

Housing Element Workplan Item 1.9 BMR Program Review

1.9 BMR Program Review

- a) Continue BMR program, as revised in 2019, to include more opportunities for inclusionary units as opposed to fees.
- b) Review BMR program to evaluate program efficacy and identify potential modifications to improve efficacy based on City goals, including the following as appropriate:
 - Furthering affordable housing production in Mountain View, including
 - Across unit types
 - special needs (including accessible units) and
 - affordability levels as compared to City needs
 - Evaluating whether the BMR program facilitates mobility and access to opportunity and if any improvements could be made to increase mobility and access to opportunity.
 - Potential policy changes based on best practices, new laws, or unanticipated program outcomes. This responds to input received from market-rate housing developers during the outreach process (see Chapter 1: Introduction, Public Participation section).
 - Potential cleanup in guidelines/policies/procedures.

Objectives and Metrics:

- Increasing the diversity, supply, and affordability of housing. Achieving the BMR objective standard of realizing BMR units on-site and integrated with market-rate units for both rental and ownership projects.
- Evaluating best practices and incorporate modifications if any to enhance the efficacy of the program to fulfill the City's goals of providing housing to meet a range of housing needs, including housing at a range of affordability levels, sizes, and locations.
- The program will be assessed as part of the larger continuum of housing programs provided by the City, as one tool to meet the City's larger Housing Element goals, such as meeting the RHNA, providing housing for large families, providing housing affordable to households with moderate incomes, providing ownership opportunities for low and moderate income households, and providing housing at various locations throughout the City. The report will analyze the production of BMR units over the initial three years of the program, as well as associated fees collected or affordable housing created through other alternative mitigation strategies. The report will be presented to the City Council.

Milestone and Timeframe:

- Complete the first review of the BMR Phase 2 program against the objectives and present the first review report to City Council in 2023. Implement actions based on the review as directed by City Council.
- Complete the second review and present the second review report to City Council in 2028. Implement actions based on the review as directed by City Council.

Responsibility: Housing and Neighborhoods Division and Planning Division

Potential Funding: Local Housing Funds

AFFH Program: Housing Mobility, Access to Opportunity