Town Council Agenda Item Report

Agenda Item No. 9.a
Submitted by: Josh Michael
Submitting Department Planning
Meeting Date: November 24, 2026

SUBJECT
Affordable Housing: Rental Assistance Program AMI Eligibility Adjustment

Recommendation:
Review the information provided

Updates/History of Briefing:
Not Applicable

Executive Summary and Background Information:

Staff is notifying Town Council of an amendment to the Rental Assistance Program that will increase the income eligibility threshold from 60% AMI to 80% AMI.

When the program was established, the 60% AMI threshold was intentionally selected to target households with the greatest need while allowing staff to evaluate participation levels and overall program performance. During the February 26, 2026, Town Council Work Session, staff discussed the possibility that eligibility criteria could be adjusted following implementation if program data indicated a need for modification.

Since implementation, the program has received 54 Rental Assistance applications and 10 Security Deposit Assistance applications. Staff's review of program participation and workforce data suggests the current 60% AMI threshold for the Rental Assistance Program may not align well with the income profile of many households within the workforce populations the program was designed to serve.

Consistent with the Town Council's previous direction to evaluate the program and make adjustments as necessary, staff intends to increase the eligibility threshold to 80% AMI. Staff anticipates this change will better align the program with its intended beneficiaries and enhance the program's overall effectiveness and impact.

Advisory Board/Committee Review:

None

Insert Date of Advisory Board/Committee Review:

Advisory Board/Committee Recommendation and/or Vote:
None

Potential Options:
Review the information provided

Staff Recommendation:
None

ATTACHMENTS
- 2026-405-0 Administrative Report