Occupancy Rate Assumptions

South Lake Tahoe:

* Using city-provided monthly hotel/motel occupancy data for 5 occupancy zones.
* VHR occupancy data provided citywide, constant occupancy rate will be used for all occupancy zones.
* Zonal and VHR occupancy rates calculated by dividing rooms rented in a month by the number of hotel rooms or VHRs in a zone (hotels) or the City of South Lake Tahoe (VHRs) theoretically available in a month per TRPA parcel data, where theoretical rooms available in a zone per month is the product of TRPA hotel rooms in a zone and the number of days in the respective month.

Douglas County:

* Nevada Gaming Abstract monthly figures for casinos are reliable and reasonable; this data being used as an input for rented rooms at casino properties.
* Monthly casino occupancy rates from Nevada Gaming Abstract applied to non-casino hotels, as Douglas County occupancy figures appear unreliable.
* For lack of a better figure, Douglas County VHR occupancy rate used for VHRs, but not the county figures for VHRs rented/available.
* Occupancy rate for casino hotels calculated by dividing rooms rented in a month by the number of casino hotel rooms in Douglas County theoretically available in a month per TRPA parcel data, where theoretical rooms available per month is the product of TRPA hotel rooms in a zone by the number of days in the respective month.
* Occupancy rate for non-casino hotels and VHRs is *not* calculated; the Gaming Abstract rate is used directly for non-casino hotels and the Douglas County rate is used directly for VHRs.

El Dorado County:

* Using South Lake Tahoe VHR occupancy rate for VHRs
* For the few hotel/motel properties, estimating occupancy rates through spatial interpolation
* As South Lake Tahoe hotel zones near El Dorado County have abnormally low occupancy rates, these numbers may be modified to reflect the South Lake Tahoe citywide rate or Placer County rates.

Placer County:

* Placer County provides occupancy data for a set of neighborhood occupancy zones on a quarterly basis
* Occupancy types “Hotel”, “Motel”, and “Bed and Breakfast” combined for a “Hotel/Motel” occupancy rate. All other occupancy types are considered to be VHRs.
* Zonal occupancy rates for each occupancy type calculated by dividing rooms rented in a quarter by the number of hotel rooms or VHRs in a zone that are theoretically available in a quarter per TRPA parcel data, where theoretical rooms available in a zone per quarter is the product of TRPA hotel rooms or VHRs in a zone and the number of days in the respective quarter.
* For TAUs outside of an occupancy zone, estimate occupancy rates through spatial interpolation of nearby occupancy zones

Washoe County:

* Using monthly rooms rented as provided by RSCVA.
* For homeowner rentals (a subset of VHRs), quarterly units rented are provided. For these units (approximately 500-1500 rentals/month), distribute rented rooms from July – September quarter evenly among all months to estimate.
* Occupancy types “Hotel” and “Motel” combined for “Hotel/Motel”.
* Occupancy types “Timeshare”, “Vacation”, and “Homeowner” considered to be VHRs.
* Occupancy rates for each occupancy type calculated by dividing rooms rented in a month by the number of hotel rooms or VHRs in Washoe County that are theoretically available in a month per TRPA parcel data, where theoretical rooms available per month is the product of TRPA hotel rooms or VHRs and the number of days in the respective month.

Weighted average:

The model day utilized by TRPA’s Travel Demand Model is a blend of the Monday – Thursday period in several weeks throughout the summer season, as recommended by the Model Working Group convened before the 2020 Regional Transportation Plan. Specifically, these weeks are the first two full weeks of June, the last week of August, and the middle two weeks of September. In 2022, these periods are June 6-9, June 13-16, August 29 – September 1. September 12-15, and September 19-22. As each month does not have the same number of days in the 20-day model period, a weighted average is constructed to obtain occupancy rates for the model day. The weighted occupancy rate for the simulated model day is calculated as follows:

Where is the model day occupancy rate and is average occupancy for *Month*. In the case of Placer County, which provides quarterly occupancy data, a coefficient of 8/20 is used for the April – June quarter and a coefficient of 12/20 is used for the July – September quarter.