



Date: June 25, 2024

Honorable Mayor and Council Members:

Author and title: Anika Kimme, CivicSpark Fellow

Title: **Rooted Renters Program Guidelines Revisions**

Jen Callaway, Town Manager

Recommended Action: Review and approve changes to the Rooted Renters Program Guidelines.

Discussion:

INTRODUCTION

Increasing the inventory of long-term workforce housing available to community members living and working in Truckee is a Town Council priority. The Town continues to face a shortage of rental and for-sale housing that is affordable to people with jobs in and around Truckee. Rental incentive programs are an effective tool to fulfill some of the missing community needs by “unlocking” existing housing inventory for use as workforce housing without the cost and time commitment of new construction. This effort furthers the Council’s strategic priority of actively supporting the development of workforce housing in our community, while also helping to preserve the inventory of existing workforce housing.

The Rooted Renters Program aims to lock in workforce rental units at below market prices for at least three years by providing financial incentives to property owners. The goals of the Program are to create stable, long-term rental housing at an affordable rate for the local workforce across multiple years, provide landlords offering below-market rent with an opportunity to participate in the Town’s workforce housing incentive programs, and expand the Town’s suite of housing programs through a multi-year rental solution. This complements and expands upon the goal of Lease to Locals, which is to unlock existing, underutilized housing stock for the local workforce through incentive payments to property owners.

BACKGROUND

The Rooted Renters Program framework was originally introduced to Council on January 23, 2024, and on May 14, 2024, Town Council adopted the Program (see Attachment 1 for staff report). During deliberation regarding the Program Guidelines, Town Council directed staff to modify the proposed guidelines to allow previous Lease to Locals homeowners to participate in Rooted Renters at Program launch along with non-Lease to Locals participants.

Due to this change, staff and Placemate found it necessary to add clarifications to the Program guidelines to specify that Lease to Locals participants are eligible for Rooted Renters and the timeline in which they are eligible to apply. The program updates outlined below are included in the revised Program Guidelines (Attachments 2 & 3). This was necessary given the high volume of interest staff

expects from this group in the pilot Program and to create clarity around Lease to Local participant eligibility and a streamlined pilot Program signup/waitlist process.

PROPOSED PROGRAM GUIDELINE CHANGES

Section 7 Eligibility Requirements for Property Owners Applying to Receive Program Incentives

Language was added clarifying the eligibility requirements for previous Lease to Locals homeowners. To be eligible for Rooted Renters, Lease to Locals homeowners must have already finished their lease or their lease is ending within 30 days, and they have completed their end of lease check-in (which is required to confirm they have met the requirement of housing an eligible tenant household for the full program term). Additionally, homeowners must have remained eligible for the final Lease to Locals payment and cannot have been disqualified from the program. While it is extremely uncommon for a homeowner to become ineligible for the final payment or to be disqualified, reasons for this would include violations of the program requirements such as the housing unit becoming unfit for habitation or the property owners attempting an illegal eviction on their tenants.

This change is recommended to ensure a smooth transition to Rooted Renters for homeowners and renters participating in Lease to Locals, equitable program participation, and an effective way to handle the high volume of interest in the Program.

Priority:

<input type="checkbox"/>	Enhanced Communication	<input checked="" type="checkbox"/>	Climate and Greenhouse Gas Reduction	<input checked="" type="checkbox"/>	Housing
<input type="checkbox"/>	Infrastructure Investment	<input type="checkbox"/>	Emergency and Wildfire Preparedness	<input type="checkbox"/>	Core Service

Fiscal Impact: The proposed Program Guideline changes will have no fiscal impact to the Rooted Renters Program.

Public Communication: Agenda posting.

Attachments:

1. May 15, 2024 Staff Report available at:
<https://portal.laserfiche.com/Portal/DocView.aspx?id=59714180&repo=r-6a91ddbc>
2. Updated Program Guidelines (clean copy)
3. Program Guidelines adopted May 14, 2024 (with tracked changes)