

# Grant Programs

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*The Town of Brighton is rolling out two new community-based housing programs designed to benefit homeowners, businesses, and employees in this resort-oriented Town.*

## **LEASE TO LOCALS GRANT PROGRAM**

The purpose of this program is to provide a financial incentive for existing Short-Term Rentals (STRs) to switch to a long-term rental for employees who work in Brighton.

[\(How to Apply for Lease to Locals Program\)](#)

### **REQUIREMENTS**

**Which homeowners are eligible?** Participation in this Grant program requires the homeowner to relinquish their STR license and convert the property for use as a long-term rental, with the possibility to reapply for the STR license at a later date if licenses are available.

**Which employees are eligible?** A qualified employee must work at least 20 hours/week for an employer located in the Town of Brighton. Proof of employment is required. One child of the employee can be considered as one additional qualifying renter.

**Who is not eligible?** The following do not qualify as employees or employers: Home businesses, Remote workers, Workers who work less than 20 hours /week. A qualifying renter may not be an immediate family member (son, daughter, brother, sister, parent, including step or in-law relations) of the homeowner. Adults not working locally can live at Lease-to-Locals properties, but only locally employed adults may count toward the Grant to the homeowner.

**Rental Numbers.** All adult renters must be listed on the lease whether they qualify as an employee or not. The number of renters may not exceed town code limits set by the Fire

Marshal.

**Business Licenses.** Homeowners must have a business license to participate.

[How to Get a Business License](#)

**Required Documentation.** Homeowners must present a copy of the Lease Agreement to the Town of Brighton. (Send to: TownClerk [at] Brighton.Utah.Gov)

**Grant Administration.** Half of the Town Grant is paid out within 30 days of the beginning of the lease, and the remainder is paid out within 30 days of the successful end of the lease term. A property may only qualify for one program, either the Turns for Tenants or the Lease to Locals.

**Grant Payments.** The more employees housed in the rental, the bigger the bonus. That Grant is in addition to lease payments from the renters. This chart shows the possible Grant amounts:

Grant amounts:

Lease time frame	1 employee	2 employees or	3 employees or	4 employees or
		1 employee with a child or children	2 employees with a child or children	3 employee with a child or children
6 month lease	\$2,000	\$4,000	\$6,000	\$8,000
12 month lease	\$4,500	\$9,000	\$13,500	\$18,000



## **TURNS FOR TENANTS**

### **PROGRAM**

The purpose of this program is to offer affordable housing for employees who work in the Town of Brighton, and benefit homeowners who have space to rent. If you have an available house or a spare bedroom to rent for the winter season (or year around), you could be eligible for some valuable incentives.

[\(How to Apply to Turns for Tenants Program\)](#)

### **REQUIREMENTS**

**Which homeowners are eligible?** Any homeowner in the Town of Brighton who has not rented their home or part of their home within the last 12 months can participate in the Turns for Tenants program.

**Which employees are eligible?** A qualified employee must work at least 20 hours/week for an employer located in the Town of Brighton. Other adults not working locally can live at properties participating in the program, but only locally employed adults count toward the homeowner's bonus. One child of the employee can be considered as one additional qualifying renter.

**Incentives.** The more employees housed in the rental, the bigger the bonus. Homeowners receive \$200/month for each qualified employee. That bonus is in addition to lift passes from the resort and rental payments from the employee.

**Rental Numbers.** All renters must be listed on the lease whether they qualify as an employee or not. The number of renters may not exceed town code limits set by the Fire Marshal.

**Business Licenses.** Homeowners must have a business license to participate.

[How to Get a Business License](#)

**Who is not eligible?** The following do not qualify as employees or employers: Home businesses, Remote workers, Workers who work less than 20 hours/week.

### **HOW DOES IT WORK?**

- Local homeowners who want to participate should fill out the application form and send it to the Town Clerk. (TownClerk [at] Brighton.Utah.gov)
- The Town Clerk will send the Application to the resorts and other participating local businesses.
- The resort Human Resources Department will match the application to a potential employee renter and send proof of employment to the homeowner and to the Town of Brighton.
- The matched renter and homeowner will negotiate a rental agreement between themselves, put it in writing, and give a copy to the resort and a copy to the Town of Brighton ([TownClerk \[at\] Brighton.Utah.gov](mailto:TownClerk@Brighton.Utah.gov)).
- When the resort receives the signed rental agreement, the resort will notify the homeowner to choose an incentive ticket. It can either be a Season Lift Pass or 10 individual Day Passes.
- In addition, the Town of Brighton will pay \$200/month bonus per employee to homeowners who are willing to rent long-term or seasonal-term to employees.
- Homeowners must submit an invoice to the Town every 3months with proof of employment for their renters (EX: copy of pay stub). (TownClerk [at] Brighton.Utah.gov)

## Supporting Documents

9.17.23\_lease\_to\_locals\_grant\_application\_1.docx 15.34 KB

10.9.23\_turns\_for\_tenants\_application.docx 14.56 KB

2023.9.18\_lease\_to\_locals\_program\_1.docx 17.75 KB

turns\_for\_tenants\_fall\_2023\_psm\_v.2.docx 22.52 KB