




# BELOW MARKET HOUSING (BMH) PROGRAM

## What is the BMH Program:

The BMH program connects households with over 2,600 affordable apartments across Santa Monica through one combined waitlist. Rather than providing rental assistance, such as a voucher, this program offers apartments in the private sector at a rent that is lower than market rate.

## How Does the BMH Program Work:


Many property owners (non-profit and for-profit) with affordable apartments in Santa Monica are required to fill their vacancies from the BMH waitlist. Waitlist applicants are matched with vacancies using an automated system. Eligible applicants are sent emails to "opt-in" if interested in applying. Then, property owners contact applicants who "opted-in" in waitlist order to submit a leasing application.

 **STEP 1**  
Waitlist

- 1 Applicant Submits Application
- 2 City Assigns Priority for Each Application
- 3 Waitlist Order Established

 **STEP 2**  
Vacancies & Opting-In

- 1 Property has New Vacancy
- 2 Owner Submits Vacancy on Portal
- 3 Eligible Applicants Receive Opt-in Email

 **STEP 3**  
Leasing

<ul style="list-style-type: none"> <li>1 Property Owner Contacts Applicants who Opted-in (In Waitlist Order)</li> <li>2 Applicant Applies and Leases the Apartment</li> <li>3 Applicant is Removed from Waitlist</li> </ul>	or	<ul style="list-style-type: none"> <li>2 Applicant Applies and is not Offered/Declines the Apartment</li> <li>3 Applicant Remains on the Waitlist</li> </ul>
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## Apply to the BMH Waitlist:

[www.santamonica.gov/housing-BMH](http://www.santamonica.gov/housing-BMH)

The application is a two-step process, and applicants must complete both steps to be added onto the waitlist.