

Community Development Department

BMP HOUSING PROGRAM PROGRAM 3501

PROGRAM PURPOSE

The purpose of the Below Market Price (BMP) Housing Program is to provide for adequate housing for Los Gatos residents, regardless of age, income, race, or ethnic background. As required by the State, the Town plans and facilitates the construction of housing adequate for future populations consistent with environmental limitations and in a proper relationship to community facilities, open space, transportation, and small town character.

BUDGET OVERVIEW

All expenditures in this program are funded by non-General Fund revenues. BMP activities are funded through BMP In-Lieu Fees, paid by developers for new housing.

The FY 2018/19 budget reflects a slight increase in salaries and benefits attributed to increased CalPERS and medical benefit rates. Salary increases are not reflected in the proposed budget as labor negotiations with the Town's unions are pending.

The majority of expenditures in this program are related to a service contract with Hello Housing, which administers several components of the BMP Housing Program. The FY 2018/19 budget includes lower Home Owners' Association and utility fees resulting from the sale of property, and the reallocation of 0.10 FTE Administrative Assistant position to the Administrative program to better meet the workload demands within that program.

COMMUNITY DEVELOPMENT DEPARTMENT
BMP Housing Program

SUMMARY OF REVENUES AND EXPENDITURES

	2014/15 Actuals	2015/16 Actuals	2016/17 Actuals	2017/18 Adopted	2017/18 Estimated	2018/19 Adopted
REVENUES						
<i>Licenses & Permits</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Service Charges</i>	(8,545)	360,877	195,941	148,871	200,219	134,410
<i>Fines & Forfeitures</i>	-	-	-	-	-	-
<i>Other Revenues</i>	179,000	-	-	-	362,387	-
TOTAL REVENUES	\$ 170,455	\$ 360,877	\$ 195,941	\$ 148,871	\$ 562,606	\$ 134,410
EXPENDITURES						
<i>Salaries and Benefits</i>	\$ 83,003	\$ 78,652	\$ 72,179	\$ 75,170	\$ 59,306	\$ 63,578
<i>Operating Expenditures</i>	229,166	46,633	121,016	70,650	92,020	70,650
<i>Grants</i>	-	-	-	-	-	-
<i>Fixed Assets</i>	-	360,830	-	-	-	-
<i>Internal Service Charges</i>	3,638	3,220	2,796	3,051	3,051	182
TOTAL EXPENDITURES	\$ 315,807	\$ 489,335	\$ 195,991	\$ 148,871	\$ 154,377	\$ 134,410

FY 2018/19 KEY PROJECTS

Core Goals	Key Projects
Community Character Preserve and enhance the appearance, character, and environmental quality of the community	<i>Below Market Price Housing (BMP) Program</i> The BMP Program makes homes available for purchase or rent at below market prices to low and median income families. Eligibility for the BMP program is based on federal household income guidelines.

KEY PROGRAM SERVICES

- Administer the BMP Housing Program.
- Monitor the BMP ordinance and guidelines to determine and recommend potential improvements to enhance the effectiveness of the program.

COMMUNITY DEVELOPMENT DEPARTMENT
BMP Housing Program

BMP HOUSING PROGRAM STAFFING

Full Time Equivalent (FTE)

	2014/15	2015/16	2016/17	2017/18	2018/19
<i>Town Staff</i>	Funded	Funded	Funded	Funded	Adopted
Asst. Town Manager/CDD Dir	0.03	0.03	-	-	-
Community Development Dir.	-	-	0.05	0.05	0.05
Planning Manager	-	-	-	0.10	0.10
Administrative Analyst	0.20	0.20	0.20	0.20	0.20
Executive Assistant	0.15	0.15	0.15	-	-
Administrative Assistant	-	-	-	0.10	-
Senior Planner	0.40	0.20	-	-	-
Associate Planner	-	-	0.20	-	-
Total BMP Housing FTEs	0.78	0.58	0.60	0.45	0.35

	2014/15	2015/16	2016/17	2017/18	2018/19
Activity and Workload Highlights	Actual	Actual	Actual	Estimated	Budget
1. Number of owner-occupied housing units registered in the Below Market Price Housing Program:	49	50	50	54	54
2. Number of rental housing units registered in the Below Market Price Housing Program:	119	119	119	119	119