



MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY

BRIAN C. CRAWFORD, DIRECTOR

IMPORTANT - WHAT YOU NEED TO KNOW REGARDING MARIN'S AFFORDABLE HOUSING REQUIREMENTS AND YOUR PERMIT APPLICATION!

BACKGROUND

Marin County has a severe shortage of affordable housing for people earning low and moderate-incomes. To increase the stock of affordable housing, especially workforce housing, the Marin County Board of Supervisors enacted the Affordable Housing Impact Fee (Ordinance 3500 effective Jan 1, 2009). In addition, the provision for Affordable Housing is required in residential developments of 2 or more units as part of the 2007 Marin Countywide Plan and Marin County Development Code (Chapters 22.22 and 22.24 of Marin County Code).

YOUR BUILDING PERMIT AND THE AFFORDABLE HOUSING IMPACT FEE

This fee applies to:

1. All new single-family homes greater than 2,000 square feet; and
2. Teardowns and major remodels (additions) that result in over 500 square feet of new space and a *total* conditioned floor area of greater than 2,000 square feet.

NOTE - Only floor area in excess of 2,000 square feet are subject to this fee. Fees will be waived or reduced when a second unit is included as part of the proposed project, per the following table:

Affordable Housing Impact Fee		
Conditioned Floor Area*	Fee Per Square foot	If new second unit or agricultural worker unit is provided on site
≤ 2,000	\$0	\$0
> 2,000 < 3,000	\$5	\$0
≥ 3,000	\$10	\$5

*Calculated per California Building Code

Examples:

1. 2,800 sq-ft new dwelling application will be assessed \$4,000 in fees (2,800 sq-ft – 2,000 sq-ft = 800 sq-ft x \$5 per sq-ft = \$4,000).
2. 3,200 sq-ft new dwelling application will be assessed \$12,000 in fees (3,200 sq-ft – 2,000 sq-ft = 1,200 sq-ft x \$10 per sq-ft = \$12,000).
3. An existing 1,000 sq-ft house with a 3,000 sq-ft addition application will be assessed \$20,000 (1,000 sq-ft + 3,000 sq-ft = 4,000 sq-ft – 2,000 sq-ft = 2,000 sq-ft x \$10 per sq-ft = \$20,000)
4. An existing 1,800 sq-ft house with a 700 sq-ft addition or conversion will be assessed \$2,500 (1,800 sq-ft + 700 sq-ft = 2,500 sq-ft – 2,000 sq-ft = 500 sq-ft x \$5 per sq-ft = \$2,500)
5. An existing 1,600 sq-ft dwelling with a 1,200 sq-ft addition or conversion which includes an 800 sq-ft newly created second unit will be assessed \$0 (1,600 sq-ft + 1,200 sq-ft = 2,800 sq-ft – 2,000 sq-ft = 800 sq-ft x \$5 per sq-ft = \$4,000 *waived because of new second unit* = \$0)
6. An existing 1,700 sq-ft dwelling with a 400 sq-ft addition will be assessed \$0 because the size of the addition is less than 500 sq-ft.

Additional Affordable Housing Impact Fee examples are provided in the following table:

Total Conditioned floor Area	Housing Impact fee @ \$5 or \$10 per sq-ft	Housing Impact Fee if proposed project includes new second unit or agricultural worker unit
2,000	\$0	\$0
2,500	\$2,500	\$0
3,000	\$10,000	\$5,000
3,500	\$15,000	\$7,500
4,000	\$20,000	\$10,000

Payment of this fee is required *prior* to issuance of your Building Permit.

YOUR DEVELOPMENT PERMIT AND THE AFFORDABLE HOUSING REGULATIONS

The general purpose of Marin’s Affordable Housing Regulations is to implement provisions to satisfy affordable housing requirements established by the State and the Marin Countywide Plan. Chapter 22.22 of the County’s Development Code requires that proposed residential development projects with 2 or more units shall:

1. Provide 20 percent of the total number of housing units within the development as inclusionary units, affordable by very low, low or moderate income households;
2. Provide 20 percent of the total number of parcels in the case of land subdivisions, for the development of inclusionary units;
3. Where the application of the above percentages results in any decimal fraction less than or equal to 0.50, the project applicant shall pay an in-lieu fee proportional to the decimal fraction in compliance with Section 22.22.080 (In-Lieu Participation Fees). Any decimal fraction greater than 0.50 shall be interpreted as requiring one additional dwelling unit or lot. The current In-Lieu Participation Fee is \$232,020.00.

INCLUSIONARY HOUSING CALCULATION FOR RESIDENTIAL DEVELOPMENT		
Project Size (Number of Units)	Inclusionary Calculation	Inclusionary Requirement
1	Fee may apply	Fee may apply
2	0.4	Fee for 0.4 unit
3	0.6	1 unit
4	0.8	1 unit
5	1	1 unit
6	1.2	1 unit and Fee for 0.2 unit
7	1.4	1 unit and Fee for 0.4 unit
8	1.6	2 units
9	1.8	2 units
10	2	2 units

Chapter 22.24 of the Marin County Development Code establishes Affordable Housing Incentives for projects that comply with the provisions of Chapter 22.22, create deed-restricted housing that is affordable to very low or low income persons, or are developed pursuant to the Housing Overlay Designation policies in the CWP.

FOR FURTHER INFORMATION please visit us online at www.co.marin.ca.us/depts/cd/main/housing/index.cfm to view Chapters 22.22 and 22.24 of the Marin County Development Code, and for information on affordable housing, or

- o Visit the Marin County Community Development Agency’s public information counter at the Civic Center - Room 308, San Rafael, California, Monday through Thursday 9:00 a.m. – 4:00 p.m.(closed Friday afternoons and holidays), or call (415) 499-6269.
- o Contact Leelee Thomas, Principal Planner of the County’s Affordable Housing Program, by calling (415) 499-6697 or email lthomas@co.marin.ca.us