

Tableau
DEVELOPMENT

April 15, 2024

Michelle Levenson
Principal Planner
Community Development Agency,
County of Marin
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

RE: Affordable Housing Plan
121, 155, 175, and 197 Marinwood Avenue, County of Marin, CA 94903
APN 165-471-64, APN 165-471-65, APN 165-471-69, APN 165-471-70

Dear Ms. Levenson:

On behalf of Marinwood Propco, L.P. and Impact Residential Development LLC, I am submitting herein this affordable housing plan with respect to the above-referenced property ("Property"). This document serves (1) as a formal proposal to use the State Density Bonus Law for development of the Property; (2) as the Affordable Housing Plan required by Marin Municipal Code section 22.22.030; and (3) to provide further relevant information. We appreciate the County's review of this proposal and Affordable Housing Plan.

The proposed Marinwood affordable housing community will be 100% affordable to households whose incomes range between 30% to 70% of area median income (AMI). The development consists of 125 rental units and a new retail space of approximately 1,000 square feet. The existing Marinwood Market will remain in operation both during and after construction.

A. The following is the development's proposed Affordable Housing Plan:

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Bedroom Size	Unit Size s.f	30% AMI	50% AMI	70% AMI	Mgr's Unit	Total Number of Units
1	605-670	6	24	26		56
2	785-910	5	14	17	1	37
3	1,025-1,095	3	11	18		32
Total:		14	49	61	1	125

B. **Eligible occupants.** All affordable homes will be rented to income qualifying households, as defined by the applicable income occupancy restrictions of the County, the California Tax Credit Allocation Committee (“CTCAC”) and other applicable public agencies participating in the Project’s financing. Annual income certifications will be conducted for each household by the Applicant’s designated property management firm.

C. **Income restriction.** All affordable units will be income-restricted for 55 years, pursuant to the CTCAC Regulatory Agreement and other regulatory covenants, if any, recorded against the property by other public funders. The proposed development will be affordable to qualified households whose area median income ranges between 30% to 70% of AMIM.

D. **Rent as a percentage of income.** The affordable units will be offered at rents not exceeding 30% of the gross income of households earning 30% to 70% of AMI, adjusted for household size.

E. **Location of affordable housing units by income level.** The AMI levels will be disbursed evenly throughout the Property.

F. **Design and character of affordable housing units.** All units will be compatible with the exterior design and consistent in appearance, materials, amenities and finished quality.

G. **Construction schedule and phasing.** Preliminary scheduling targets construction commencing on the project during the 3rd or 4th Quarter 2025. The development will be built as a single phase. The construction duration is estimated to be approximately 18 months.

H. **Provisions for income certification and screening of renters, ongoing monitoring and administration.** The proposed development will be subject to a recorded Regulatory Agreement made between Marinwood Propco, L.P. and

CTCAC. The Regulatory Agreement will restrict rents and income levels of households for a period of 55 years from the date of the Agreement. The Applicant also agrees to enter into a recorded agreement with the County and take appropriate steps as necessary to ensure that the required affordable rental units are rented to income-qualifying households. A Fair Housing Marketing Plan and other documents will be prepared by Applicant that will be implemented during the initial lease-up of the property and for use in leasing future units as vacancies occur.

The Applicant and its property management entity will comply with all Federal, State and local fair housing and civil rights laws and with all Equal Opportunity requirements. This applies to accepting and processing applications, selecting tenants from among eligible applicants of the waiting list, assigning units, and certifying and recertifying eligibility for assistance.

All persons who will be handling and/or processing rental applications will be trained in procedures and policy matters, mindful of relevant Federal, State and County orders, laws, and statutes dealing with civil rights and fair housing. The supervisory staff persons of the management agent have direct responsibility for oversight of the Project's leasing, marketing and compliance plan and will be responsible for administering all training required by this program.

- I. **State Density Bonus Law.** The State Density Bonus Law is one of the main ways in which State law encourages affordable housing development. The Applicant is not seeking to increase the Property's allowable density under the existing zoning (Planned Commercial w/ GP Housing Overlay), and the County Housing Element designates 125 residential units for the Property. The Applicant is proposing 125 units. However, due to the constraints in the County's Form-Based Code, the Applicant is seeking various waivers and concessions that require certain flexibility of the Code's development standards in order to optimize the proposed community's livability and achieve the Property's allowable density. Given that this proposal is a 100% affordable development, the Applicant believes this request under the State Density Bonus Law is reasonable and in the best interest of the Project while at the same time conforming to the primary standards under the Form-Based Code.

The requested waivers and concessions -- and the rationale for each -- are documented in the table attached to the General Planning Permit Application. At present, the Applicant does not request any additional incentives, concessions,

or waivers or reduction in development standards in connection with the Project. However, as desired and as consistent with State law, the Applicant reserves the right to request such items at a later date.

Conclusion

Submission of this proposal to use the State Density Bonus Law and the preparation of this Affordable Housing Plan represent an important step toward enabling this proposal to contribute much needed affordable housing to the County's supply. We look forward to working with County staff to advance this effort.

Please do not hesitate to contact me should you have any questions about the matters addressed in this document.

Sincerely,

A handwritten signature in black ink that reads "Jack Robertson". The signature is written in a cursive, flowing style.

Jack Robertson
President and Chief Executive Officer