Lake Tahoe Basin
Census Trends Report
1990-2000-2010

Prepared August 2013

Tahoe Metropolitan Planning Organization

TAHOE REGIONAL PLANNING AGENCY

Contents

Executive Summary

This report analyses Bureau of the United States Census (Census) data from the 1990, 2000, and 2010 Censuses to reveal trends in the demographics and economy of the Lake Tahoe Basin over the past twenty years. Trends in the Tahoe Basin are discussed in context with other comparison areas which include the states of Nevada and California (the Tahoe Basin bisects both states), the five counties in which some portion of the county is in the Tahoe Basin, and the urban centers of Reno-Sparks, Sacramento, and the counties in and adjacent to the San Francisco Bay Area.

Findings

In many regards the Tahoe Basin has followed the demographic and economic trends of the comparison areas. The Tahoe Basin has suffered from the recession of the mid-to-late 2000's with loss in population gain from the previous decade, decline in median household income in real dollars (income adjusted for inflation), increased difficulty for home ownership by residents, an increased unemployment rate, and decline in total payroll jobs and number of business establishments. Similar demographic changes to comparison areas include an aging of the population, a decrease in percentage of population that is White, and increase in percentage of population that is of Hispanic origin.

The lack of increase in median rents in the Tahoe Basin is very similar to the comparison areas and reflects an aging housing stock. Home values however have continued to rise at a more rapid pace than in the comparison areas. The decrease in real income in the Tahoe Basin combined with the increase in home values suggests that turnover of housing units continues to be driven by nonresidents of the area buying into the Lake Tahoe experience (natural beauty, recreation, resort amenities and so forth). This observation is also confirmed by the continued high use of homes for seasonal and recreational purposes. While seasonal use of vacant housing units stayed stable in all the comparison areas over the twenty year period, it rose from 34% to 44% of the Tahoe Basin housing stock. Historically, seasonal use has been highest on the North Shore of Lake Tahoe; however, the greatest gain in seasonal use was on the South Shore from 22% of housing stock in 1990 to 39% of housing stock in 2010.

Loss in payroll jobs in the Crystal Bay and Kingsbury/Round Hill areas are likely due to the decline of casino entertainment. The accommodation and food services industry saw a decline in total number of establishments between 2000 and 2010 from 320 to 303 establishments. Industries that experienced the greatest loss in number of establishments in the last decade include retail trade (some of which associated with casinos), manufacturing and unclassified business types. The professional, scientific and services sector, the administrative and support, waste management and remediation, as well as the health care sectors experienced the greatest gain in number of establishments in the last decade. The health care sector growth may be in part due to the aging of the population. Another recent business trend in the Tahoe Basin is the increase in the number of establishments with less than 5 employees.

Due to the limited amount of developable land and the types of industries that dominate the Tahoe Basin, some similar trends with comparison areas are exacerbated in the Tahoe Basin. For example, the change in population in percentage terms was much lower, but still positive, in the second decade than the first for all areas but in the Tahoe Basin population declined. Total housing units increased 6% in both decades compared with 8% to 10% in the greater Bay Area, 9% to 12% in the state of California, and 30% in the 5-County Region surrounding the Tahoe Basin. Home values also reflect limited development opportunities for development or redevelopment in the Tahoe Basin over the past twenty years. While median home values increased at an average pace of between 1.7% and 3.1% in the comparison areas, they increased 4.0% per year in the Tahoe Basin. Increased home values are driven by increased demand from nonresidents and an almost static supply.

Notable differences between the Tahoe Basin and the comparison areas include:

- the increased proportion of the population aged 20 to 35-years (note the total number of persons in this age group decreased) and decrease in population under 20 years of years,
- the slower growth in total housing stock,
- a larger percentage of households with income less than $10,000 and a smaller percentage of households with income greater than $150,000,
- the widening and worsening of housing affordability,
- the high percentage of housing units that are vacant, and are used seasonally, and the low owner-occupancy and renter-occupancy rates,
- the fall in percentage of households with wage or salary income,
- the low percentage of workers age 16 and older living in a place (the non-migratory population), and
- the proportion of workers travelling less than ten minutes to work (much higher in the Tahoe Basin).

Many of the differences listed above including high seasonal use of housing, higher than average migratory population and shortage of affordable housing are typical of resort communities and not peculiar to the Tahoe Basin.

Definitions

Throughout this report the following definitions are used:

5-County Region – Counties with some portion of the county in the Tahoe Basin, including El Dorado and Placer counties in California, and Washoe, Douglas and Carson counties in Nevada.

Reno-Sparks MSA - Metropolitan Statistical Area comprising Washoe and Storey counties.

Sacramento MSA – Metropolitan Statistical Area comprising El Dorado, Placer, Sacramento, and Yolo counties.

San Francisco CMSA - Consolidated Metropolitan Statistical Area comprising Alameda, Contra Costa, San Francisco, San Mateo, Marin, Santa Clara, San Benito, San Joaquin, Sonoma, Solano, Santa Cruz, and Napa counties.

North Lake Tahoe (or North Shore) – Portions of Placer and Washoe counties within the Tahoe Basin.

South Lake Tahoe (or South Shore) – Portions of Douglas and El Dorado counties, including the City of South Lake Tahoe, within the Tahoe Basin.

Urban Centers – Collective term for Reno-Sparks MSA, Sacramento MSA, and San Francisco CMSA.

Section 1. Demographics: Population, Housing, and Income

Population

Total Population

Over the twenty-year period, between 1990 and 2010, total population of the Tahoe Basin grew 6%. This total growth is much lower than in the 5-County Region, in which county growth ranged between 37% and 102%. Total growth was also much lower than for California and Nevada and the Urban Centers. As with all the comparison areas, the Tahoe Basin experienced positive population growth between 1990 and 2000; however, unlike the comparison areas, the Tahoe Basin's population declined between 2000 and 2010. In contrast, surrounding regions continued to grow in the latter decade although at a slower pace. In terms of average annual percentage growth over the twenty-year period, the Tahoe Basin increase in population was much more similar to the San Francisco CMSA and likely reflects the limited acreage available for development, among other factors. **Table 1** below shows total population and percentage changes between 1990 and 2010.

Table 1
Total Population

				Avg. Annual	Total % Change		
Area	**1990**	**2000**	**2010**	**% Change**	**1990-2000**	**2000-2010**	**1990-2010**
States							
California	29,760,021	33,871,648	37,253,956	**1.1%**	14%	10%	25%
Nevada	1,201,833	1,998,257	2,700,551	**4.1%**	66%	35%	125%
Counties							
El Dorado	125,995	156,299	181,058	**1.8%**	24%	16%	44%
Placer	172,796	248,399	348,432	**3.6%**	44%	40%	102%
Douglas	27,637	41,259	46,997	**2.7%**	49%	14%	70%
Washoe	254,667	339,486	421,407	**2.6%**	33%	24%	65%
Carson	40,443	52,457	55,274	**1.6%**	30%	5%	37%
5-County Region	**621,538**	**837,900**	**1,053,168**	**2.7%**	**35%**	**26%**	**69%**
Urban Centers							
Reno-Sparks MSA	254,667	339,486	425,417	**2.6%**	33%	25%	67%
Sacramento MSA	1,481,102	1,796,857	2,149,127	**1.9%**	21%	20%	45%
San Francisco CMSA	6,253,311	7,039,362	7,468,390	**0.9%**	13%	6%	19%
Tahoe Basin							
North Lake	16,824	22,110	19,535	**0.7%**	31%	-12%	16%
South Lake	35,767	40,733	36,072	**0.0%**	14%	-11%	1%
Total Tahoe Basin	**52,591**	**62,843**	**55,607**	**0.3%**	**19%**	**-12%**	**6%**

Source: Census SF1 file

As summarized in **Table 2**, within the Tahoe Basin population growth was greater on the North Shore (2,711 persons) than the South Shore (305 persons). Between 1990 and 2000 the Tahoe Basin increased by 10,252 persons but 7,236 persons left between 2000 and 2010. On the North Shore the Crystal Bay/Incline Village area grew by the largest number of people. On the South Shore the City of South Lake Tahoe/ Meyers area grew by the largest number of people. Due to re-drawing of census tracts, portions of population just outside of the City of South Lake Tahoe were included in the City of South Lake Tahoe in Census 2010.

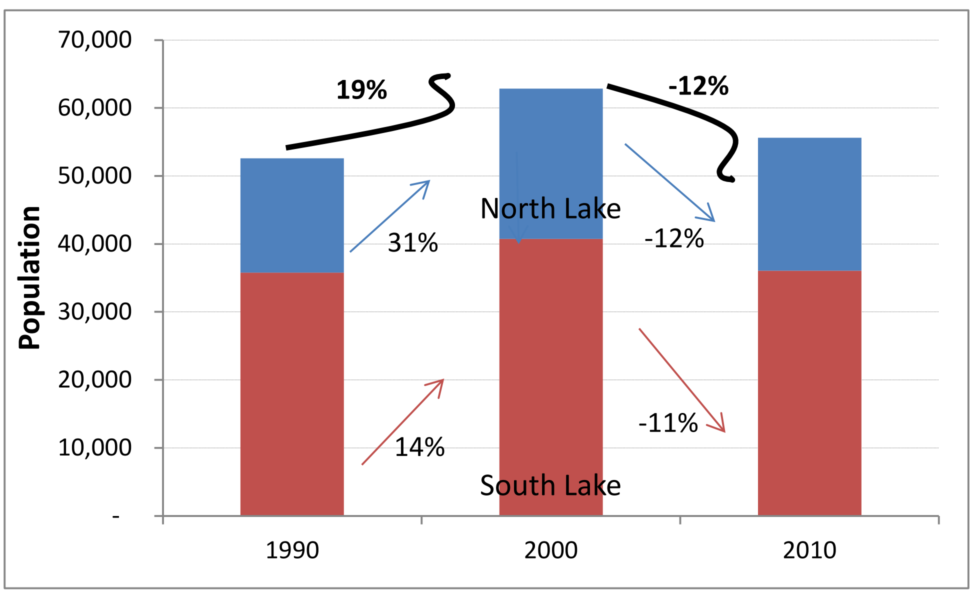
Table 2
Tahoe Basin Population

Tahoe Basin Community	1990	2000	2010	Total Change	Avg. Annual % Change
North Lake					
Homewood	598	808	709	**111**	**0.9%**
Tahoe Pines /Sunnyside	788	1,087	961	**173**	**1.0%**
Tahoe City	1,076	1,058	909	**(167)**	**-0.8%**
Lake Forest /Dollar Hill	1,511	1,806	1,288	**(223)**	**-0.8%**
Carnelian Bay	1,344	1,694	1,352	**8**	**0.0%**
Tahoe Vista	1,286	1,931	1,719	**433**	**1.5%**
Kings Beach /Brockway	2,654	3,774	3,510	**856**	**1.4%**
Crystal Bay / Incline Village	7,567	9,952	9,087	**1,520**	**0.9%**
Subtotal North Lake	**16,824**	**22,110**	**19,535**	**2,711**	**0.7%**
South Lake					
South Lake Tahoe	21,772	23,663	24,368	**2,596**	**0.6%**
Meyers / Hope Valley / Luther Pass	6,971	9,221	5,345	**(1,626)**	**-1.3%**
Westside El Dorado /Tahoma	909	1,158	1,015	**106**	**0.6%**
Glenbrook/ Kingsbury/ E. Shore Douglas	6,115	6,691	5,344	**(771)**	**-0.7%**
Subtotal South Lake	**35,767**	**40,733**	**36,072**	**305**	**0.0%**
Total Tahoe Basin	**52,591**	**62,843**	**55,607**	**3,016**	**0.3%**
Total Change in Basin		10,252	(7,236)		

Source: Census SF1 file

Figure 1 shows the population of the Tahoe Basin at each Census and the percentage changes in population between each Census for the whole Tahoe Basin, North Lake, and South Lake.

Figure 1
Tahoe Basin Population

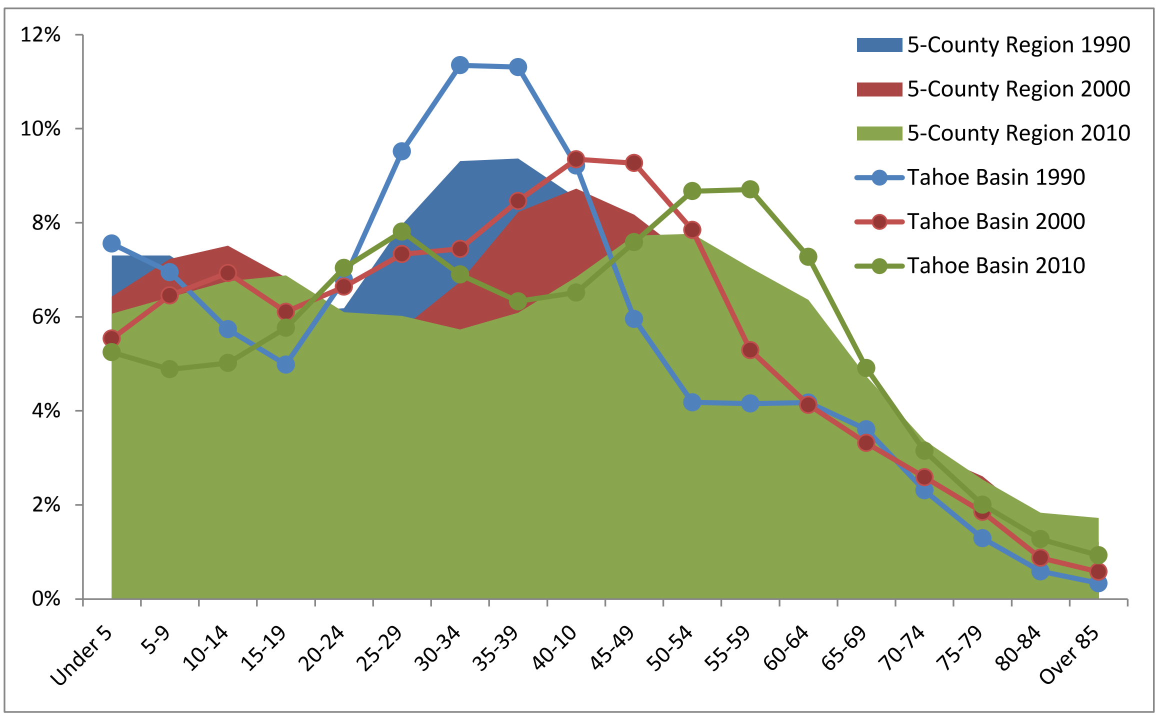


Age

The Tahoe Basin population is generally younger than that of the 5-County Region and Urban Centers. This is unsurprising given the ice and snow hazards of winter and limited specialized health care facilities to provide for an older generation. The aging of the "baby-boom" generation is as evident in the Tahoe Basin as other parts of the country. **Figure 2** depicts that the largest percentage of population was aged between 30 and 40 in 1990. In 2000, the largest percentage of population was aged between 40 and 50, and in 2010 between 50 and 60 years of age.

In 2000 the proportion of the population aged between 5 and 20 increased in the Tahoe Basin while it remained about the same in the 5-County Region. The proportion of population under age 10 continued to fall from 15% in 1990 to 12% in 2000 to 10% in 2010. The proportion of population of prime age for seasonal and migratory work (ages 20 through 45) also decreased markedly from 48% in 1990 to 35% in 2010. This decrease may be in part due to the decline in gaming employment.

Figure 2
Age Distribution of the Tahoe Basin and 5-County Region



Race

Although in all comparison areas the White race comprises more than 50% of the population in 2010, it is lowest in the San Francisco CMSA area at 53%. The percentage of population that is White in the Tahoe Basin is very comparable to the 5-County Region (between 77% and 90% of total population in 2010). **Table 3** shows the percent of population that is White as of each Census.

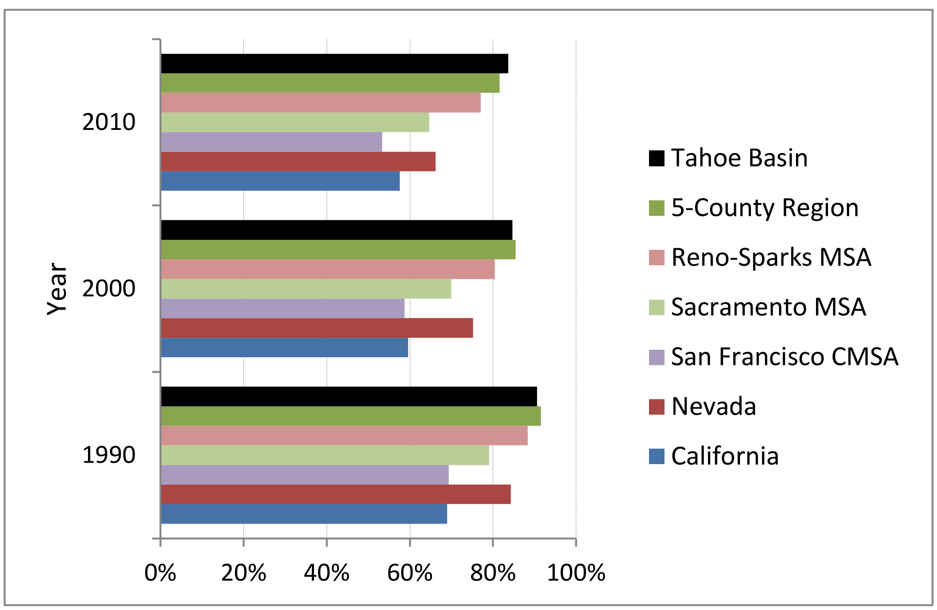
Table 3
Percentage of Population that is White

Area	1990	2000	2010
California	69%	60%	58%
Nevada	84%	75%	66%
Reno-Sparks MSA	88%	80%	77%
Sacramento MSA	79%	70%	65%
San Francisco CMSA	69%	59%	53%
Tahoe Basin	91%	85%	84%
5-County Region	92%	85%	82%

Source: Census SF1 file

Figure 3 shows that in 1990 only 2 of the 7 areas analyzed had a White population less than 75% of the total population (California and the San Francisco CMSA); however, White persons comprised more than 75% of the population in the other 5 areas. By 2000 the Sacramento MSA had fallen below 75% White, and in 2010, only the Tahoe Basin, the 5-County Region, and the Reno-Sparks MSA remained at least 75% White.

Figure 3
Percentage of the Population that is White



In the Tahoe Basin the proportion of the population other than White is insignificant. As shown in **Table 4** for the 2010 Census this finding is also true in all other comparison areas with the exception of San Francisco CMSA in which 22% of the population is Asian, and California and Sacramento MSA in which about 12% of the population is Asian. Persons of one or more races comprise between 10% (5-County Region) and 22% (California) of total population.

Table 4
Racial Composition in 2010 by Area

	2010						
	White	Black / African	American Indian / Alaska Native	Asian	Native Hawaiian / Pacific Islander	Other (one or two races)	TOTAL
States							
California	21,453,934	2,299,072	362,801	4,861,007	144,386	8,132,756	37,253,956
Nevada	1,786,688	218,626	32,062	195,436	16,871	450,868	2,700,551
Counties							
El Dorado	156,793	1,409	2,070	6,297	294	14,195	181,058
Placer	290,977	4,751	3,011	20,435	778	28,480	348,432
Douglas	42,130	201	896	725	66	2,979	46,997
Washoe	324,070	9,814	7,209	21,790	2,542	55,982	421,407
Carson	44,807	1,054	1,306	1,181	101	6,825	55,274
5-County Region	**858,777**	**17,229**	**14,492**	**50,428**	**3,781**	**108,461**	**1,053,168**
Urban Centers							
Reno-Sparks MSA	327,763	9,854	7,273	21,856	2,557	56,114	425,417
Sacramento MSA	1,389,804	158,426	21,603	255,995	15,840	307,459	2,149,127
San Francisco CMSA	3,981,212	484,610	51,641	1,676,939	44,829	1,229,159	7,468,390
Tahoe Basin	**46,510**	**346**	**389**	**1,820**	**80**	**6,462**	**55,607**
States			***Percent of 2010 Racial Composition***				
California	58%	6%	1%	13%	0%	22%	100%
Nevada	66%	8%	1%	7%	1%	17%	100%
Counties							
El Dorado	87%	1%	1%	3%	0%	8%	100%
Placer	84%	1%	1%	6%	0%	8%	100%
Douglas	90%	0%	2%	2%	0%	6%	100%
Washoe	77%	2%	2%	5%	1%	13%	100%
Carson	81%	2%	2%	2%	0%	12%	100%
5-County Region	**82%**	**2%**	**1%**	**5%**	**0%**	**10%**	**100%**
Urban Centers							
Reno-Sparks MSA	77%	2%	2%	5%	1%	13%	100%
Sacramento MSA	65%	7%	1%	12%	1%	14%	100%
San Francisco CMSA	53%	6%	1%	22%	1%	16%	100%
Tahoe Basin	**84%**	**1%**	**1%**	**3%**	**0%**	**12%**	**100%**

Source: Census SF1 file

White includes persons of Hispanic and non-Hispanic origins. The percentage of the population that is of Hispanic origin has grown over the past twenty years within the Tahoe Basin and all of the comparison areas analyzed.

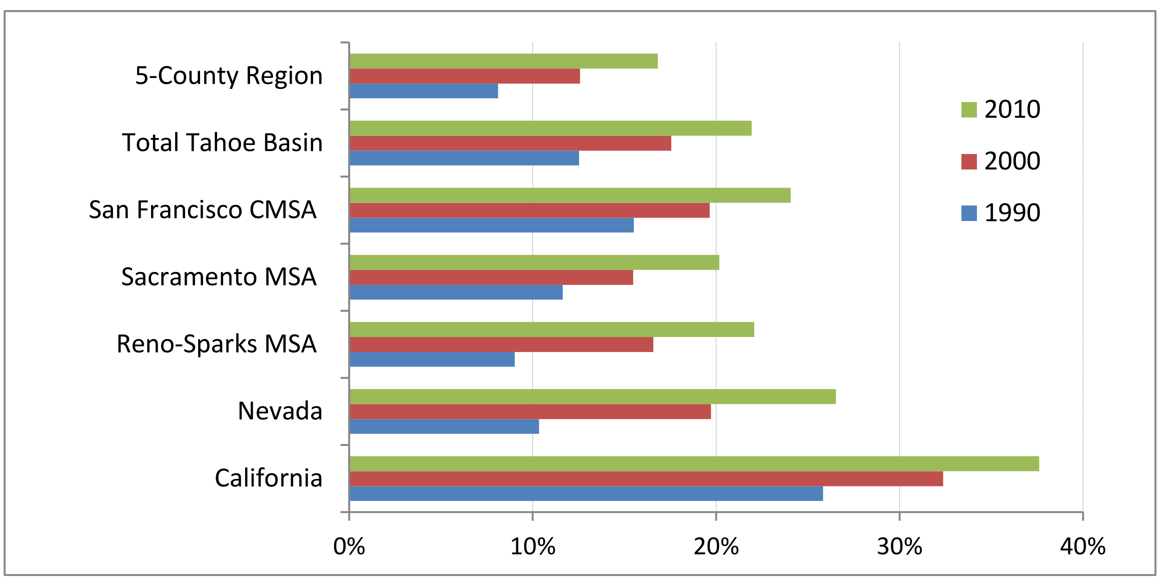
Table 5 shows the number of persons of Hispanic origin by area. **Figure 4** shows the greatest increase in proportion of persons of Hispanic origin has been in the state of Nevada. In the Tahoe Basin the proportion of persons of Hispanic origin increased from 13% in 1990 to 22% in 2010.

Table 5
Persons of Hispanic Origin by Area

Area	1990	2000	2010	Avg. Annual % Change	Total % Change 1990-2000	2000-2010	1990-2010
States							
California	7,687,938	10,966,556	14,013,719	**3.0%**	43%	28%	82%
Nevada	124,419	393,970	716,501	**9.1%**	217%	82%	476%
Counties							
El Dorado	8,777	14,566	21,875	**4.7%**	66%	50%	149%
Placer	13,871	24,019	44,710	**6.0%**	73%	86%	222%
Douglas	1,652	3,057	5,103	**5.8%**	85%	67%	209%
Washoe	22,959	56,301	93,724	**7.3%**	145%	66%	308%
Carson	3,110	7,466	11,777	**6.9%**	140%	58%	279%
5-County Region	**50,369**	**105,409**	**177,189**	**6.5%**	**109%**	**68%**	**252%**
Urban Centers							
Reno-Sparks MSA	22,959	56,301	93,952	**7.3%**	145%	67%	309%
Sacramento MSA	172,374	278,182	433,734	**4.7%**	61%	56%	152%
San Francisco CMSA	970,403	1,383,661	1,797,078	**3.1%**	43%	30%	85%
Tahoe Basin							
North Lake	1,702	3,639	4,286	**4.7%**	114%	18%	152%
South Lake	4,886	7,396	7,917	**2.4%**	51%	7%	62%
Total Tahoe Basin	6,588	11,035	12,203	**3.1%**	68%	11%	85%

Source: Census SF1 file

Figure 4
Persons of Hispanic Origin



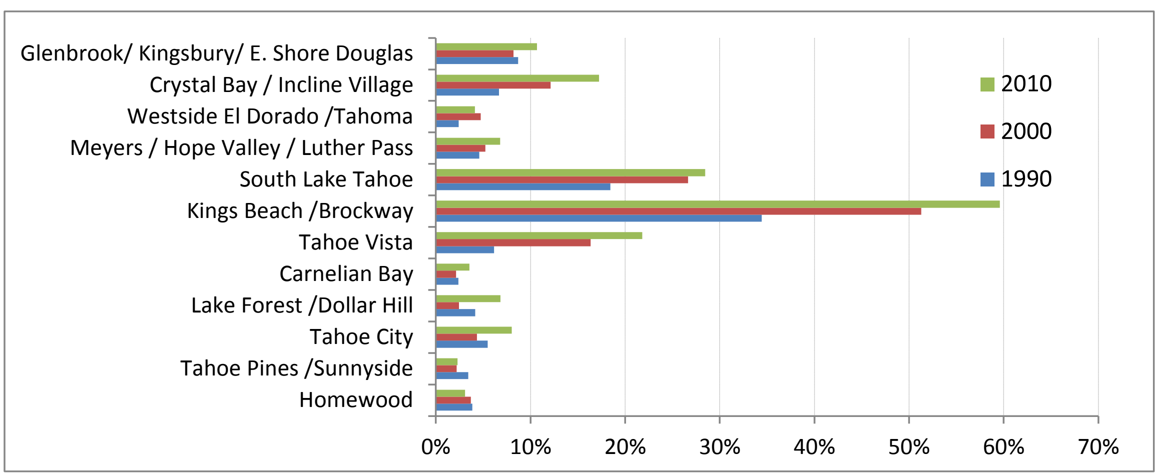
The proportion of persons of Hispanic origin has not grown in all communities around Lake Tahoe. **Table 6** shows the greatest percentage increase in persons of Hispanic origin has been on the North Shore in the communities of Incline Village, Tahoe Vista, and Kings Beach/Brockway. The City of South Lake Tahoe experienced the greatest increase in total number of persons of Hispanic origin. There was a decrease generally along the west shore of Lake Tahoe and the Crystal Bay area. **Figure 5** shows the change in percentage of population of Hispanic origin in the Tahoe Basin.

Table 6
Persons of Hispanic Origin in the Tahoe Basin

Tahoe Community	1990	2000	2010	Total Change	Avg. Annual % Change	Total % Change 1990-2000	Total % Change 2000-2010	Total % Change 1990-2010
Homewood	23	30	22	**(1)**	**-0.2%**	30%	-27%	-4%
Tahoe Pines /Sunnyside	27	24	22	**(5)**	**-1.0%**	-11%	-8%	-19%
Tahoe City	59	46	73	**14**	**1.1%**	-22%	59%	24%
Lake Forest /Dollar Hill	63	44	88	**25**	**1.7%**	-30%	100%	40%
Carnelian Bay	32	36	48	**16**	**2.0%**	13%	33%	50%
Tahoe Vista	79	316	375	**296**	**8.1%**	300%	19%	375%
Kings Beach /Brockway	914	1,936	2,092	**1,178**	**4.2%**	112%	8%	129%
South Lake Tahoe	4,014	6,310	6,939	**2,925**	**2.8%**	57%	10%	73%
Meyers / Hope Valley / Luther Pass	319	482	364	**45**	**0.7%**	51%	-24%	14%
Westside El Dorado /Tahoma	22	55	42	**20**	**3.3%**	150%	-24%	91%
Crystal Bay /surrounding Incline Village	208	287	96	**(112)**	**-3.8%**	38%	-67%	-54%
Central Incline Village	297	920	1,470	**1,173**	**8.3%**	210%	60%	395%
Glenbrook/ Kingsbury/ E. Shore Douglas	531	549	572	**41**	**0.4%**	3%	4%	8%
Total Tahoe Basin	6,588	11,035	12,203	5,615	**3.1%**	68%	11%	85%

Source: Census SF1 file

Figure 5
Person of Hispanic Origin in the Tahoe Basin



Housing

Total Housing Stock

The total housing stock grew decade to decade in the Tahoe Basin and all comparison areas. The State of Nevada experienced the greatest percentage increases of 59% between 1990 and 2000 and 42% between 2000 and 2010. Housing stock in the Tahoe Basin increased by 6% (2,432 units) in the first decade and 6% (2,740 units) in the second decade. Generally the trends show that areas with more readily developable land added housing units much more rapidly than those areas with limited amounts of land and more rigorous land entitlement processes.

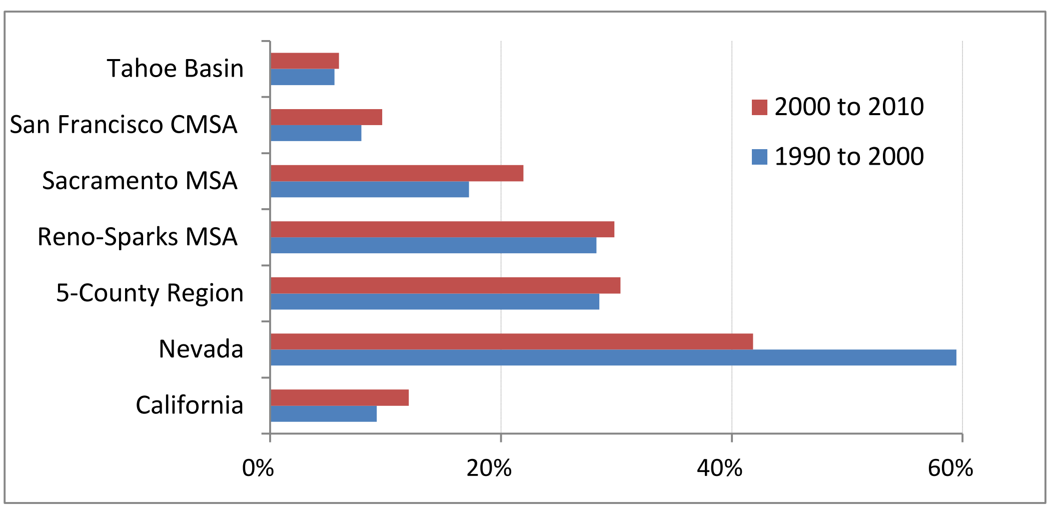
The total number of housing units and percentage changes between decades are shown in **Table 7. Figure 6** shows this information graphically.

Table 7
Percentage Change in Total Housing Units by Area

Area	Total Housing Units			Percentage Change	
				1990 to 2000	2000 to 2010
California	11,182,882	12,214,549	13,680,081	9%	12%
Nevada	518,858	827,457	1,173,814	59%	42%
5-County Region	282,272	362,777	472,853	29%	30%
Reno-Sparks MSA	112,193	143,908	186,831	28%	30%
Sacramento MSA	609,904	714,981	871,793	17%	22%
San Francisco CMSA	2,457,201	2,651,275	2,908,294	8%	10%
Tahoe Basin	43,662	46,094	48,834	6%	6%

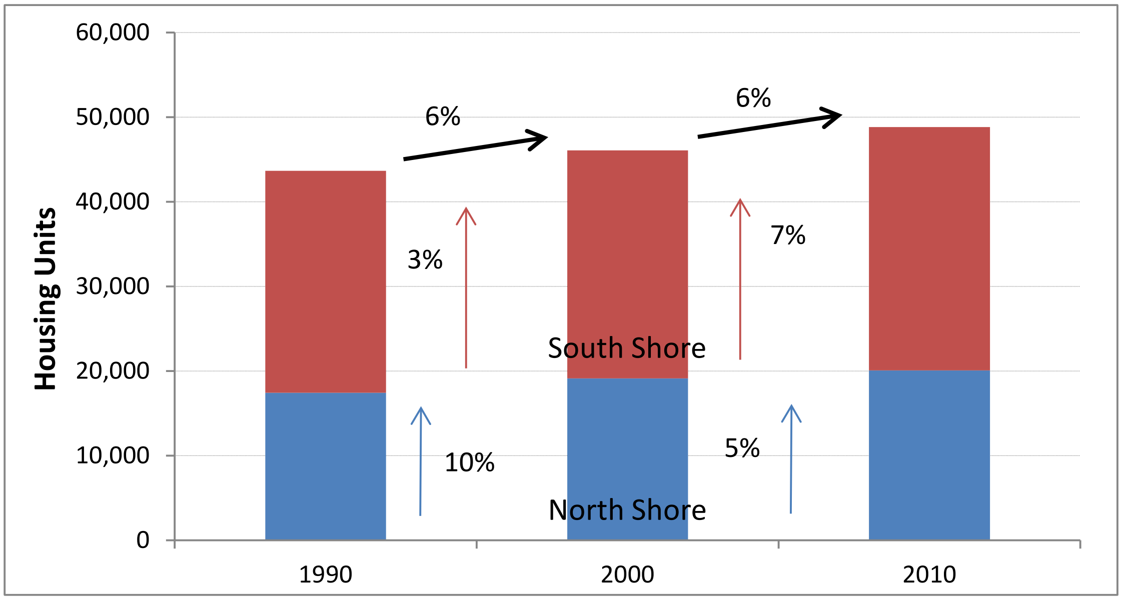
Source: Census SF1 file

Figure 6
Percentage Increase in Total Housing Units



In the Tahoe Basin the increase in number of housing units was greater on the North Shore than the South Shore. **Figure 7** shows the total increases and percentage increases between the two decades.

Figure 7
Increase in Tahoe Basin Total Housing Units



Tenancy
Table 8 shows tenure of housing units as owner-occupied, renter-occupied, seasonal use or vacant other. The bottom half of the table shows tenure as a percentage of total housing units. **Figure 8** shows percentage of housing units by tenancy in 2010.

The percentage of units occupied by their owners has generally increased and renter occupation has generally decreased over the twenty-year period in all the comparison areas. The proportion of units that are vacant and used seasonally has been generally stable in all the comparison areas but has increased in the Tahoe Basin. The percentage of units used seasonally increased in the Tahoe Basin from 34% in 1990 to 40% in 2000 and 44% in 2010. **Figure 9** shows the increase in housing units used seasonally in the Tahoe Basin.

The proportion of units used seasonally is greatest on the North Shore; the 2010 Census reports a 52% seasonal unit usage. This percentage has not changed since 1990 although it did decrease slightly in 2000. While seasonal use is highest on the North Shore, the greatest increase in housing units used seasonally has been on the South Shore.

Table 8
Total Housing Units and Tenure by Area

Place	Total Housing Units 1990	Total Housing Units 2000	Total Housing Units 2010	Owner-Occupied 1990	Owner-Occupied 2000	Owner-Occupied 2010	Renter Occupied 1990	Renter Occupied 2000	Renter Occupied 2010	Seasonal Use 1990	Seasonal Use 2000	Seasonal Use 2010	Otherwise Vacant 1990	Otherwise Vacant 2000	Otherwise Vacant 2010
	Housing Units														
States															
California	11,182,882	12,214,549	13,680,081	5,773,943	6,546,334	7,035,371	4,607,263	4,956,536	5,542,127	195,385	236,857	302,815	606,291	474,822	799,768
Nevada	518,858	827,457	1,173,814	255,388	457,247	591,480	210,909	293,918	414,770	11,258	16,526	32,703	41,303	59,766	134,861
Counties															
El Dorado	61,451	71,278	88,159	32,981	44,019	51,391	13,864	14,920	18,832	6,796	9,614	12,677	7,810	2,725	5,259
Placer	77,879	107,302	152,648	45,319	68,372	94,223	18,782	25,010	38,404	9,614	9,905	12,020	4,164	4,015	8,001
Douglas	14,121	19,006	23,671	7,285	12,183	14,105	3,286	4,218	5,533	1,777	1,765	2,303	1,773	840	1,730
Washoe	112,193	143,908	184,841	55,335	78,296	95,678	46,959	53,788	67,767	3,157	3,624	5,025	6,742	8,200	16,371
Carson	16,628	21,283	23,534	9,582	12,724	12,728	6,313	7,447	8,699	44	96	145	689	1,016	1,962
5-County Region	**282,272**	**362,777**	**472,853**	**150,502**	**215,594**	**268,125**	**89,204**	**105,383**	**139,235**	**21,388**	**25,004**	**32,170**	**21,178**	**16,796**	**33,323**
Urban Centers															
Reno-Sparks MSA	112,193	143,908	186,831	55,335	78,296	97,133	46,959	53,788	68,054	3,157	3,624	5,087	6,742	8,200	16,557
Sacramento MSA	609,904	714,981	871,793	328,106	407,716	478,512	228,342	257,582	309,155	17,329	21,374	27,508	36,127	28,309	56,618
San Francisco CMSA	2,457,201	2,651,275	2,908,294	1,317,460	1,478,639	1,530,518	1,012,348	1,078,519	1,188,665	15,851	26,262	34,986	111,542	67,855	154,125
Tahoe Basin	**43,662**	**46,094**	**48,834**	**10,319**	**14,943**	**13,163**	**10,910**	**10,583**	**10,705**	**14,731**	**18,255**	**21,470**	**7,702**	**2,313**	**3,496**
North Lake	17,437	19,145	20,060	3,649	5,683	5,097	3,396	3,325	3,294	9,041	9,228	10,387	1,351	909	1,282
South Lake	26,225	26,949	28,774	6,670	9,260	8,066	7,514	7,258	7,411	5,690	9,027	11,083	6,351	1,404	2,214
	Percent of Units														
States															
California	100%	100%	100%	52%	54%	51%	41%	41%	41%	2%	2%	2%	5%	4%	6%
Nevada	100%	100%	100%	49%	55%	50%	41%	36%	35%	2%	2%	3%	8%	7%	11%
Counties															
El Dorado	100%	100%	100%	54%	62%	58%	23%	21%	21%	11%	13%	14%	13%	4%	6%
Placer	100%	100%	100%	58%	64%	62%	24%	23%	25%	12%	9%	8%	5%	4%	5%
Douglas	100%	100%	100%	52%	64%	60%	23%	22%	23%	13%	9%	10%	13%	4%	7%
Washoe	100%	100%	100%	49%	54%	52%	42%	37%	37%	3%	3%	3%	6%	6%	9%
Carson	100%	100%	100%	58%	60%	54%	38%	35%	37%	0%	0%	1%	4%	5%	8%
5-County Region	**100%**	**100%**	**100%**	**53%**	**59%**	**57%**	**32%**	**29%**	**29%**	**8%**	**7%**	**7%**	**8%**	**5%**	**7%**
Urban Centers															
Reno-Sparks MSA	100%	100%	100%	49%	54%	52%	42%	37%	36%	3%	3%	3%	6%	6%	9%
Sacramento MSA	100%	100%	100%	54%	57%	55%	37%	36%	35%	3%	3%	3%	6%	4%	6%
San Francisco CMSA	100%	100%	100%	54%	56%	53%	41%	41%	41%	1%	1%	1%	5%	3%	5%
Tahoe Basin	**100%**	**100%**	**100%**	**24%**	**32%**	**27%**	**25%**	**23%**	**22%**	**34%**	**40%**	**44%**	**18%**	**5%**	**7%**
North Lake	100%	100%	100%	21%	30%	25%	19%	17%	16%	52%	48%	52%	8%	5%	6%
South Lake	100%	100%	100%	25%	34%	28%	29%	27%	26%	22%	33%	39%	24%	5%	8%

Source: Census SF1 file

Figure 8
Tenure of Housing Units

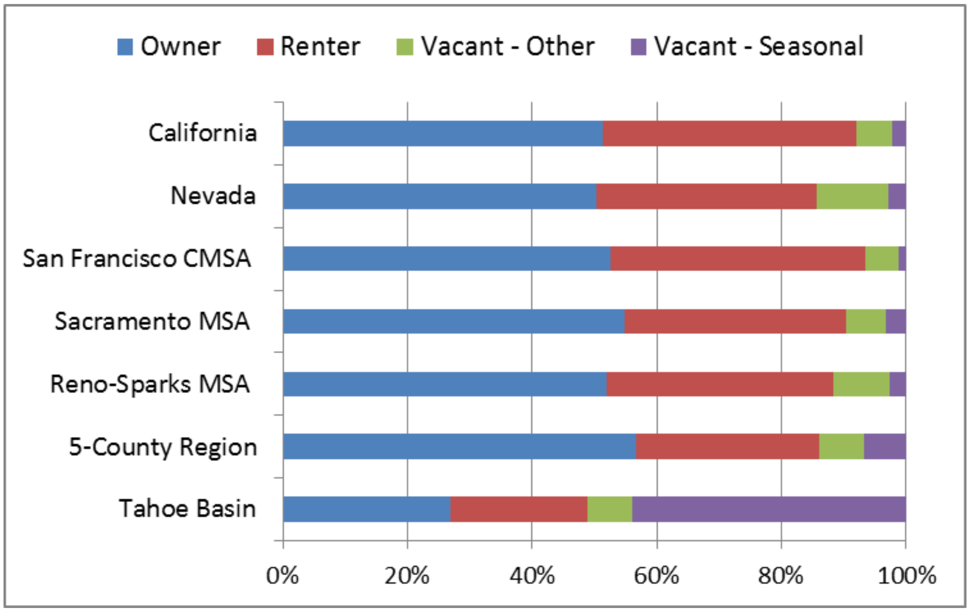
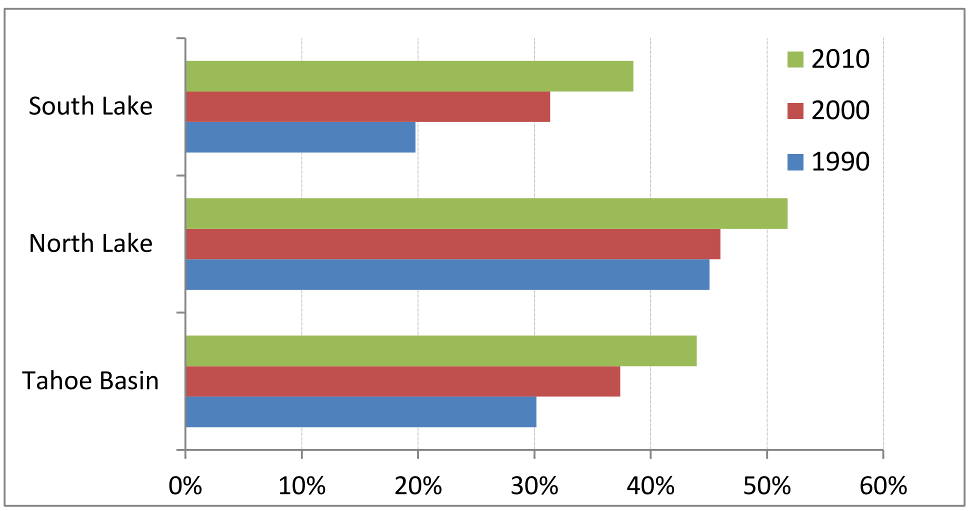


Figure 9
Tahoe Basin Seasonal Use of Housing Units



Values
Median home values are shown in **Table 9**. The median home values have been adjusted for inflation using the Bureau of Labor Statistics Consumer Price Index for the West Region. The average annual percentage growth in values ranges between 1.7% and 3.1% in the comparison areas. The average annual percentage growth for the Tahoe Basin has been much higher at 4.0% for the past twenty years.

Table 9
Median Home Values (Adjusted for Inflation)

Area	Median Home Value 1990	2000	2010	Avg. Annual % Change	Total % Change 1990-2000	2000-2010	1990-2010
States							
California	$328,861	$267,646	$458,500	**1.7%**	-19%	71%	39%
Nevada	$160,982	$179,696	$254,200	**2.3%**	12%	41%	58%
Counties							
El Dorado	$260,734	$246,006	$445,700	**2.7%**	-6%	81%	71%
Placer	$284,284	$270,683	$427,600	**2.1%**	-5%	58%	50%
Douglas	$203,540	$230,061	$375,800	**3.1%**	13%	63%	85%
Washoe	$187,055	$204,499	$295,700	**2.3%**	9%	45%	58%
Carson	$167,038	$186,656	$270,500	**2.4%**	12%	45%	62%
5-County Region	**$220,530**	**$227,581**	**$363,060**	**2.5%**	**3%**	**60%**	**65%**
Urban Centers							
Reno-Sparks MSA	$187,055	$204,499	$295,200	**2.3%**	9%	44%	58%
Sacramento MSA	$229,950	$202,095	$357,700	**2.2%**	-12%	77%	56%
San Francisco CMSA	$433,491	$447,341	$637,000	**1.9%**	3%	42%	47%
Tahoe Basin							
North Lake	$298,040	$442,786	$648,409	**4.0%**	49%	46%	118%
South Lake	$249,064	$289,348	$531,268	**3.9%**	16%	84%	113%
Total Tahoe Basin	**$282,970**	**$395,574**	**$612,366**	**3.9%**	**40%**	**55%**	**116%**

Source: Census SF3 file (1990 and 2000), 2010 5-year American Community Survey (2010)

While several comparison areas saw a drop in the real median home value between 1990 and 2000 the Tahoe Basin had an increase of 40% on average basin-wide. The percentage increase in home values 2000 to 2010 was similar between the Tahoe Basin and the comparison areas as is shown in **Figure 10**.

Figure 10
Percentage Change in Home Values

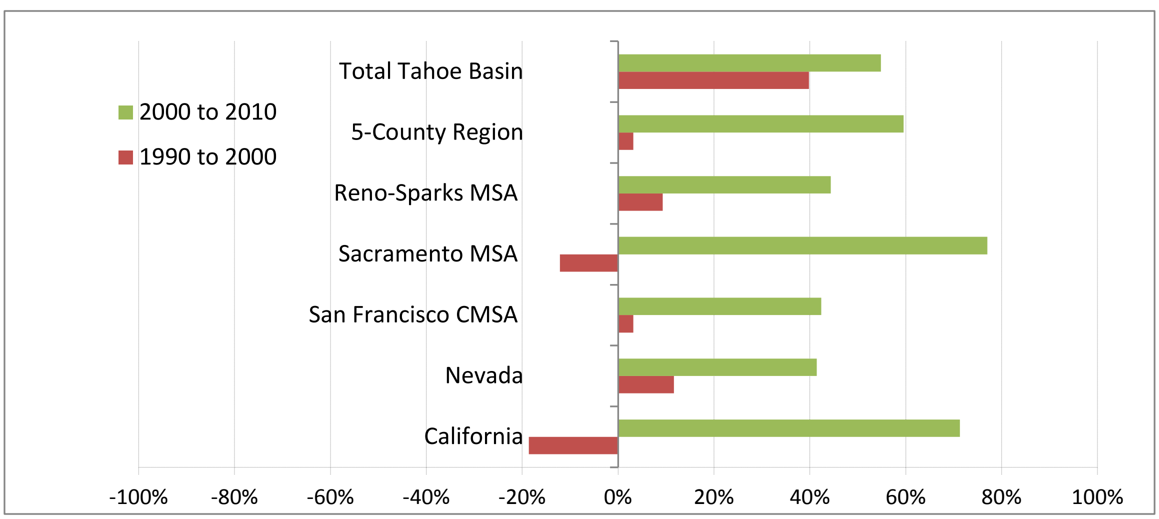


Table 10 demonstrates that within the Tahoe Basin the community of Homewood saw the largest increase in median home value, followed by the communities in the Douglas County

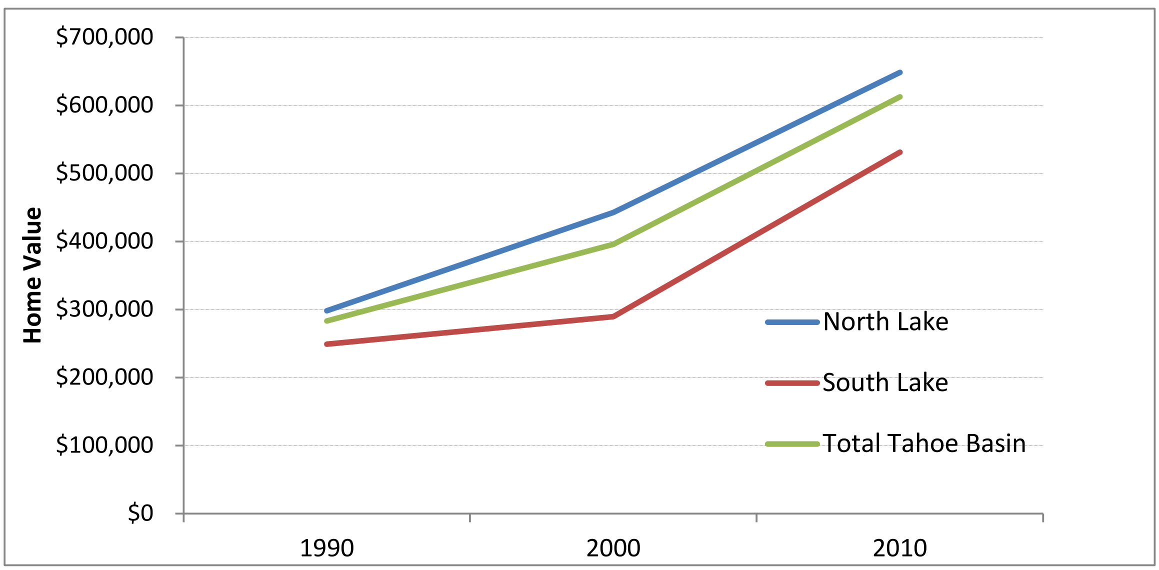
portion of the Tahoe Basin. **Figure 11** illustrates that the median housing unit value has historically been and continues to be greater on the North Shore than the South Shore.

Table 10
Tahoe Basin Median Home Values (Adjusted for Inflation)

	Median Home Value			Total	Avg. Annual	Total % Change		
Area	1990	2000	2010	Change	% Change	1990-2000	2000-2010	1990-2010
Tahoe Basin								
Homewood	$237,688	$307,001	$802,200	**$564,512**	**6.3%**	29%	161%	238%
Tahoe Pines /Sunnyside	$266,285	$473,283	$593,500	**$327,215**	**4.1%**	78%	25%	123%
Tahoe City	$257,874	$385,334	$587,700	**$329,826**	**4.2%**	49%	53%	128%
Lake Forest /Dollar Hill	$397,324	$542,251	$491,500	**$94,176**	**1.1%**	36%	-9%	24%
Carnelian Bay	$266,285	$377,994	$575,900	**$309,615**	**3.9%**	42%	52%	116%
Tahoe Vista	$242,398	$340,916	$646,700	**$404,302**	**5.0%**	41%	90%	167%
Kings Beach /Brockway	$175,617	$238,919	$579,800	**$404,183**	**6.2%**	36%	143%	230%
South Lake Tahoe	$211,867	$184,758	$410,257	**$198,390**	**3.4%**	-13%	122%	94%
Meyers / Hope Valley / Luther Pass	$200,597	$225,379	$448,550	**$247,953**	**4.1%**	12%	99%	124%
Westside El Dorado /Tahoma	$219,184	$296,245	$495,500	**$276,316**	**4.2%**	35%	67%	126%
Crystal Bay /surrounding Incline Village	$486,142	$765,605	$858,850	**$372,708**	**2.9%**	57%	12%	77%
Central Incline Village	$352,747	$553,767	$699,533	**$346,786**	**3.5%**	57%	26%	98%
Glenbrook/ Kingsbury/ E. Shore Douglas	$364,606	$451,011	$770,767	**$406,160**	**3.8%**	24%	71%	111%
Total Tahoe Basin	**$282,970**	**$395,574**	**$612,366**	**$329,396**	**3.9%**	**40%**	**55%**	**116%**

Source: Census SF3 file (1990 and 2000), 2010 5-year American Community Survey (2010)

Figure 11
Change in Tahoe Basin Median Home Values



Rents

Unlike median home value increases, the cost to rent a housing unit has barely changed over the past twenty years in real terms (after adjusting for inflation). **Table 11** compares median rents between the Tahoe Basin and comparison areas.

Table 11
Median Rents (Adjusted for Inflation)

	Median Rents			Avg. Annual	Total % Change		
Area	1990	2000	2010	% Change	1990-2000	2000-2010	1990-2010
States							
California	$1,043	$945	$1,147	**0.5%**	-9%	21%	10%
Nevada	$856	$885	$998	**0.8%**	3%	13%	17%
Counties							
El Dorado	$957	$888	$1,074	**0.6%**	-7%	21%	12%
Placer	$967	$987	$1,151	**0.9%**	2%	17%	19%
Douglas	$1,045	$987	$1,030	**-0.1%**	-6%	4%	-1%
Washoe	$856	$854	$911	**0.3%**	0%	7%	6%
Carson	$807	$823	$885	**0.5%**	2%	8%	10%
5-County Region	**$927**	**$908**	**$1,010**	**0.4%**	**-2%**	**11%**	**9%**
Urban Centers							
Reno-Sparks MSA	$856	$854	$910	**0.3%**	0%	7%	6%
Sacramento MSA	$893	$852	$1,009	**0.6%**	-5%	18%	13%
San Francisco CMSA	$1,161	$1,225	$1,305	**0.6%**	6%	7%	12%
Tahoe Basin							
North Lake	$1,048	$1,106	$1,228	**0.8%**	6%	11%	17%
South Lake	$1,040	$1,035	$1,094	**0.3%**	-1%	6%	5%
Total Tahoe Basin	**$1,046**	**$1,084**	**$1,187**	**0.6%**	**4%**	**9%**	**13%**

Source: Census SF3 file (1990 and 2000), 2010 5-year American Community Survey (2010)

Within the Tahoe Basin the most notable change in median rent has been in Tahoe Vista on the North Shore. Median rent in Tahoe Vista increased 4.3% per year on average between 1990 and 2010. Tahoe Basin community median rents are shown in **Table 12.**

Table 12
Tahoe Basin Median Rents (Adjusted for Inflation)

	Median Rents			Total	Avg. Annual	Total % Change		
Area	1990	2000	2010	Change	% Change	1990-2000	2000-2010	1990-2010
Tahoe Basin								
Homewood	$1,196	$901	$1,055	($141)	**-0.6%**	-25%	17%	-12%
Tahoe Pines /Sunnyside	$1,028	$967	$796	($232)	**-1.3%**	-6%	-18%	-23%
Tahoe City	$900	$1,068	$1,194	$294	**1.4%**	19%	12%	33%
Lake Forest /Dollar Hill	$1,211	$1,149	$851	($360)	**-1.7%**	-5%	-26%	-30%
Carnelian Bay	$1,184	$1,174	$1,289	$105	**0.4%**	-1%	10%	9%
Tahoe Vista	$870	$1,162	$2,000	$1,130	**4.3%**	34%	72%	130%
Kings Beach /Brockway	$762	$824	$949	$187	**1.1%**	8%	15%	25%
South Lake Tahoe	$866	$809	$1,112	$246	**1.3%**	-7%	37%	28%
Meyers / Hope Valley / Luther Pass	$1,177	$1,166	$1,056	($121)	**-0.5%**	-1%	-9%	-10%
Westside El Dorado /Tahoma	$949	$1,177	$1,134	$185	**0.9%**	24%	-4%	20%
Crystal Bay /surrounding Incline Village	$1,260	$1,574	$1,536	$276	**1.0%**	25%	-2%	22%
Central Incline Village	$1,023	$1,139	$1,384	$361	**1.5%**	11%	21%	35%
Glenbrook/ Kingsbury/ E. Shore Dougla	$1,170	$987	$1,074	($96)	**-0.4%**	-16%	9%	-8%
Total Tahoe Basin	**$1,046**	**$1,084**	**$1,187**	**$141**	**0.6%**	**4%**	**9%**	**13%**

Source: Census SF3 file (1990 and 2000), 2010 5-year American Community Survey (2010)

Income

Median Household Income

Similar to median rents, median household income reported by the Census also saw little change in the comparison areas and no change in the Tahoe Basin after adjusting for inflation using the Bureau of Labor Statistics Consumer Price Index for the West Region.

Table 13 compares median household income for all areas analyzed. In most comparison areas the median household income increased in real terms between 1990 and 2000 but decreased between 2000 and 2010. The information in **Table 13** is graphically shown in **Figure 12**.

Table 13
Median Household Income (adjusted for inflation)

				Avg. Annual	Total % Change		
Area	1990	2000	2010	% Change	1990-2000	2000-2010	1990-2010
States							
California	$60,218	$60,101	$60,883	**0.1%**	0%	1%	1%
Nevada	$52,165	$56,416	$55,726	**0.3%**	8%	-1%	7%
Counties							
El Dorado	$58,973	$65,151	$70,000	**0.9%**	10%	7%	19%
Placer	$63,251	$72,808	$74,447	**0.8%**	15%	2%	18%
Douglas	$59,227	$65,613	$60,721	**0.1%**	11%	-7%	3%
Washoe	$53,646	$57,977	$55,658	**0.2%**	8%	-4%	4%
Carson	$53,106	$52,908	$52,067	**-0.1%**	0%	-2%	-2%
5-County Region	**$57,640**	**$62,892**	**$62,579**	**0.4%**	**9%**	**0%**	**9%**
Urban Centers							
Reno-Sparks MSA	$53,646	$57,977	$55,724	**0.2%**	8%	-4%	4%
Sacramento MSA	$55,064	$58,345	$60,330	**0.5%**	6%	3%	10%
San Francisco CMSA	$69,740	$78,489	$75,989	**0.4%**	13%	-3%	9%
Tahoe Basin							
North Lake	$60,409	$69,039	$60,948	**0.0%**	14%	-12%	1%
South Lake	$59,057	$66,482	$52,465	**-0.6%**	13%	-21%	-11%
Total Tahoe Basin	**$60,409**	**$68,003**	**$60,833**	**0.0%**	**13%**	**-11%**	**1%**

Source: Census SF3 file (1990 and 2000), 2010 5-year American Community Survey (2010)

Within the Tahoe Basin median household income grew in real dollars (after adjusting for inflation) in some communities and declined in other communities. The Kings Beach/Brockway area on the North Shore saw the largest increase in median household income, followed by Homewood, Crystal Bay and the area surrounding Incline Village. The greatest decreases in median household income were also on the North Shore in the Lake Forest/Dollar Point area and the Tahoe Pines/Sunnyside area. Tahoe Basin median household income by community is shown in **Table 14**.

Figure 12
Median Household Income by Area

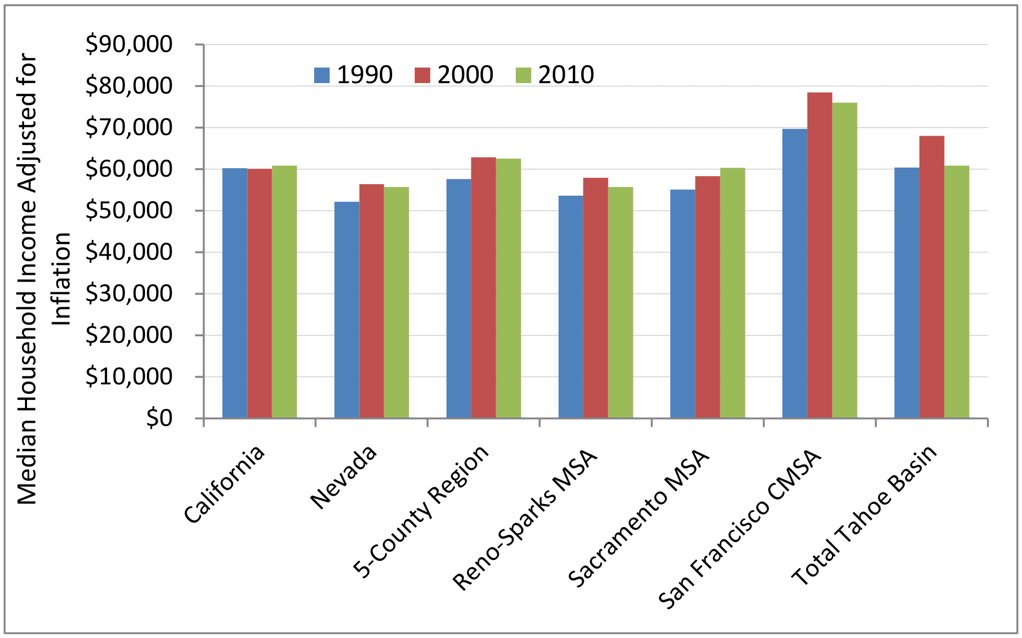


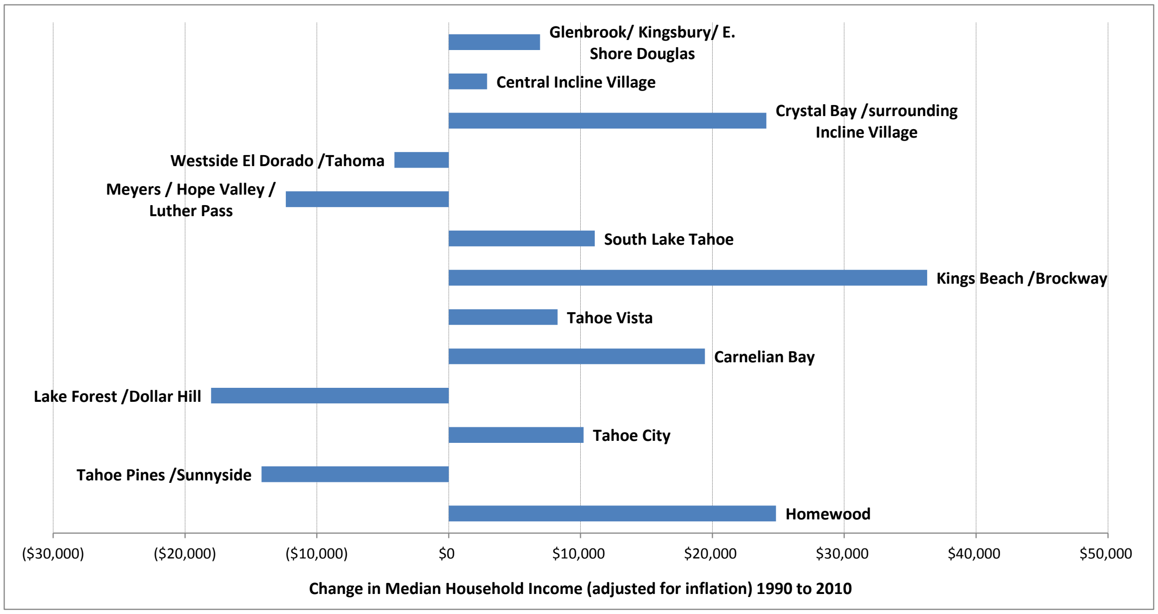
Table 14
Tahoe Basin Median Household Income (adjusted for inflation)

Tahoe Basin	1990	2000	2010	Total Change	Avg. Annual % Change	Total % Change 1990-2000	Total % Change 2000-2010	Total % Change 1990-2010
Homewood	$36,015	$76,139	$60,833	$24,818	**2.7%**	111%	-20%	69%
Tahoe Pines /Sunnyside	$66,077	$79,091	$51,875	($14,202)	**-1.2%**	20%	-34%	-21%
Tahoe City	$60,409	$66,020	$70,636	$10,227	**0.8%**	9%	7%	17%
Lake Forest /Dollar Hill	$62,579	$62,087	$44,563	($18,016)	**-1.7%**	-1%	-28%	-29%
Carnelian Bay	$72,267	$69,039	$91,694	$19,427	**1.2%**	-4%	33%	27%
Tahoe Vista	$52,692	$65,751	$60,948	$8,256	**0.7%**	25%	-7%	16%
Kings Beach /Brockway	$34,953	$41,750	$71,250	$36,297	**3.6%**	19%	71%	104%
South Lake Tahoe	$41,431	$41,169	$52,513	$11,082	**1.2%**	-1%	28%	27%
Meyers / Hope Valley / Luther Pass	$63,565	$68,003	$51,213	($12,353)	**-1.1%**	7%	-25%	-19%
Westside El Dorado /Tahoma	$56,525	$64,960	$52,417	($4,108)	**-0.4%**	15%	-19%	-7%
Crystal Bay /surrounding Incline Village	$82,954	$102,210	$107,047	$24,093	**1.3%**	23%	5%	29%
Central Incline Village	$53,292	$71,089	$56,205	$2,913	**0.3%**	33%	-21%	5%
Glenbrook/ Kingsbury/ E. Shore Douglas	$61,589	$75,722	$68,512	$6,923	**0.5%**	23%	-10%	11%
Total Tahoe Basin	**$60,409**	**$68,003**	**$60,833**	**$424**	**0.0%**	13%	-11%	1%

Source: Census SF3 file (1990 and 2000), 2010 5-year American Community Survey (2010)

Figure 13 shows the Tahoe Basin communities that experienced positive and negative total changes in median household income over the twenty year period.

Figure 13
Tahoe Basin Change in Median Household Income 1990 to 2010



Income Distribution

Total number and percentage of households within certain income ranges is shown in **Table 15** for the Tahoe Basin and comparison areas for Census 2010. The table and **Figure 14** show that the greatest proportion of households have income between $50,000 and $75,000 in the Tahoe Basin and all comparison areas with the exception of the San Francisco CMSA which has the greatest proportion of households with income between $100,000 and $150,000.

Of all the comparison areas the Tahoe Basin has the largest percentage of households with income less than $10,000. The Tahoe Basin has one of the smallest percentages of households with income greater than $150,000.

Sources of Income

There are several sources of household income including wages and salaries, self-employment, interest, dividends, rental income, social security, public assistance, and retirement income. As is shown in **Figure 15**, wage and salary income typically dominates the source of household income. In the comparison areas the number of households with wage or salary income has grown with population growth. The Tahoe Basin showed this trend in the first decade but between 2000 and 2010 this trend reversed such that by 2010 fewer households had wage or salary income than in 1990 despite the slight population increase. This reverse of trend is shown in **Table 16**.

Table 15
Census 2010 Distribution of Income by Area

Area	TOTAL HOUSEHOLDS	Less than $10,000	$10,000 to $14,999	$15,000 to $24,999	$25,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 to $149,999	$150,000 to $199,999	$200,000 or more
States											
California	12,392,852	658,672	631,056	1,173,282	1,133,156	1,568,638	2,183,946	1,586,032	1,861,933	790,965	805,172
Nevada	979,621	55,595	38,868	93,880	103,404	142,975	204,802	135,345	129,777	41,141	33,834
Counties											
El Dorado	68,394	2,483	2,213	4,818	6,146	7,971	12,967	9,388	12,320	5,252	4,836
Placer	129,153	4,496	4,486	9,230	9,754	14,810	22,236	19,509	24,756	10,830	9,046
Douglas	19,183	788	555	1,930	1,718	2,597	3,905	3,152	2,602	798	1,138
Washoe	160,797	9,207	7,184	16,083	16,911	22,329	31,674	21,426	23,043	6,372	6,568
Carson	21,467	1,300	1,242	2,391	2,196	3,311	4,116	2,832	2,687	925	467
5-County Region	**398,994**	**18,274**	**15,680**	**34,452**	**36,725**	**51,018**	**74,898**	**56,307**	**65,408**	**24,177**	**22,055**
Urban Centers											
Reno-Sparks MSA	162,623	9,261	7,217	16,261	17,104	22,572	32,217	21,680	23,306	6,372	6,633
Sacramento MSA	775,432	36,857	37,844	70,777	74,071	102,197	145,988	106,114	119,997	46,082	35,505
San Francisco CMSA	2,674,138	123,806	109,408	195,305	189,244	277,791	425,708	347,103	478,418	241,932	285,423
Tahoe Basin	**21,989**	**1,454**	**1,122**	**1,813**	**2,460**	**2,988**	**4,420**	**2,625**	**2,732**	**1,092**	**1,283**
States											
California	100%	5%	5%	9%	9%	13%	18%	13%	15%	6%	6%
Nevada	100%	6%	4%	10%	11%	15%	21%	14%	13%	4%	3%
Counties											
El Dorado	100%	4%	3%	7%	9%	12%	19%	14%	18%	8%	7%
Placer	100%	3%	3%	7%	8%	11%	17%	15%	19%	8%	7%
Douglas	100%	4%	3%	10%	9%	14%	20%	16%	14%	4%	6%
Washoe	100%	6%	4%	10%	11%	14%	20%	13%	14%	4%	4%
Carson	100%	6%	6%	11%	10%	15%	19%	13%	13%	4%	2%
5-County Region	**100%**	**5%**	**4%**	**9%**	**9%**	**13%**	**19%**	**14%**	**16%**	**6%**	**6%**
Urban Centers											
Reno-Sparks MSA	100%	6%	4%	10%	11%	14%	20%	13%	14%	4%	4%
Sacramento MSA	100%	5%	5%	9%	10%	13%	19%	14%	15%	6%	5%
San Francisco CMSA	100%	5%	4%	7%	7%	10%	16%	13%	18%	9%	11%
Tahoe Basin	**100%**	**7%**	**5%**	**8%**	**11%**	**14%**	**20%**	**12%**	**12%**	**5%**	**6%**

Source: Census SF3 file (1990 and 2000), 2010 5-year American Community Survey (2010)

Figure 14
Census 2010 Income Distribution by Area

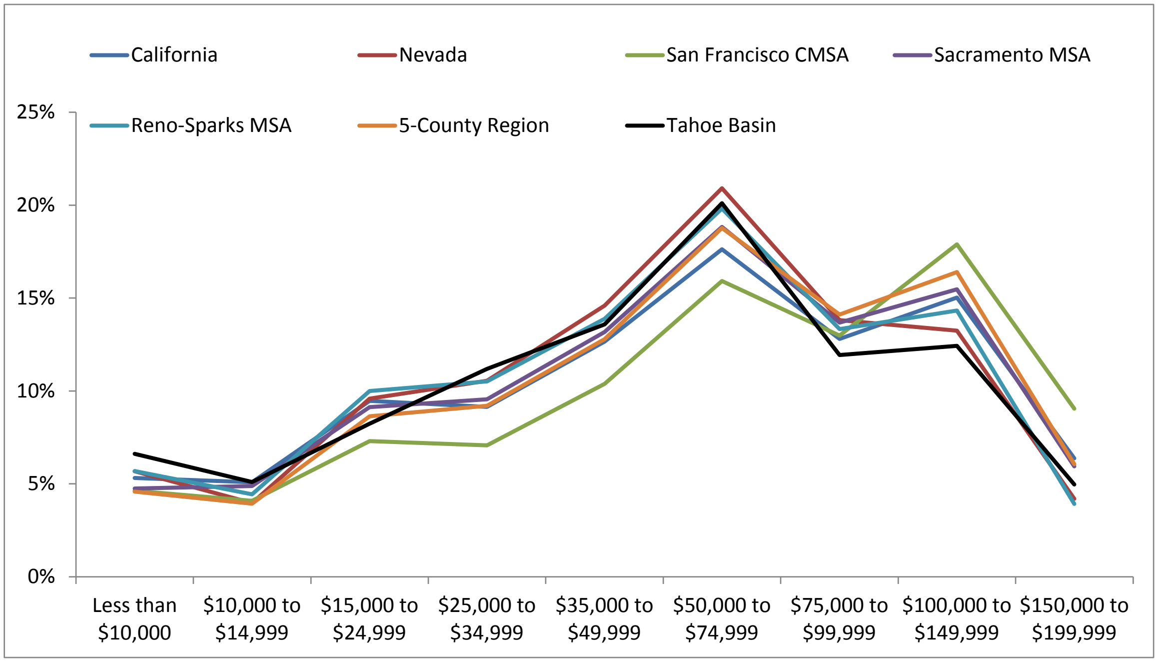


Figure 15
Percent of Households with Wage or Salary Income

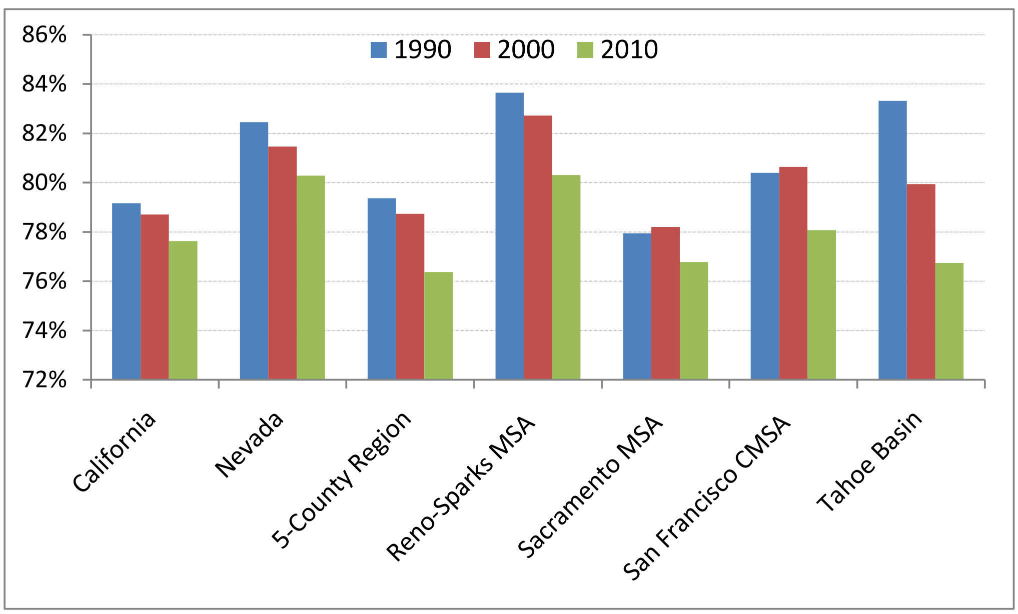


Table 16
Number of Households with Wages or Salary Income

Area	1990	2000	2010	Avg. Annual % Change	Total % Change 1990-2000	2000-2010	1990-2010
States							
California	8,232,936	9,061,005	9,621,048	**0.8%**	10%	6%	17%
Nevada	385,486	612,561	786,435	**3.6%**	59%	28%	104%
Counties							
El Dorado	35,487	44,618	51,463	**1.9%**	26%	15%	45%
Placer	49,070	71,443	94,691	**3.3%**	46%	33%	93%
Douglas	8,384	12,332	13,752	**2.5%**	47%	12%	64%
Washoe	85,673	109,355	129,113	**2.1%**	28%	18%	51%
Carson	12,181	15,283	15,702	**1.3%**	25%	3%	29%
5-County Region	**190,795**	**253,031**	**304,721**	**2.4%**	**33%**	**20%**	**60%**
Urban Centers							
Reno-Sparks MSA	85,673	109,355	130,591	**2.1%**	28%	19%	52%
Sacramento MSA	434819	520,552	595,314	**1.6%**	20%	14%	37%
San Francisco CMSA	1,877,377	2,063,816	2,087,910	**0.5%**	10%	1%	11%
Tahoe Basin							
North Lake	5,911	7,157	5,484	**-0.4%**	21%	-23%	-7%
South Lake	12,763	14,423	11,390	**-0.6%**	13%	-21%	-11%
Total Tahoe Basin	**18,674**	**21,580**	**16,874**	**-0.5%**	16%	-22%	-10%

Source: Census SF3 file (1990 and 2000), 2010 5-year American Community Survey (2010)

In all areas the trend between Censuses has been a decrease in the dominance of wage and salary income. Wage and salary income fell more in the second decade than the first in all areas; however, the fall was greatest in the Tahoe Basin. The fall was most acute on the North Shore. This trend is shown in **Table 17**.

Table 17
Tahoe Basin Households with Wages or Salary Income

Area	1990	2000	2010
States			
California	79%	79%	78%
Nevada	82%	81%	80%
Counties			
El Dorado	75%	76%	75%
Placer	76%	76%	73%
Douglas	79%	75%	72%
Washoe	84%	83%	80%
Carson	77%	76%	73%
5-County Region	**79%**	**79%**	**76%**
Urban Centers			
Reno-Sparks MSA	84%	83%	80%
Sacramento MSA	78%	78%	77%
San Francisco CMSA	80%	81%	78%
Tahoe Basin	**83%**	**80%**	**77%**
North Lake	82%	80%	73%
South Lake	84%	80%	79%

Source: Census SF3 file (1990 and 2000), 2010 5-year American Community Survey (2010)

Table 18 shows the number of households with wage and salary income in the Tahoe Basin communities. The number of households with wage and salary incomes decreased the most in the communities along East Shore Douglas County, and the North Shore communities of Tahoe Vista, Kings Beach/Brockway, and Crystal Bay; they increased the most in Lake Forest/Dollar Hill, Central Incline Village, and the City of South Lake Tahoe.

Table 18
Tahoe Basin Households with Wages or Salary Income

Tahoe Basin	1990	2000	2010	Total Change	Avg. Annual % Change	Total % Change 1990-2000	2000-2010	1990-2010
Homewood	232	290	355	**123**	**2.1%**	25%	22%	53%
Tahoe Pines /Sunnyside	291	410	282	**(9)**	**-0.2%**	41%	-31%	-3%
Tahoe City	366	390	472	**106**	**1.3%**	7%	21%	29%
Lake Forest /Dollar Hill	494	508	966	**472**	**3.4%**	3%	90%	96%
Carnelian Bay	473	581	389	**(84)**	**-1.0%**	23%	-33%	-18%
Tahoe Vista	485	663	254	**(231)**	**-3.2%**	37%	-62%	-48%
Kings Beach /Brockway	1,060	1,095	262	**(798)**	**-6.7%**	3%	-76%	-75%
South Lake Tahoe	7,400	7,715	7,587	**187**	**0.1%**	4%	-2%	3%
Meyers / Hope Valley / Luther Pass	2,189	2,974	2,050	**(139)**	**-0.3%**	36%	-31%	-6%
Westside El Dorado /Tahoma	266	379	280	**14**	**0.3%**	42%	-26%	5%
Crystal Bay /surrounding Incline Villag	1,380	1,827	1,006	**(374)**	**-1.6%**	32%	-45%	-27%
Central Incline Village	1,130	1,393	1,498	**368**	**1.4%**	23%	8%	33%
Glenbrook/ Kingsbury/ E. Shore Doug	2,908	3,355	1,473	**(1,435)**	**-3.3%**	15%	-56%	-49%
Total Tahoe Basin	**18,674**	**21,580**	**16,874**	**(1,800)**	**-0.5%**	16%	-22%	-10%

Source: Census SF3 file (1990 and 2000), 2010 5-year American Community Survey (2010)

Housing Affordability

A good indicator of the ability for people to be able to live and work in the same place is housing affordability. One test of housing affordability is median housing values as a percentage of median household income. The higher the percentage, the less affordable it is for a family to live in the area because the family will not be able to afford the down payment and mortgage costs associated with home ownership.

Table 19 demonstrates that while the indicator remained fairly steady between 1990 and 2000 in most areas, it increased noticeably in the San Francisco CMSA and the Tahoe Basin. This trend was exacerbated in the second decade and home ownership became less attainable in all of the areas by 2010.

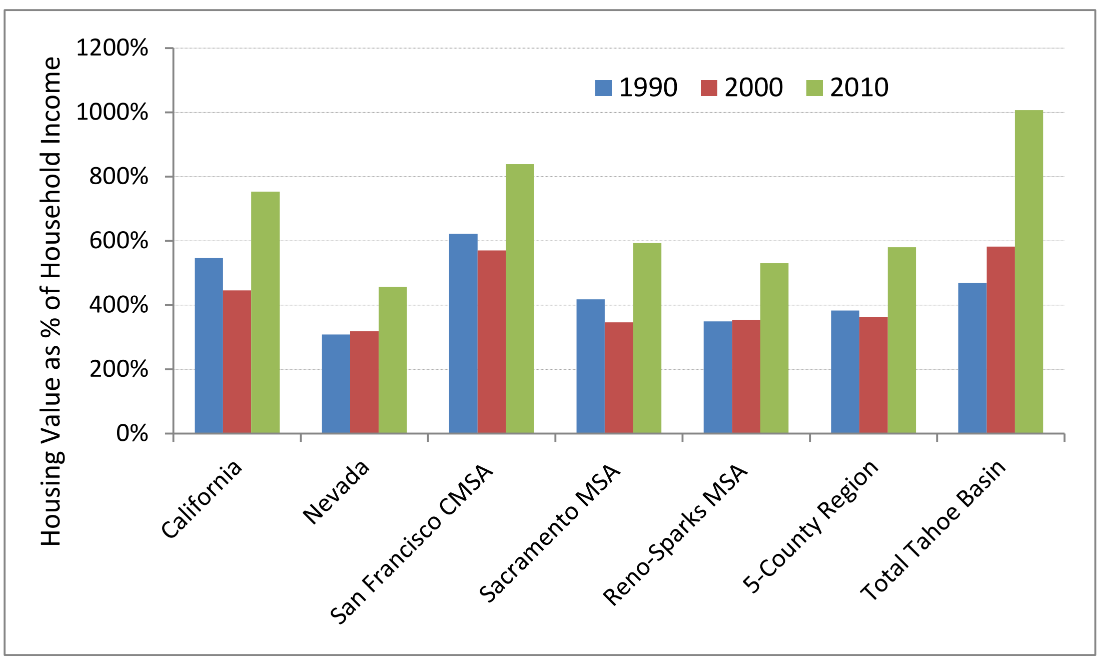
Figure 16 illustrates that home ownership has become even more difficult in recent years in the Tahoe Basin.

Table 19
Housing Affordability by Area

	Median Housing Values as % of Income		
Area	1990	2000	2010
States			
California	546%	445%	753%
Nevada	309%	319%	456%
Counties			
El Dorado	442%	378%	637%
Placer	449%	372%	574%
Douglas	344%	351%	619%
Washoe	349%	353%	531%
Carson	315%	353%	520%
5-County Region	**383%**	**362%**	**580%**
Urban Centers			
Reno-Sparks MSA	349%	353%	530%
Sacramento MSA	418%	346%	593%
San Francisco CMSA	622%	570%	838%
Tahoe Basin			
North Lake	493%	641%	1064%
South Lake	422%	435%	1013%
Total Tahoe Basin	**468%**	**582%**	**1007%**

Source: Census SF3 file (1990 and 2000), 2010 5-year American Community Survey (2010)

Figure 16
Median Housing Values as Percentage of Median Household Income



Within the Tahoe Basin certain communities have been impacted more than others. **Table 20** shows that home ownership for residents of Homewood, Central Incline Village, the Tahoe Pines/Sunnyside area, East Shore Douglas county communities, Lake Forest/Dollar Hill and Tahoe Vista areas have become particularly difficult in comparison to other areas in the Tahoe Basin.

Table 20
Tahoe Basin Housing Affordability

	Median Housing Values as % of Income		
Tahoe Basin	1990	2000	2010
Homewood	660%	403%	1319%
Tahoe Pines /Sunnyside	403%	598%	1144%
Tahoe City	427%	584%	832%
Lake Forest /Dollar Hill	635%	873%	1103%
Carnelian Bay	368%	548%	628%
Tahoe Vista	460%	518%	1061%
Kings Beach /Brockway	502%	572%	814%
South Lake Tahoe	511%	449%	781%
Meyers / Hope Valley / Luther Pass	316%	331%	876%
Westside El Dorado /Tahoma	388%	456%	945%
Crystal Bay /surrounding Incline Village	586%	749%	802%
Central Incline Village	662%	779%	1245%
Glenbrook/ Kingsbury/ E. Shore Douglas	592%	596%	1125%
Total Tahoe Basin	**468%**	**582%**	**1007%**

Source: Census SF3 file (1990 and 2000), 2010 5-year American Community Survey (2010)

Section 2. Economy: Workforce, Jobs, and Industry

Workforce

Place of Work

The workforce characterizes those in the population who are willing and able to work. The Census counts workers aged 16 plus living in a place (the non-migratory population) and of those workers how many work within and outside of their place of residence. This data reveals the migratory and non-migratory population and indicates the amount of travel required to fulfill job demand in an area.

Table 21 show that the Tahoe Basin has a larger proportion of workers that are migratory than the comparison areas, which is typical of a resort area. The Tahoe workforce living in a place was 76% in 2000 and 83% in 2010. The only comparison area with a lower percentage of workers living in a place was El Dorado County.

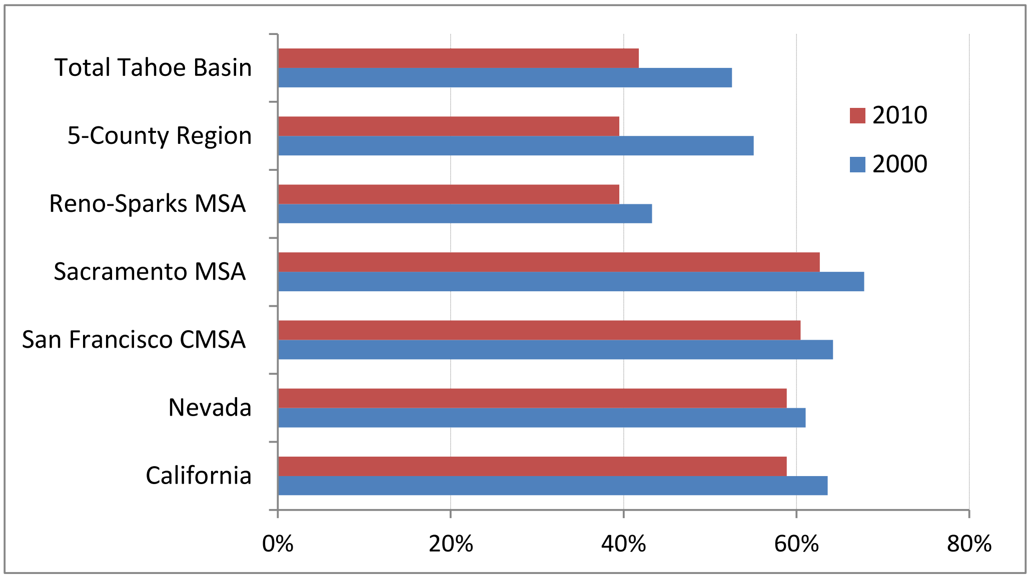
Of the non-migratory workforce, the percentage of workers travelling outside of their place of residence for work is about the same in the Tahoe Basin as in the 5-County Region. The percentage of workers travelling outside their place of residence decreased in all the areas except for North Lake Tahoe between 2000 and 2010. **Figure 17** demonstrates the trend of decreased travel to work outside place of residence.

Table 21
Percentage of Workers Living in a Place and Working Outside Place of Residence

	% of Workers age 16+ Living In a Place		% of Workers 16+ Working Outside Place of Residence	
Area	2000	2010	2000	2010
States				
California	92%	95%	64%	59%
Nevada	93%	95%	61%	59%
Counties				
El Dorado	51%	70%	68%	48%
Placer	78%	83%	72%	56%
Douglas	79%	96%	84%	79%
Washoe	88%	90%	43%	40%
Carson	100%	100%	24%	24%
5-County Region	**79%**	**90%**	**55%**	**40%**
Urban Centers				
Reno-Sparks MSA	88%	90%	43%	40%
Sacramento MSA	85%	93%	68%	63%
San Francisco CMSA	95%	97%	64%	61%
Tahoe Basin				
North Lake	86%	93%	45%	51%
South Lake	70%	78%	37%	37%
Total Tahoe Basin	**76%**	**83%**	**53%**	**42%**

Source: Census SF3 file (1990 and 2000), 2010 5-year American Community Survey (2010)

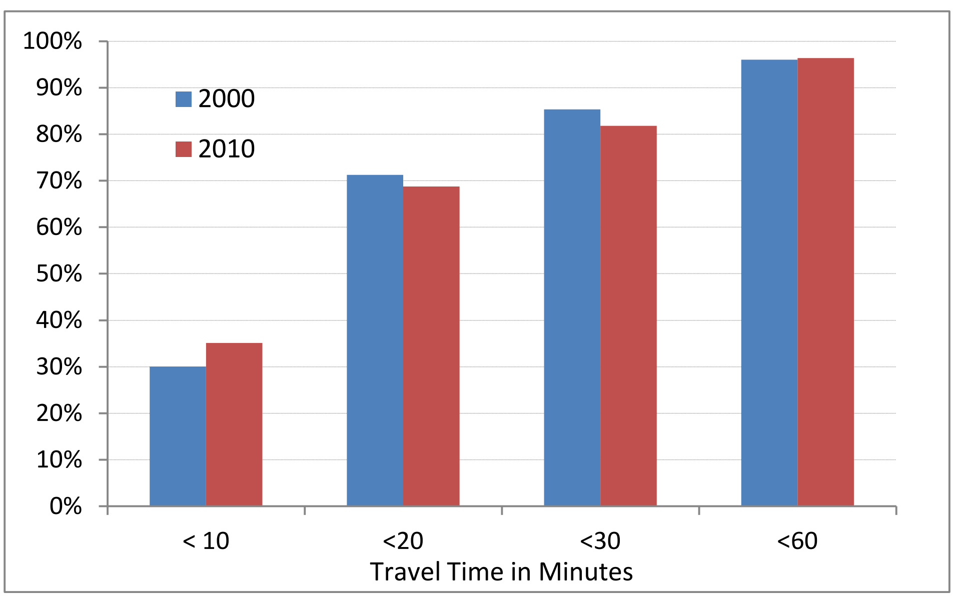
Figure 17
Percentage of Workers Working Outside Place of Residence



Travel Time to Work

It would be expected that travel time to work would have decreased with the decrease in percentage of workers working outside their place of residence. Comparison of Census 2000 with Census 2010 data for the Tahoe Basin shows that the percentage of workers travelling less than ten minutes to work did increase as expected; however the percentage of workers travelling less than twenty minutes to work did not change noticeably. **Figure 18** compares the 2000 and 2010 Census data for the Tahoe Basin.

Figure 18
Tahoe Basin Travel Time to Work



The Census 2010 data reveals that the percentage of workers travelling less than ten minutes to work is considerably greater in the Tahoe Basin than in the comparison areas. This data is shown in **Table 22**.

Table 22
Travel Time to Work by Area

	TRAVEL TIME IN MINUTES									
	< 10	10-14	15-19	20-24	25-29	30-34	35-44	45-59	>60	Total
					Census 2010					
California	11%	14%	16%	15%	6%	15%	7%	8%	10%	100%
Nevada	11%	14%	17%	19%	7%	16%	5%	5%	5%	100%
El Dorado	15%	14%	14%	12%	5%	11%	8%	10%	12%	100%
Placer	15%	15%	14%	11%	6%	14%	9%	9%	8%	100%
Douglas	18%	17%	17%	11%	6%	12%	6%	6%	8%	100%
Washoe	13%	19%	22%	19%	6%	11%	4%	4%	4%	100%
Carson	29%	28%	16%	8%	2%	6%	5%	5%	2%	100%
Reno-Sparks MSA	13%	18%	22%	19%	6%	11%	4%	4%	4%	100%
Sacramento MSA	12%	14%	16%	16%	7%	15%	7%	7%	7%	100%
San Francisco CMSA	10%	14%	15%	15%	6%	15%	7%	9%	10%	100%
Tahoe Basin	**35%**	**17%**	**17%**	**10%**	**3%**	**7%**	**3%**	**4%**	**4%**	**100%**
North Shore	39%	12%	15%	7%	3%	11%	4%	5%	4%	100%
South Shore	31%	21%	18%	12%	4%	5%	3%	3%	3%	100%
Tahoe Basin 2000	30%	23%	18%	12%	3%	5%	2%	4%	4%	100%
Tahoe Basin 2010	35%	17%	17%	10%	3%	7%	3%	4%	4%	100%
Cumulative	*<10*		*<20*		*<30*			*<60*		
Tahoe Basin 2000	30%		71%		85%			96%		
Tahoe Basin 2010	35%		69%		82%			96%		

Source: Census SF3 file (1990 and 2000), 2010 5-year American Community Survey (2010)

Figure 19 shows that the Tahoe Basin has the greatest percentage of workers travelling less than ten minutes to work of all the comparison areas. The figure also shows no trend among the comparison areas.

Jobs

Employment/Unemployment

Table 23 compares the unemployment rates of the comparison areas across all three Census years. The data shows that the unemployment rate has generally increased over the twenty year period and that the Tahoe Basin is no different in this regard. **Figure 20** shows the large increase in unemployment in the latter decade, most particularly in Carson County.

Figure 19
Census 2010 Travel Time to Work by Area

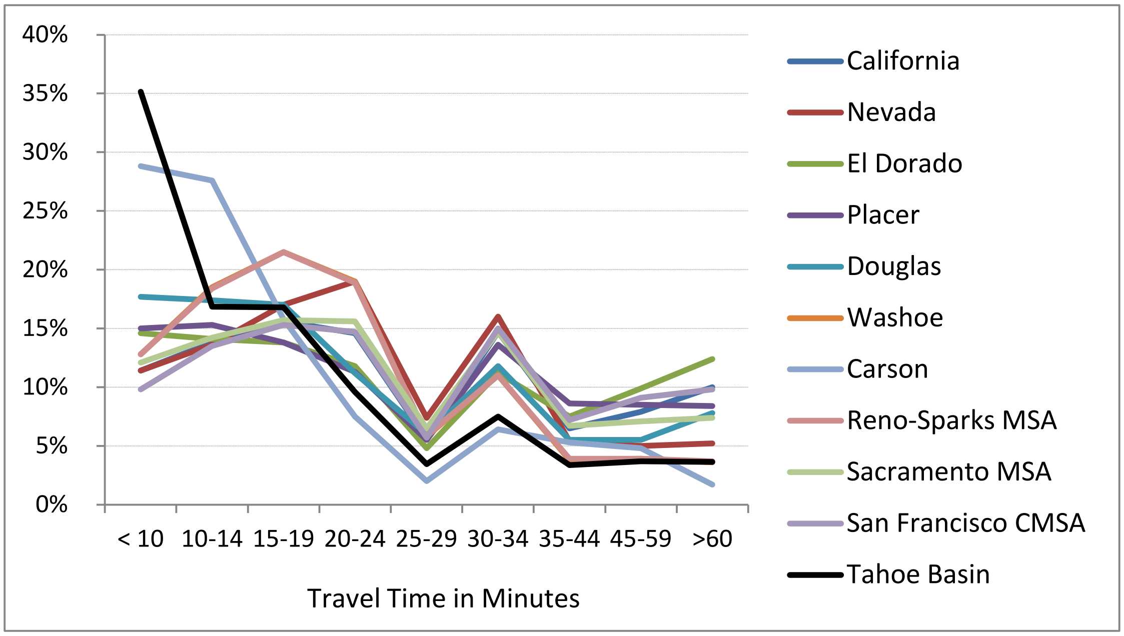


Figure 20
Unemployment Rates by Area

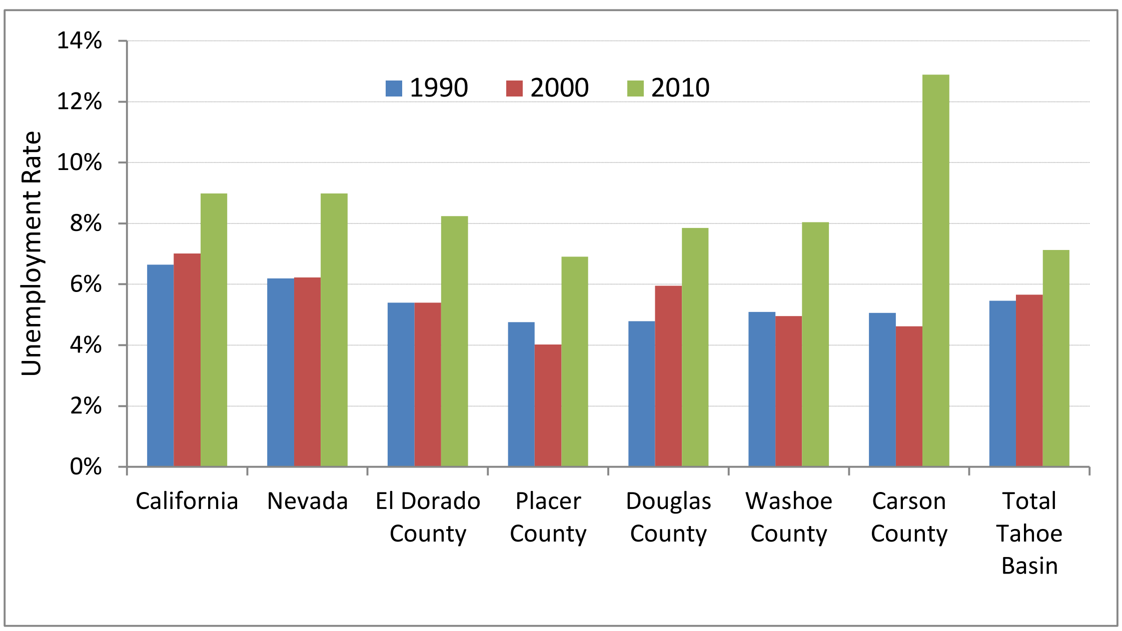


Table 23
Unemployment Rates by Area

Area	Year 1990	2000	2010
States			
California	6.6%	7.0%	9.0%
Nevada	6.2%	6.2%	9.0%
Counties			
El Dorado	5.4%	5.4%	8.2%
Placer	4.8%	4.0%	6.9%
Douglas	4.8%	5.9%	7.8%
Washoe	5.1%	5.0%	8.0%
Carson	5.1%	4.6%	12.9%
Urban Centers			
Reno-Sparks MSA		5.0%	8.1%
Sacramento MSA		6.2%	9.4%
San Francisco CMSA		4.5%	7.8%
Tahoe Basin			
North Lake	5.5%	4.8%	6.7%
South Lake	5.1%	6.1%	8.6%
Total Tahoe Basin	**5.5%**	**5.7%**	**7.1%**

Source: Census SF3 file (1990 and 2000), 2010 5-year American Community Survey (2010)

Industries

Establishments

An indicator of the health of the Tahoe Basin economy is the number of payroll employees and number of business establishments. The Census records this information by zip code boundaries which are not exactly the same as census tracts, but they are very close. The zip code pattern data is only available from 1998. Total payroll employment decreased between 2000 and 2010 as expected given the increase in the unemployment rate during this decade.

Tahoe Basin payroll employment by zip code is shown in **Table 24**. The largest employment centers are the city of South Lake Tahoe, Kingsbury, Incline Village, Tahoe City, and Round Hill. The greatest loss of payroll employment was in the Kingsbury, Tahoe City, and Crystal Bay areas.

Table 24 also shows that the areas with the greatest number of business establishments correspond with the employment centers of the City of South Lake Tahoe, Incline Village, Tahoe City, Kingsbury, and Round Hill.

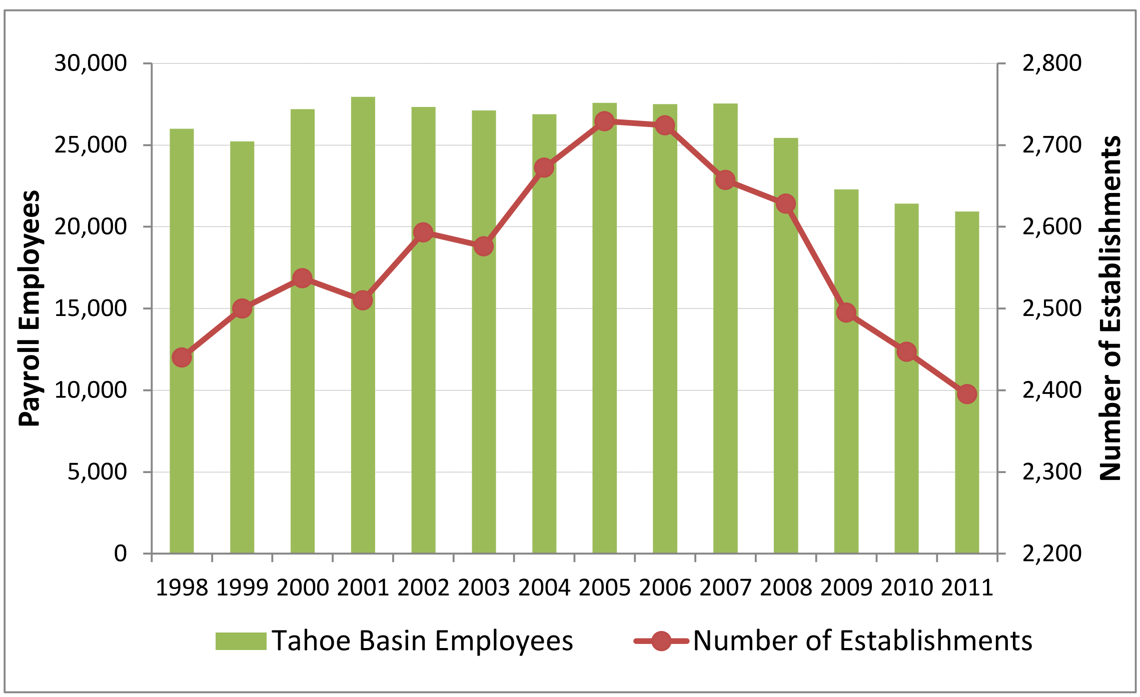
Table 24
Tahoe Basin Payroll Employees and Number of Establishments

Place	Zip Codes	Payroll Employees 2000	Payroll Employees 2010	Payroll Employees Change	Number of Establishments 2000	Number of Establishments 2010	Number of Establishments Change
Homewood to Tahoma	96141	181	375	194	50	32	-18
Tahoe City	96145	3,883	2,024	-1,859	451	363	-88
Carnelian Bay	96140	252	390	138	60	48	-12
Tahoe Vista	96148	387	231	-156	60	50	-10
Kings Beach /Brockway	96143	733	578	-155	116	114	-2
South Lake Tahoe	96150	8,377	7,846	-531	757	835	78
Tahoma & W. Shore El Dorado	96142	132	65	-67	23	30	7
Crystal Bay & Outlying Incline Village	89402	1,207	446	-761	39	26	-13
Incline Village	89451	3,179	2,821	-358	518	458	-60
Glenbrook to Zephyr Cove	89413	60	84	24	18	25	7
Round Hill	89448	1,226	1,010	-216	182	175	-7
Kingsbury	89449	7,581	5,554	-2,027	263	291	28
Total Tahoe Basin		**27,198**	**21,424**	**-5,774**	**2,537**	**2,447**	**-90**
North Shore		9,822	6,865	-2,957	1,294	1,091	-203
South Shore		17,376	14,559	-2,817	1,243	1,356	113

Source: Census Zip Code Business Patterns

Figure 21 graphs payroll employees and number of establishments in the Tahoe Basin. The graph shows that total payroll employees started a downward trend in 2008, coinciding with the start of the global recession. The total number of establishments started a downward trend in 2007, two years before the number of payroll employees started to decline and is likely reflective of the decline in casino entertainment.

Figure 21
Tahoe Basin Payroll Employees and Number of Establishments



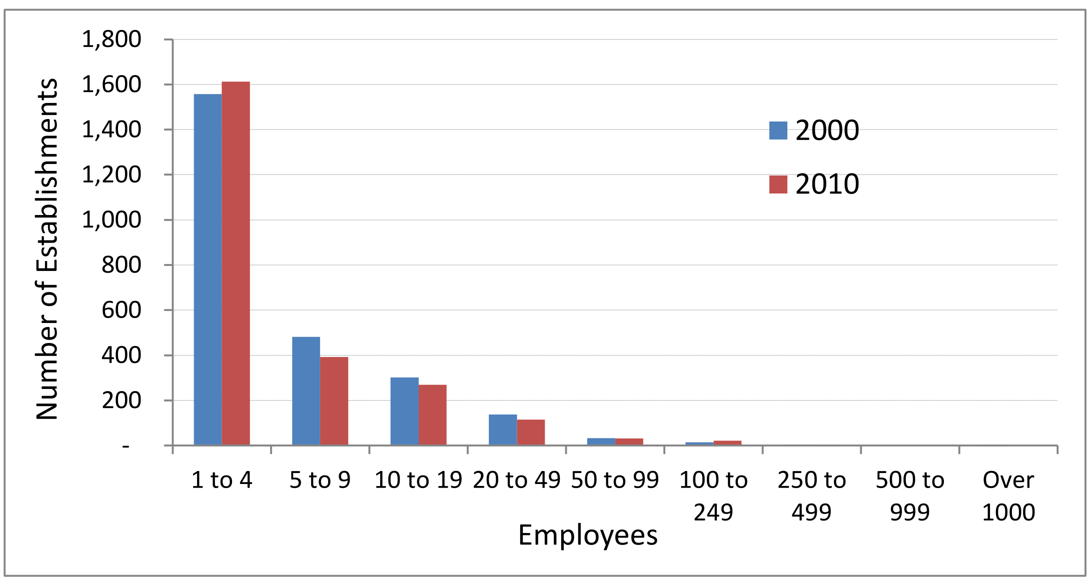
Between 2000 and 2010 there was a trend in the Tahoe Basin of more establishments hiring fewer employees. **Table 25** shows the cumulative percentage of establishments employing less than 5 people had increased from 61% to 66%, and the percentage of establishments employing less than 10 people had increased from 80% to 82% of all establishments. This data is shown graphically in **Figure 22**.

Table 25
Number of Establishments by Zip Code

		Number of Employees in Establishment								
Year	Total	1 to 4	5 to 9	10 to 19	20 to 49	50 to 99	100 to 249	250 to 499	500 to 999	Over 1000
					Number of Establishments					
2000	2,537	1,558	481	302	138	33	15	5	2	3
2010	2,447	1,612	393	269	115	31	21	3	2	1
					Percent of Total					
2000	100%	61%	19%	12%	5%	1%	1%	0%	0%	0%
2010	100%	66%	16%	11%	5%	1%	1%	0%	0%	0%
2000	*Cumulative*	61%	80%	92%	98%	99%	100%	100%	100%	100%
2010	*Cumulative*	66%	82%	93%	98%	99%	100%	100%	100%	100%

Source: Census Zip Code Business Patterns

Figure 22
Majority of Payroll Establishments in the Tahoe Basin have Less than 5 Employees



The Census Zip Code Patterns database does not provide the total number of employees by industry; however, the number of establishments by industry does provide some indication of what industries are successful in the Tahoe Basin. **Table 26** sorts the industries with the greatest number of establishments in the 2010 Census Zip Code Patterns from most numerous to least numerous. Industries with more than 100 establishments are charted in **Figure 23**.

Table 26
Number of Establishments by Industry in the Tahoe Basin

	Number of Establishments		
Industry	2000	2010	Change
Construction	378	361	-17
Professional, scientific, & technical services	299	344	45
Accommodation & food services	320	303	-17
Retail trade	326	301	-25
Real estate and rental & leasing	218	214	-4
Health care & social assistance	170	186	16
Admin. & Support, Waste Mg't & Remediation	140	167	27
Other services (except public administration)	172	164	-8
Finance and insurance	132	118	-14
Wholesale trade	61	65	4
Arts, entertainment, & recreation	69	63	-6
Information	63	50	-13
Manufacturing	52	30	-22
Transportation & warehousing	28	28	0
Educational services	21	24	3
Utilities	14	12	-2
Management of companies & enterprises	14	11	-3
Industries not classified	49	3	-46
Forestry, fishing, hunting, & ag. support	4	2	-2
Mining	5	1	-4
Auxiliary	2	0	-2

Source: Census Zip Code Business Patterns

The construction industry had the most establishments in 2010 as it did in 2000. The number of professional, scientific and technical services establishments increased over the decade, as did health care and social assistance, and administration and support services, waste management and remediation. Industries that lost establishments over the decade include construction, accommodation and food services, retail trade, real estate and rental and leasing services, finance and insurance, and other services. The increases and decreases in number of establishments are also shown in **Figure 23**.

Figure 23
Industries with at Least 100 Establishments in the Tahoe Basin