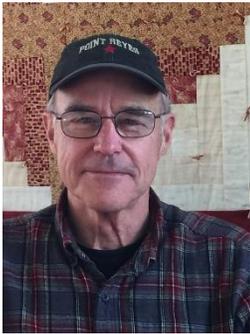


## Project Development 2019-2020

By Mark Switzer



I have been hired to coordinate project development for SGVAHA. As the Property Manager for Point Reyes Affordable Homes in Point Reyes Station for nine years, I am keenly aware of the ever-growing need for affordable housing. This new approach is

the best prospect that has occurred in a decade. My charge is to help property owners in the Valley assess and implement the best option(s) to create affordable rental housing on their property, whether in a second unit or as part of their home.

A two-year Capacity Building grant from the Marin Community Foundation is enabling the Association to enter into a new approach to community housing development.

In cooperation with CLAM (the Community Land Trust Association of Marin) which administers the Real Community Rentals program, we are now able to help property owners create rentable units on their property with preliminary assessments, technical and architectural evaluation, financing, permitting and tenant the selection process.

California Law has been updated with several measures over the past two years to encourage creation of rental units on residential property. Language that applies to the San Geronimo Valley from the most recent guidance paper from the Marin County Development Agency – Planning Division is shown on the next page.

This is how it can work for you. If you have been considering renting a portion of your property for the added income, to accommodate a relative, house a personal assistant or simply to live in closer association with people while providing for a more diverse community, contact me.

I will make an initial assessment based on your description and then follow-up with an on-site assessment if warranted. I will then be able to provide specific information, contacts and technical assistance at no cost to you.

If you chose to proceed to develop a rental situation there are procedural and financial incentives, including waived or reduced building permit fees, zero interest loans up to \$25,000 with deferred principal to repair or rehab rental units and up to \$35,000 to create a JADU or ADU, augmenting security deposits up \$2,500 and loss coverage for vacancy loss and damage beyond security deposits up to \$3,000.

The rents that can be charged must be in proportion to a tenant's income to insure the tenancy remains durable. As a very practical matter, insuring the rent is affordable is in the property owner's best interest for a productive and long term arrangement.

For an initial, confidential consult, please email [mark@sgvaha.org](mailto:mark@sgvaha.org) with a telephone number and time for me to call. My mobile phone number is (415) 858-8320. I look forward to hearing from you.

**Mark Switzer**  
Project Development Coordinato

## Auxiliary Dwelling Units

The new California laws make it a lot easier to create an accessory dwelling unit (ADU) on a property developed with a single family residence. An ADU is an independent dwelling unit that has a full kitchen and a separate entrance. An ADU can be created either in a portion of a main residence or in a separate accessory building on the property. If a property in a single-family zoning district was developed with a main residence or accessory building as of January 1, 2017 (when the initial legislation became effective), creating an ADU will not be subject to any parking requirements or size limitation other than those typically associated with the main residence. Since properties in the San Geronimo Valley are not in the Coastal Zone no permits from the Planning Division will be required. Property owners apply for building permits to install a kitchen and a separate entrance as well as making any other health and safety upgrades necessary for the new unit. ADUs can be rented or used for family members or guests. Property owners do not need to live on the property with the ADU. If a property was occupied as of January 1, 2017 no ADU permit is required from the Planning Division.

If a property owner does not want to install a full kitchen or create an ADU, then another option to consider is installing a wetbar. A wetbar is a partial kitchen that has a small sink, a mini-refrigerator, kitchen appliances, and a limited amount of counter space. Wetbars are used for a variety of purposes including better accommodations for guests and renters. A room for rent can be outfitted with a wetbar without any permits from the Planning Division, although one may often need electrical, plumbing or other types of building permits. Room rentals in single family residences are limited to a maximum of three individual bedrooms.

In certain circumstances, a property owner may find it necessary to demonstrate that a room rental with a wetbar is an officially recognized independent dwelling unit. Typically, this is only necessary to make certain financing options available to a property owner (see below). In these cases, the property owner can request that the County formally recognize the room rental with a wetbar as a Junior Accessory Dwelling Unit (JADU). JADUs have certain limitations, including a maximum size of 500 square feet, and the property owner must make a legal commitment to live on the property. Obtaining official recognition from the County of a JADU is purely voluntary on the part of the property owner; the County does not require this for a property owner to install a wetbar or rent a room. The standards and requirements for JADUs can be found in Marin County Code section 22.32.120 and Chapter 22.56.

## Other Resources

The Community Development Agency has created a Web site entitled "Make Room for Marin" at: <https://www.marincounty.org/depts/cd/divisions/housing/make-room-for-marin>

The site has detailed information regarding JADUs in particular and second units in general. While geared to all of Marin and its various jurisdictions, the information can help further orient interested parties to the range of associated issues. The Real Community Rentals program is tailored to West Marin. In East Marin similar incentives by the County only apply to Section 8 Voucher holders.

A County ordinance requires that property owners may not discriminate against Section 8 voucher holders in considering sources of income for prospective tenants. Below are the rental reimbursement levels for Marin County.

### Marin County Section 8 Voucher Payment Standard

Unit Size	2019 Fair Market Value	Payment Standard
Efficiency	\$1,822	\$1,813
1 Bedroom	\$2,255	\$2,250
2 Bedroom	\$2,809	\$2,809
3 Bedroom	\$3,663	\$3,663
4 Bedroom	\$3,912	\$4,346
5 Bedroom	\$4,498	\$4,998

## Keeping Involved and Keeping Informed

If you want to continue to keep up to date about new developments concerning affordable housing in our community, we invite you to join our Constant Contact Newsletter list. Send your name and e-mail address to [info@sgvaha.org](mailto:info@sgvaha.org)

Like us on Facebook – San Geronimo Valley Affordable Housing Association.

Watch for updates on our website:

[www.sgvaha.org](http://www.sgvaha.org)

Questions: Call us at 415-488-4890

