

REAL COMMUNITY RENTALS

MAKING ROOM

OVERVIEW:

- × If you're a homeowner and agree to rent affordably, we provide assistance to make it easy and maximize the benefit to you.
- × We have created something that can address most any situation you might have and we work on a case by case basis.
- × If you're a renter, you can sign up to be considered for a rental, and also help spread the word.

PROGRAM BENEFITS

**Benefits and incentives to home owners
that agree to rent affordably.**

Program Benefits:

- × **Support** with tenant selection, pre-screening, and rental agreement review.
- × **Assistance with security deposits.** (up to \$2500)
- × **Loss mitigation funds** to cover damage or non-payment of rent beyond the security deposit. (up to \$3500)
- × **Vacancy loss coverage** for unforeseen short-term vacancy. (up to \$3000)
- × **Free design services** for creating rental units.
- × **Zero interest loans with principle deferred** for funds to:
 - Create a Accessory Dwelling Unit (second unit)
 - Create a Junior Accessory Dwelling Unit (converted bedroom in home)
- × **Waived or reduced building permit fees** for certain repairs or improvements.

COUNTY OF MARIN PERMITTING PROCESS

Accessory Dwelling Units and Room Rentals

Room Rentals:

Up to 3 rooms in a home may be separately rented. If a property owner elects to improve a room rental by renovations, such as construction of a snack bar, exterior door or bathroom, they should apply for the respective building permits.

Junior Accessory Dwelling Unit (JADU)

An existing bedroom within a single family dwelling converted to a rental unit not exceeding 500 square feet with a separate entrance and a wetbar kitchenette. Official County recognition is required only if the landowner is seeking financial incentives. The landowner must be living on the property.

Accessory Dwelling Unit (ADU)

Requires “Second Unit Permit” for a rental unit up to 1,200 square feet with standard kitchen and bathroom detached or incorporated. A coastal permit will be required if in the Coastal Zone.

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Fee Waivers

The county may waive or reduce building or planning fees for projects resulting in the development or improvement of ADUs, Room Rentals, or JADUs ensured to be rented at an affordable rate.

Environmental Health fees are not subject to the fee waivers.

A fee waiver request must include a letter from CLAM or Marin Housing Authority, who will be responsible for oversight of affordability.

How Much Rent Can I Charge?

People in household

Rent Range

1

\$600 to \$1200

2

\$720 to \$1435

3

\$800 to \$1614

4

\$900 to \$1800

What is Affordable Rent For a West Marin Worker?



I.T. Worker
\$2,607 mo
Salary
\$94,800



Caregiver
\$1,238 mo
Salary
\$45,000



Farmer
\$770 mo
Salary
\$28,000



Teacher
\$1,925 mo
Salary
\$70,000



Server
\$962 mo
Salary
\$35,000



Medic
\$2,000 mo
Salary
\$72,709



Retail Clerk
\$825 mo
Salary
\$30,000



Admin Staff
\$1,238 mo
Salary
\$45,000

REHAB LOANS



MARIN HOUSING AUTHORITY

Purpose:

To maintain and create decent, safe, and affordable rental units for low-income residents of Marin County by providing:

- × Interest-free loans of up to \$35,000 to property owners for the creation of new rental units for Section 8 tenants in Marin County or low-income tenants in West Marin through Real Community Rentals.

Covered Improvements

For the remediation of substandard housing conditions, elimination of health and safety hazards, and the creation of legal rental units including:

- × Foundations, roofs and dry-rot repairs (decks, stairs, etc.)
- × Plumbing, electrical and HVAC repairs (furnaces, water heaters, etc.)
- × Energy efficiency measures (insulation, dual pane windows, etc.)
- × Wheelchair accessibility and “aging in place” improvements (ramps, grab bars)
- × Septic system repairs or upgrades
- × Fees and costs associated with the legalization of rental units (plans, permits)
- × Bathrooms, kitchenettes, wet bars and exterior entries required for legalization

Eligibility Criteria

- × There are no income limits for the owners of the property.
- × Property owners need not reside in the property, except for JADU's created with financing from Marin Housing Authority.
- × In multi-unit buildings containing more than 2 units, 51% of the units must be rented to Section 8 or low-income households.
- × In two-unit properties (duplexes) one unit must be rented to a Section 8 voucher holder or a low-income tenant .

Terms

- × Interest-free as long as the unit is rented to a Section 8 voucher holder or low-income tenant through Real Community Rentals.
- × Principal is deferred until the unit is no longer occupied by a voucher-holder or low-income tenant for 60 days.
- × Loan then becomes due and payable at 3.0% interest, fully amortized over 3 years (or 5.0% interest over 3 years if *never* rented to a low-income or Sec. 8 tenant).
- × Due upon sale or transfer of title of the property.
- × No pre-payment penalties and the loans are not assumable.

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FOR MORE INFORMATION



Carmen Soruco
(415) 491-2532
csoruco@marinhousing.org
www.marinhousing.org



Ruth Lopez
(415) 663-1005
ruth@clam-ptreyes.org
www.clam-ptreyes.org



Arianne Dar
(415) 868-8880
bolinascommunitylandtrust@gmail.com
www.bolinaslandtrust.org



Mark Switzer
(415) 858-8320
mark@sgvaha.org
www.sgvaha.org



Leelee Thomas
(415) 473-7309
lthomas@marincounty.org
www.marincounty.org