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Subject: Comment - proposed amendments to the Achievable Deed Restrictions

Dear Members:

With regard to the **Agenda Item regarding the proposed amendments to the “Achievable” deed restriction category definition**, please consider these comments for the record.

Sadly, deed Restrictions are not a silver bullet or panacea. They require substantial resources and commitment to design, monitor and, most important, to enforce. **Successful deed restrictions require a dedicated housing authority or body, and cooperation/coordination with local/county government.** With respect to monitoring and enforcing deed restrictions in Incline Village/Crystal Bay, this is a significant challenge. This is also a challenge for TRPA as monitoring and enforcing large-scale deed restrictions would seem to be a distraction from its core mandate.

Communities having deed restrictions should have easy access to that information. Currently, the community would need to examine every parcel on the Parcel Tracker to determine which ones are deed restricted. And even then, that would not explain how they are restricted. As public resources support housing with such deed restrictions — to greater or lesser degree — **the public should have access to information about where such deed restricted properties are and how they are restricted.** (This would undoubtedly help the monitoring authorities with their job.)

While **TRPA recent efforts to identify and better monitor deed restrictions in Incline Village/Crystal Bay are appreciated**, it remains a question as to the overall capacity of TRPA to both monitor and enforce deed restrictions — especially as they might increase in number in California and Nevada.

Finally, **it is not clear what interest or legal responsibility Washoe County might have to monitor or enforce deed restrictions in Incline Village/Crystal Bay.** Without a strong commitment by the County, could deed restrictions be effectively enforced?

These are a few of the many questions that should be factored into discussions on the use of deed restrictions to achieve affordable housing goals in the Tahoe Basin.

Thanks and regards.

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