	Vacant/Undeveloped	0.09			
Placer	North Tahoe	090-181-075	Kings Beach Residential	Residential	Vacant/Undeveloped	0.07			
Placer	North Tahoe	090-181-076	Kings Beach Residential	Residential	Vacant/Undeveloped	0.07			
Placer	North Tahoe	090-181-077	Kings Beach Residential	Residential	Vacant/Undeveloped	0.07	1.5	15	22
Placer	North Tahoe	090-181-078	Kings Beach Residential	Residential	Vacant/Undeveloped	0.07			
Placer	North Tahoe	090-181-079	Kings Beach Residential	Residential	Vacant/Undeveloped	0.07			
Placer	North Tahoe	090-181-080	Kings Beach Residential	Residential	Vacant/Undeveloped	0.07			
Placer	North Tahoe	090-181-081	Kings Beach Residential	Residential	Vacant/Undeveloped	0.07			
Placer	North Tahoe	090-181-082	Kings Beach Residential	Residential	Vacant/Undeveloped	0.07			
Placer	North Tahoe	090-181-083	Kings Beach Residential	Residential	Vacant/Undeveloped	0.07			
Placer	North Tahoe	090-181-084	Kings Beach Residential	Residential	Vacant/Undeveloped	0.07			
Placer	North Tahoe	090-181-085	Kings Beach Residential	Residential	Vacant/Undeveloped	0.07			
Placer	North Tahoe	090-181-086	Kings Beach Residential	Residential	Vacant/Undeveloped	0.07			
Placer	North Tahoe	094-200-050	Tahoe City Community Plan	Residential	Vacant/Undeveloped	0.64			
Placer	North Tahoe	094-200-026	Tahoe City Community Plan	Residential	Vacant/Undeveloped	0.15	1.08	15	16
Placer	North Tahoe	094-200-027	Tahoe City Community Plan	Residential	Vacant/Undeveloped	0.29			
Placer	North Tahoe	112-060-001	Tahoe Vista Special Area	Commercial/Residential	Vacant/Undeveloped	0.28			
Placer	North Tahoe	112-060-002	Tahoe Vista Special Area	Commercial/Residential	Vacant/Undeveloped	0.27			
Placer	North Tahoe	112-060-028	Tahoe Vista Special Area	Commercial/Residential	Vacant/Undeveloped	0.27	1.38	15	21
Placer	North Tahoe	112-060-004	Tahoe Vista Special Area	Commercial/Residential	Vacant/Undeveloped	0.27			
Placer	North Tahoe	112-060-005	Tahoe Vista Special Area	Commercial/Residential	Vacant/Undeveloped	0.27			
Placer	West Shore	095-481-005	Granlibakken Tourist	Tourist	Vacant/Undeveloped	1.53			
Placer	West Shore	095-481-006	Granlibakken Tourist	Tourist	Vacant/Undeveloped	1.74			
Placer	West Shore	095-481-007	Granlibakken Tourist	Tourist	Vacant/Undeveloped	1.55	10.7	15	161
Placer	West Shore	095-500-037	Granlibakken Tourist	Tourist	Vacant/Undeveloped	3.02			
Placer	West Shore	095-500-038	Granlibakken Tourist	Tourist	Vacant/Undeveloped	2.89			

(Continued on next page)

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**Appendix D: Housing Sites Inventory, >10 Dwelling Units Per Acre (Page 4 of 4)(a)**

County	Location	APN	Zoning	GP Use	Current Status	Parcel Size	Site Size	Density (du/acre)	Anticipated Yield
Nevada	Truckee	19-030-08	DE	DSP-MP	Existing Development	1.32			
Nevada	Truckee	19-030-10	DE	DSP-MP	Existing Development	0.14			
Nevada	Truckee	19-111-08	DE	DSP-MP	Existing Development	0.06			
Nevada	Truckee	19-420-15	DE	DSP-MP	Existing Development	4.90	12.00	17.8	285
Nevada	Truckee	19-420-70	DE	DSP-MP	Existing Development	8.84			
Nevada	Truckee	19-420-71	DE	DSP-MP	Existing Development	4.13			
Nevada	Truckee	19-420-72	DE	DSP-MP	Existing Development	0.81			
Nevada	Truckee	19-420-69	IH	DSP-MP	Existing Development	19.12			
Nevada	Truckee	19-420-70	IH	DSP-MP	Existing Development	8.84	8.50	23.5	200
Nevada	Truckee	19-420-72	IH	DSP-MP	Existing Development	0.81			
Nevada	Truckee	19-420-88	IH	DSP-MP	Existing Development	n.a.			

**Notes:**

(a) Based on the sites inventories reported in the adopted Housing Elements for Placer County, Nevada County, and the Town of Truckee. The inventory was filtered to include only those sites located within the study area and was updated based on input provided by local planning staff.

Sources: Placer County, General Plan, Housing Element, 2013; Nevada County, General Plan, Housing Element, 2014; Town of Truckee, General Plan, Housing Element, 2015.

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