

**From:** [Jennifer Walker](#)  
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**Subject:** public comment for Town Council meeting today  
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**[EXTERNAL EMAIL]**

Let's incentivize homeowners to rent long term!

As acknowledged in the document "Workshop on Allocation of TOT Revenues, Review of TBID and Short-Term" prepared by Dan Holler this week, "The Town has experienced substantial growth in TOT revenues." Yet, at the same time, we face a shortage of long-term housing for our locals and workers. On page 9 he mentioned "Communities facing housing challenges have looked to limit the number of STRS as one means to increase the supply of housing units for long-term use." He only proposed ways to RESTRICT the rights of homeowners, but left out something our neighbors in Tahoe are doing already: rather than restrict the rights of homeowners, *INCENTIVIZE* them to offer long term leases instead of STRs. This shouldn't be a "new idea" to the town manager or the Town Council; these programs have already been discussed in local newspapers here in Town (see *The Sheet*: "This is how they do it." October 15, 2021).

Nearly every homeowner here in Town has a mortgage to pay, but if he or she could make the numbers work, many would happily switch to long term leases. Please review the recently passed "Long-Term Rental Incentive Grant Pilot Program" in South Lake Tahoe, as well as a similar program already up and running in Truckee. The core of these programs center around providing cash grants to encourage property owners to switch to longer leases. Example: homeowners sign a one-year lease with a renter and are paid \$2,000 per person of the family in the home, up to \$10,000.

The city of South Lake Tahoe is not even funding it: the \$500K is coming from an allocation from the American Rescue Plan Act (ARPA). Imagine what the Town of Mammoth could accomplish if we put something like that into effect right away, before this winter. It can work fast: the program in Truckee started less than a year ago and has already placed 67 tenants with a cost of 37 grants so far.

The Town of Mammoth's surplus budget could be used to incentivize homeowners and improve the housing crisis NOW, not two to five years from now. I know many residents of Mammoth who would be thrilled to see the Town and MLT reallocate advertising dollars spent to "encourage people to come to already sold-out Mammoth" to grants that open up additional long term rental options in Town.

I ask the Council to discuss this tonight. Thank you.