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Deed Restricted Housing Annual Monitoring Report for 2025

September 23, 2025

Summary

Effective enforcement and monitoring of deed-restricted affordable and workforce housing properties are key to the success of the Tahoe Regional Planning Agency's (TRPA) housing programs and attainment of associated environmental threshold goals. Regulatory compliance is fundamental to the success of the Regional Plan and processes are integrated throughout the agency to ensure policies are followed and violations are corrected. TRPA is committed to continual improvement of these systems. This report summarizes the results from the annual compliance monitoring of deed-restricted housing for 2025, as well as a Voluntary Homeowner and Property Manager Survey TRPA conducted this year to help educate homeowners and property managers and give them advance notice of the upcoming audit.

Background

TRPA began issuing deed restrictions around 1996. Many early deed restrictions were tied to the subdivision of existing "defacto" affordable- or moderate-income housing, or to federal or state grants subsidizing the construction of new deed-restricted housing projects. During this time, the mechanism for compliance was the nature of property titles and transfers. Deed restrictions run with the title of a property in perpetuity and are disclosed through a title search at the time of sale.

These early deed restrictions did not contain language related to annual compliance reporting, documentation requirements or penalties for non-compliance, although authority and mechanisms for enforcement exist through the Bi-State Compact and Code of Ordinances just as they do for any violation of TRPA code.

There are approximately 170 properties and nearly 600 units carrying TRPA deed restrictions. The vast majority are in managed multi-family complexes such as Kelly Ridge Senior Apartments, or the Aspens in South Lake Tahoe. Other units have been subdivided into individual ownership units such as Pinebrook Condominiums in Incline Village and are still required to meet the terms of their deed restrictions. TRPA may audit these properties or request voluntary information from them on the use of the property.

The 2012 Regional Plan Update created an incentive-based system to encourage more beneficial projects in the region. Property owners and builders can apply for bonus development rights if their project includes certain environmental or transportation improvements, or creation of deed-restricted affordable housing units. In October 2018, TRPA brought forward new policies requiring all projects receiving bonus units for deed restricting affordable or workforce housing units to be part of an annual compliance monitoring program, whereby owners of deed-restricted properties must submit a form each year certifying that occupancy of the home complies with the requirements of the deed restriction. At the time of this report, a total of 13 properties exist with the annual compliance reporting requirement. These deed-restricted properties are also subject to complaint-based investigation or an

audit requiring documentation of compliance with the terms of the deed restriction. With Governing Board approval, the Deed Restricted Housing Annual Monitoring Program went into effect December 17, 2018 and apply to all permits for deed restrictions issued after that date.

TRPA contracts with HousingINC., a firm with expertise in managing deed-restriction programs, to conduct third-party certification of the annual deed restriction compliance monitoring and audit documentation. HousingINC. can also make recommendations for program improvements to ensure continuous improvement and progress toward Regional Plan goals.

Compliance Monitoring Program

TRPA's compliance monitoring program consists of two discrete parts: 1) Annual compliance monitoring of properties receiving a deed restriction after December 2018 ("post-2018"); and 2) Audit a sample of all properties that carry a deed restriction issued by TRPA before or after December 2018. At the time of this report, audit data are under analysis and a full report will be published this fall.

Compliance Monitoring of Post-2018 Deed-Restricted Units

- On April 1, 2025, TRPA mailed an initial letter to 10 deed-restricted property owners to remind them of the online compliance form and inform them of a pending request for additional information.
- On May 5, 2025, TRPA mailed an official request letter to the same 10 property owners requiring them to complete the online compliance form.
    - Three of the 10 deed-restricted properties were still under construction and not yet required to submit an online compliance form.
    - Of the remaining seven properties, all seven demonstrated compliance. See the table below for a summary of compliance status for the units, and Attachment A for the details of the responses.

Type	Number of Units	Units under Construction	Units in Compliance
Accessory Dwelling Units	6	0	6
Multi-family apartments	3	3	0
Condominium	1	0	1
Total	**10**	**3**	**10**

Voluntary Homeowner and Property Manager Survey

TRPA, in collaboration with HousingINC., developed a customized approach to communicate with property owners having deed restrictions written prior to year 2018 in the Tahoe Basin. The goal of the outreach was to provide property owners and managers with information on the TRPA Deed Restriction Program, to obtain basic information on the terms written in their deed restriction, and give them advance notice of the upcoming audit.

- In January 2025, examination of all existing deed restrictions found a total of 15 different forms of deed restrictions active in the Tahoe Basin that address either

affordable- or moderate-income levels and include condominiums, accessory dwelling units, and apartment complexes.

- TRPA designed a set of surveys based on affordable or moderate-income levels asking a set of questions to obtain basic information on the usage of the property and acquire current contact information. On April 1, 2025, TRPA mailed an official letter to 71 property owners and 13 apartment complex owners/property managers requesting their participation in the survey provided by a QR code.
- Out of 84 surveys mailed, 46 responded with a 100% response rate from the 13 apartment complexes. See the table below for a summary of the response. Detailed responses are included in Attachment A.

Type	Number of Surveys	Number of Responses
Homeowners: Affordable-Income	6	3
Homeowners: Moderate-Income	65	30
Apartment Complex: Affordable-Income	10	10
Apartment Complex: Moderate-Income	3	3
Total	***84***	***46***

Volunteer Homeowner Survey and Amending Deed Restriction Option

TRPA staff conducted a separate monitoring effort to communicate with property owners having deed restrictions written prior to 2018 containing constrictive language regarding the sale of the property. The goal was to address the concerns and issues that come with older deed restriction documents and structures, as well as obtain basic information on the use of the property and acquire current contact information. TRPA staff determined that property owners of these specific properties may update their deed restriction to one of two deed restriction options.

- On June 3, 2025, TRPA mailed an official letter to 94 deed restricted property owners requesting their participation in the survey provided by a QR code and consideration of upgrading their deed restriction from the options provided.
- Out of 94 letters mailed, 22 property owners responded to the volunteer survey. See the table below for a summary of the survey responses on occupancy status.
- At the time of this report, the total number of property owners interested in amending their current deed restriction to one of the two options are expected to be available Spring 2026.

Type of Occupant[1]	**Primary Residence[2]**		**Seasonal Employment**		
	Yes	**No**	**Yes**	**No**	**Unknown**
Tenant	12	2	2	10	2

Owner	4	2	0	6	0
Family of Owner	0	1	0	1	0
Vacant	0	1	0	1	0
Total	***16***	***6***	***2***	***18***	***2***

[1] The property owner, family of the property owner, or a person(s) renting the unit are eligible occupants of these units.
[2] The address where a person is registered to vote, filed tax returns from, registered a vehicle, has on file with the U.S. Postal Service, and takes up occupancy for the majority of the year.
[3] A type of employment where the position is typically 6 months or less and often recurring at the same time each year.

Regional Plan Consistency

The Deed Restricted Housing Monitoring Program ensures property owners participating in the Bonus Unit Program comply with the Code of Ordinances and helps achieve the goals of the Tahoe Living Strategic Initiative. The monitoring program is consistent with the following Regional Plan Goals and sections of the Code of Ordinances:

GOAL HS-1

PROMOTE HOUSING OPPORTUNITIES FOR FULL-TIME AND SEASONAL RESIDENTS AS WELL AS WORKERS EMPLOYED WITHIN THE REGION.

GOAL HS-3

REGULARLY EVALUATE HOUSING NEEDS IN THE REGION AND UPDATE POLICIES AND ORDINANCES IF NECESSARY TO ACHIEVE STATE, LOCAL, AND REGIONAL HOUSING GOALS.

Code of Ordinances Section 52.3.4. Affordable, Moderate, and Achievable-Income Housing.

All projects receiving a residential bonus unit for affordable, moderate, or achievable housing development as defined in Chapter 90: Definitions shall comply with criteria in Section 52.3.4A-F. TRPA shall report to the TRPA Governing Board biennially on the implementation of the residential bonus unit program for affordable, moderate, and achievable housing development. This report shall include, but is not limited to, the number of housing developments and units awarded and constructed bonus units, number of bonus units awarded to and constructed in each income category, number of bonus units awarded to and constructed in single and multi-family housing developments, location of housing developments, and compliance with the program.

Contact Information

For questions regarding this report, please contact Michelle Brown, Associate Planner, at (775) 589-5226 or mbrown@trpa.gov.

Attachment(s)

Attachment A: 2025 Tahoe Regional Planning Agency Deed Restriction Monitoring Program Report (Anonymized for Public Viewing). HousingINC., August 12, 2025.

info@housinginc.org
www.housinginc.org

Attachment A:
2025 Tahoe Regional Planning Agency Deed Restriction Monitoring Program Report
August 12, 2025

The Tahoe Regional Planning Agency (TRPA) 2025 Deed Restriction Monitoring and Reporting Program is divided into two parts. TRPA, with the help of the consulting firm HousingINC., launched Part One in April 2025 with goals to 1) Meet annual compliance monitoring requirements for units with deed-restrictions issued after 2018; 2) increase homeowner and property understanding of TRPA's deed-restriction requirements and monitoring practices; 3) collect information on the use of existing deed-restricted units (this effort focused on 93 deed restricted parcels with *499 total homes (81 homeowners and 418 apartment tenants*); and 4) gauge owner knowledge about the program. Part Two, planned for late summer 2025, will audit, via third-party documentation, 50% of the region's deed-restricted units to verify they are compliant with program requirements, and if not, to understand and address the barriers to compliance.

TRPA monitors three types of deed restriction groups:

Type 1: The function of the **"Affordable"** Restriction is to direct the use of these units to affordable-income households (income not more than 80 percent of median income) who are seasonal workers or permanent residents.

Type 2: The function of the **"Moderate-Income"** Restriction is to direct the use of these units to moderate-income households (income not more than 120 percent of median income) who are seasonal workers or permanent residents.

Type 3: The function of the **"Achievable-Income"** Restriction is to restrict the occupancy of the unit by permanent residents who meet at least one of three occupancy requirements, one of which is a requirement that at least one household occupant works a minimum of 30 hours a week for an employer based in the Tahoe-Truckee region.

Part One
In April of 2025, TRPA mailed letters requesting voluntary information, in the form of a survey, from seventy-one (71) homeowners with deed-restricted homes and thirteen (13) apartment complexes with deed-restricted units. The letters provided property owners with information and resources about their TRPA deed-restriction and notified them that TRPA would be selecting a portion of the total number of deed-restricted units to audit in the Summer of 2025 (Part

Two). Ten (10) additional homeowners were reminded to submit required online Residential Bonus Unit Compliance (RBUC) Form.

For each group, we report:

- The number of property owners included
- The response rate to our information request
- Survey/Report Responses

Compliance Monitoring of Post-2018 Deed-Restricted Units

TRPA asked ten (10) owners to certify adherence to their property's deed restriction via an online Residential Bonus Unit Compliance (RBUC) Form. All of these owners hold deed-restrictions that were issued after 2018, when TRPA began requiring submittal of an annual compliance form.

TRPA mailed initial letters on April 1, 2025 with a request to submit reports by April 30, 2025.

All 10 (100%) of the property owners responded satisfactorily. Seven (7) of the 10 (70%) submitted informative responses.

- Three (3) owners did not submit a response because they are under construction.
- Seven (7) owners submitted a response. The summary is below.

2025 RBUC Responses	Tahoe City	South Lake Tahoe	South Lake Tahoe	Incline Village	Homewood	Tahoe City	South Lake Tahoe
Property Type	ADU	ADU	ADU	Condo	ADU	ADU	ADU
Number Bedrooms	3	1	2	1	1	1	1
Who occupies the Unit – tenant/owner/vacant	Tenant	Tenant	Tenant	Tenant	Tenant	Owner	Owner
Is the unit occupied by a household as a primary residence?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Has the unit been used as a vacation rental in the last 12 months?	No	No	No	No	No	N/A	No
Is the unit occupied by a seasonal worker?	No	Yes	Yes	No	No	N/A	No
Does the household occupying the deed restricted unit meet the definition for moderate income by earning less than the gross household income limits?	Yes	Yes	Yes	Yes	Yes	Exempt	Yes
Does at least one occupant of the household work at least 30 hours per within the Tahoe region or Tahoe-Truckee Unified School District (TTUSD),?:[1]	Yes	Yes	Yes	Yes	No	N/A	Yes

[1] Does at least one occupant of the household work at least 30 hours per week or full-time equivalency for an employer with a business license or tax address within the Tahoe region or Tahoe-Truckee Unified School District (TTUSD), including but not limited to public agencies and not-for-profit employers, and which requires the employee's physical presence within the boundaries of the Tahoe region or TTUSD in order to complete

Is at least one occupant of the household a retired person who has worked in the Tahoe Basin for more than seven years?	No	No	No	No	No	N/A	No
If rented, what is the monthly rent rate?	$3,000	$1,850	$2,200	$2,100	$1,650	N/A	N/A
Does the monthly rent rate include utilities?	Yes	Yes	Yes	Yes	No	N/A	Yes
If it does include utilities, what does it include?	Sewer, Water, Hot Water (electric)	Sewer, Water, Heat (gas), Heat Trash, Hot Water (Electric)	Sewer, Water, Heat (gas), Heat (electric), Trash, Hot Water (Electric)	Sewer, Water, Heating (electric), Trash, Hot Water (electric) + Internet	Sewer, Water	N/A	Sewer, Water, Heating (electric and gas), Trash, Hot Water (electric and gas)
Notes	None	None	None	None	None	Owner stated that the property is occupied by family, which is allowable for achievable ADUs	Owner stated that the property is occupied by the owner themselves, which is allowable for achievable ADUs

Voluntary Homeowner Surveys

TRPA asked 71 homeowners to complete an online survey by April 30, 2025.

Survey A: Six (6) Homeowners - Affordable-Income Homes

Survey Responses - Attachments 1 & 2: Three or 50%

Occupancy – Tenant/Owner

- Two units are occupied by tenants, who are not seasonal workers. The units are the tenants' primary residence and are not used as vacation rentals.

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the task or furnish the service for an average of at least 30 hours per week on an annual basis, or seasonal basis for seasonal work?:

- The rent rates are $1,200; utilities are not included.
- The owners are unaware of their tenant's household income.

- One unit is occupied by the owner, who is not a seasonal worker. It is occupied as a primary residence and is not used as a vacation rental. The owner checked "don't know" in response to the question about whether their income is within the restricted limits, even though the survey provided a table of the allowable income limits.

Survey B: Sixty-five (65) Homeowners – Moderate-Income Homes

Survey Responses - Attachments 3 & 4: Thirty (30) or 46%

Occupancy – Tenant/Owner

- Ten (10) owners reported their units are occupied by tenants (one additional owner rents to their child)
- One (1) owner reported their unit is vacant
- One (1) owner reported the unit is used as their second home (some older deed-restrictions allow this)
- Eighteen units are owner-occupied

Occupancy – Seasonal Worker/Primary Residence

- Thirty (30) units are not occupied by seasonal workers; one (1) owner reported they didn't know if their tenant is a seasonal worker or not.
- Twenty (20) units are occupied as a primary residence
- Eleven (11) units are not used as a primary residence

Monthly Rent and Mortgage Rates

- Ten (10) owners reported rent rates between $1,320 - $2,450; utilities are included in the rent for four (4) tenant households
- Two (2) owners reported mortgage payments – one reported $2,000 and the other $2,500/month

Income Limits

- Sixteen (16) owners reported occupants are compliant with the income limits
- Four (4) owners reported that they don't know if their tenants are compliant with the income limits; One (1) owner reported they don't know if they (as the owner occupant) are compliant with the income limit, even though the table of income limits was shown in the survey.

- Nine (9) owners reported they (as owner occupants) are not compliant with the income limits shown in the survey (note that because the definitions of "moderate" varies in the deed-restrictions, not all of these units have income limit requirements).

Apartment Complex Surveys: "Affordable-Income" homes for tenants and some "Moderate-Income" homes for property managers.

TRPA asked thirteen (13) Apartment Complexes, *with a total of 418 homes*, to submit a report or online survey by April 30, 2025. All complexes submitted reports. Thirteen (13) Apartment Complexes (100%) responded. Ten (10) Apartment Complexes are restricted as "Affordable-Income" and three (3) as "Moderate-Income".

- Six (6) Apartment Complexes are structured with federal housing funds and seven (7) are privately owned.

Apartment Complex Summary – Attachments 5 & 6

Complex		Jurisdiction	Deed Restriction Type	Funding	Number of Restricted Units	Details
1	Kelly Ridge	South Lake Tahoe, CA	Affordable	LIHTC/TCAC[2]	33	Includes one moderate-income Manager's Unit. Senior Housing
2	The Aspens	South Lake Tahoe, CA	Affordable	LIHTC/TCAC	56	Includes one Moderate-Income Manager's Unit
3	King Beach Apartments	Placer County, CA	Affordable	LIHTC/TCAC	59	
4	Sugar Pine Village	South Lake Tahoe, CA	Affordable	LIHTC/TCAC	96	Some units are under construction
5	Sky Forest Apartments	South Lake Tahoe, CA	Affordable	PRAC[3]	18	
6	Evergreen Apartments	South Lake Tahoe, CA	Affordable	HOME[4]	26	Includes one Moderate-Income Manager's Unit

[2] Funded through the federal **Low-Income Housing Tax Credit (LIHTC)** program, these apartment complexes offer reduced rent to income-eligible tenants. They are annually monitored by state housing finance agencies to ensure they meet federal and state requirements and standards.

[3] The **Project Rental Assistance Contract (PRAC)** is a HUD subsidy program that provides rental assistance for elderly or disabled residents living in supportive housing developments.

[4] **Home Investment Partnerships Program (HOME)** provides funds for the development or rehabilitation of affordable rental housing in exchange for a 15-to-20-year deed restriction.

7	Aspen Grove	Douglas County, NV	Affordable	Private	39	
8	Lake Vista	Douglas County, NV	Affordable	Private	24	
9	Meadow Brook	Douglas County, NV	Affordable	Private	40	
10	Treehaven Apartments	South Lake Tahoe, CA	Affordable	Private	6	Project includes 2 additional market rate units.
11	Tahoe City Marina	Placer County, CA	Moderate	Private	6	Project includes 2 additional market rate units
12	Nevada Royale Apartments	Douglas County, NV	Moderate	Private	5	Project includes 32 additional market rate units
13	Faris Manor	Douglas County, NV	Moderate	Private	10	Project includes one additional market rate unit

Part Two

Part Two of this report will confirm homeowners and Apartment Complex owners/managers are compliant with their Deed-Restrictions by collecting and analyzing documentation of deed-restriction requirements. Part Two of this report will be published in Fall 2025.

Attachment 1: TRPA RBUC Form

GENERAL

Property Type:	--Select--
Number of Affordable Income Units:	
Number of Moderate Income Units:	
Number of Achievable Units:	
The deed restriction(s) cover the following units: Number of studio units:	
Number of 1 bedroom units:	
Number of 2 bedroom units:	
Number of 3 bedroom units:	
Number of 4 bedroom units:	
Number of 5 bedroom units:	
Total number of units:	
The unit was occupied by the owner throughout the last year:	◯ Yes ◯ No
If yes, the owner meets one or more criteria (the income and/or rent limits and/or employer requirement) established in the deed restriction?::	◯ Yes ◯ No

Unit/Units was/were rented?: ◯ Yes ◯ No

If yes, the renter meets one or more criteria (the income and/or rent limits and/or employer requirement) established in the deed restriction?:: ◯ Yes ◯ No

Has the unit been used as a second home or vacation rental during the course of the last year?: ◯ Yes ◯ No

The unit has been used exclusively by a permanent resident or seasonal worker throughout the course of the last year?: ◯ Yes ◯ No

Construction on the unit is not complete. Anticipated date of completion is : MM/DD/YYYY

Notes:

I hereby declare under penalty of perjury that all information submitted as part of this compliance form is true and accurate to the best of my knowledge and I understand that should any information submitted be inaccurate, erroneous or incomplete, TRPA may take appropriate action.: ☐

Attachment: 2

Tahoe Regional Planning Agency
Deed Restriction Program
2025 Monitoring Survey

Form A – Affordable, Income Limits and Rent Limits

Property Owner/Manager Name:

Phone Number:

Email Address:

Property Address:

Assessor's Parcel Number (APN):

Monthly Rent Amount:

Who occupies the deed restricted unit?

- ○ **The owner**
- ○ **A tenant**
- ○ **Nobody – vacant**
- ○ **Other (please explain):**

Is the deed restricted unit used as a vacation rental?

- ○ **Yes**
- ○ **No**

Is the deed restricted unit occupied by a seasonal worker?

- ○ **Yes**
- ○ **No**
- ○ **I don't know**

Does this household occupying the deed restricted unit utilize it as their primary residence?

- ○ **Yes**
- ○ **No**

Does the household occupying the deed restricted unit earn less than the program's gross household income limits below?

- ○ **Yes**
- ○ **No**
- ○ **I don't know**

Form A: Affordable 80% Area Median Income in County

2024 Household Size Area Median Income Limits	1 Person	2 Persons	3 Persons	4 Persons	5 Persons
El Dorado County, CA	$66,050	$75,450	$84,900	$94,300	$101,850
Placer County, CA	$66,050	$75,450	$84,900	$94,300	$101,850
Douglas County, CA	$56,400	$64,450	$72,500	$80,550	$87,000
Washoe County, NV	$56,700	$64,800	$72,900	$80,950	$87,450

Does the monthly rental rate include utilities?

- ○ **Yes**
- ○ **No**

Submit

Attachment 3: Form A Survey Responses

Form A Responses	Rent	Who Occupies the Unit	Vacation Rental	Seasonal Worker	Primary Residence	Income In Compliance	Includes Utilities	Utilities Included
Incline Village, NV	$1,200	Tenant	No	No	Yes	I don't know	No	
Incline Village, NV	$1,200	Tenant	No	No	Yes	I don't know	No	
Incline Village, NV	$3,600	Owner	No	No	Yes	I don't know	Yes	Sewer, Water, Heating (gas), Heating (electric), Trash, Hot water (gas), Hot water (electric)

Attachment: 4

Tahoe Regional Planning Agency
Deed Restriction Program
2025 Monitoring Survey

Form B - Moderate, Income Limits and Rent Limits:

Property Owner/Manager Name:

Phone Number:

Email Address:

Property Address:

Assessor's Parcel Number (APN):

Monthly Rent Amount:

Who occupies the deed restricted unit?

- ○ **The owner**
- ○ **A tenant**
- ○ **Nobody - vacant**
- ○ **Vacation Renters**
- ○ **Other (please explain):**

Is the deed restricted unit occupied by a seasonal worker?

- ○ **Yes**
- ○ **No**
- ○ **I don't know**

Does this household occupying the dead restricted unit utilize it as their primary residence?

- ○ **Yes**
- ○ **No**

Does the household occupying the deed restricted unit earn less than the program's gross household income limits below?

- ○ **Yes**
- ○ **No**
- ○ **I don't know**

Form B – Moderate 120% Area Median Income by County

2024 Household Size Area Median Income Limits	1 Person	2 Persons	3 Persons	4 Persons	5 Persons
El Dorado County, CA	$95,700	$109,350	$123,050	$136,700	$147,650
Placer County, CA	$95,700	$109,350	$123,050	$136,700	$147,650
Douglas County, CA	$77,400	$96,720	$108,840	$122,280	$130,560

Washoe County, NV	$85,080	$97,200	$109,200	$121,440	$131,160

Does the monthly rental rate include utilities?

- ○ **Yes**
- ○ **No**

Submit

Attachment 5: Form B Survey Responses

Form B Survey Responses	Rent	Who Occupies the Unit	Seasonal Worker	Primary Residence	Income In Compliance	Includes Utilities	Utilities Included
Incline Village	$2,450	Tenant	No	Yes	Yes	No	
Incline Village	$2,000	Tenant	No	Yes	I don't know	No	
Incline Village	$1,800	Tenant	No	Yes	Yes	Yes	Water, Heating (electric), Trash
Incline Village	Vacant	Owner	No	No	Yes	No	
Incline Village	$2,300	Tenant	No	Yes	Yes	Yes	Sewer, Water, Trash
Tahoma	N/A	Other: owner's son	No	Yes	Yes	No	
Incline Village	$2,000	Owner	No	Yes	Yes	No	
Incline Village	N/A	Owner	No	No	No	No	
Tahoma	N/a	Owner	No	No	No	No	
Incline Village	N/A	Owner	No	Yes	Yes	No	
Tahoma	N/A	Owner	No	Yes	I don't know	No	
Incline Village	$2500	Owner	No	No	No	No	
Incline Village	$1,765	Tenant	I don't know	Yes	I don't know	Yes	Sewer, Water, Trash
Incline Village	$2,000	Tenant	No	Yes	I don't know	No	
Tahoma	N/A	Owner	No	Yes	Yes	No	
Incline Village	$1,995	Tenant	No	Yes	Yes	No	
Incline Village	N/A	Owner	No	No	No	No	
Tahoma	N/A	Owner	No	No	Yes	No	
Tahoma	N/A	Other: Second home	No	No	No	No	

		used by family					
Tahoma	$1,320	Tenant	No	Yes	I don't know	No	
Tahoma	N/A	Owner	No	No	Yes	No	
Incline Village	N/A	Owner	No	Yes	Yes	No	
Incline Village	N/A	Vacant	No	No	Yes	No	
Tahoma	N/A	Owner	No	No	No	No	
Incline Village	N/A	Owner	No	Yes	No	No	
Incline Village	N/A	Owner	No	Yes	No	No	
Incline Village	$2,500	Owner	No	Yes	No	No	
Incline Village	N/A	Owner	No	Yes	Yes	No	
Tahoma	N/A	Owner	No	Yes	Yes	No	
Incline Village	$1,800	Tenant	No	Yes	Yes	Yes	Sewer, Water, Heating (electric), Trash, Hot water (electric)

Attachment 6: 2025 Monitoring Compilation TCAC

TCAC Results			NUMBER OF UNITS					GROSS RENT RATES				UTILITY ALLOWANCE			
Complex	**County**	**Total Number of Units**	**Studio**	**1**	**2**	**3**	**AMI**	**Studio**	**1**	**2**	**3**	**Studio**	**1**	**2**	**3**
Kelly Ridge	**El Dorado County, CA**	33		30	3				$704-$1,717				$124		
										Unknown				$165	
Sugar Pine	**El Dorado County, CA**	68	4				30%	$619				$62			
			5				50%	$1,032				$62			
			3				60%	$1,239				$62			
				3			30%		$663				$77		
				6			50%		$1,105				$77		
				3			60%		$1,326				$77		
					4		30%			$795				$89	
					9		50%			$1,326				$89	
					10		60%			$1,591				$89	
						4	30%				$919				$114
						7	50%				$1,532				$114
						9	60%				$1,839				$114
Kings Beach Apartments	**Placer County, CA**	77	6					$567-944				$89			
				34					$610 - $1,740				$105		
					2					$773 - $1030				$141	
						35					$861-$1627				$173
The Aspens	**El Dorado County, CA**	48		18					$979				$126		
					14					$1,178				$148	
						16					$1,349				$183

Attachment 7: 2025 Monitoring Compilation of Non-TCAC

Non-TCAC Results			HOW MANY UNITS ARE				MONTHLY RENT RATE				Do the occupants of the deed-restricted units earn less than the program's household income limits below?				
Complex	**County**	**Total Number of Units**	**Studio**	**1**	**2**	**3**	**Studio**	**1**	**2**	**3**	**Affordable**	**Moderate**	**Utilities included in rent?**	**What utilities are included in rent?**	**NOTES**
Aspen Grove (TRPA - probably)	El Dorado County, CA														
Evergreen Apartments (HOME)	El Dorado County, CA	25			23	2			HOME RATE	HOME RATE	I don't know	n/a	n/a	n/a	HOME RENTS
Lake Vista	Douglas County, NV	24		12	12			$1,487	$1,659		Yes	Yes	No		
Meadow Brook	Douglas County, NV	40		8	32			$1,009	$1,207		Yes	Yes	No		
Faris Manor	Douglas County, NV	11		6	5			$1,275-$1,530	$1,450-$1,700		I don't know	I don't know	Yes	Heating (Gas), Heating (Electric)	
Nevada Royale	Douglas County, NV	38		20	16			$1,300-$1,700	$1,450-$1,925		I don't know	I don't know	No		
Sky Forest Acres (PRAC)	El Dorado County, CA	18		16	2			$1,422	$1,422		Yes	n/a	Yes	Sewer, Water, Heating (Electric),	All units are subsidized under the

														Trash, Hot Water (Gas)	HUD Section 811 PRAC program. Tenants pay 30% of their adjusted income as rent. Manager's unit is rent free.
Tahoe City Marina	Placer County, CA	10	10				$875-$1,675				n/a	Yes	Yes	Sewer, Water, Trash	
Treehaven Apartments	El Dorado County, CA	8		6	2			$1,180	$1,175		Yes	Yes	Yes	Sewer, Water, Trash	