



County of Marin Community Service Fund Program Application Form

Application Date September 22, 2016

Fiscal Year July 1, 2016 - June 30, 2017

Organization Information

Full Legal Name: Lilypad Homes
Organization URL: www.lilypadhomes.org

Mission/purpose of your organization:

Lilypad Homes' mission is to support and facilitate the development of accessory dwelling units, which offer a more affordable housing option to both homeowners and renters, creating economically healthy, diverse, resilient communities, and protecting the environment by reducing carbon emissions. We are working to redevelop existing homes to house a changing society and address the challenges people face given the rapidly rising cost of living and climate change.

Grant Request Information

Program/Project Name: Junior Unit Feasibility Assessments
Amount Requested Dollar: \$10,000.00
Total Project Cost: \$30,400.00

Description of the proposed project/program, including the proposed project's goal(s), and the nature of the costs in specific terms, i.e. materials, labor costs, etc. Specifics of how the requested County funds will be used.

This program encourages homeowners to develop Junior Accessory Dwelling Units (JADUs) by providing free feasibility assessments. JADUs are a viable form of infill housing created by repurposing spare bedrooms into flexible, private apartments. As the cost of living escalates, as the population ages, and as people of all ages find it increasingly difficult to find housing, many people are turning to their homes as a resource. JADUs will allow us to house loved ones, seniors, and the people who work in our community, including vital workers. These new, more affordable homes will help reduce greenhouse gas emissions from the 68,000 members of our workforce who commute into the county, and they will house more people within the existing housing stock with no new infrastructure needed. The goal of the program is to jump-start development of JADUs by providing feasibility assessments at no cost to homeowners. This will make it very easy for them to find out if they can create a JADU, which depends on the rules in their town, their parking situation, the layout of their house and the size of the room(s) they would like to use. To date, 24 homeowners have taken advantage of Lilypad's on-site feasibility assessment at a cost to them of \$250. However, many interested homeowners have not proceeded due to the cost, and due to the fear of investing \$250 and then being told that they cannot create a unit. The total budget for this program is \$30,400, which covers the staff time (\$23,000), mileage reimbursement (\$2,400), and overhead (\$5,000) for the 200 feasibility assessments we would like to complete in the next year. Receiving County funding of \$10,000 for the Junior Unit Feasibility Assessment Program would allow Lilypad Homes to offer assessments at no cost to 80 homeowners, removing the barrier that is stopping many from moving forward to create JADUs. County funding would be used to pay for staff time (\$9,050) and mileage reimbursement (\$950) for the 80 assessments.

List of all community interests that will be affected by the proposed project/program and the public benefit to be derived from it:

Once the cost barrier is removed, we expect many more feasibility assessment requests. Experience shows that most homes we assess will be able to accommodate a JADU. During the assessment homeowners can ask questions and learn about financing options and the support available from Lilypad and others to plan and create a JADU. We believe this will lead to the development of a significant number of JADUs that will house community members and allow seniors to remain in their homes. When a JADU is created, a small home and a medium-sized home result. This will better house a community increasingly made up of empty-nesters, retirees, couples without children, single-parent families, young professionals and individuals of all ages. JADUs offer many benefits to the community: Homeowners - generating extra revenue, housing parents, children or caregivers; Homebuyers - providing rental income which aids in mortgage qualification; Renters - creating more low-cost housing options where they work, go to school or have family, reducing commute time and expense; Municipalities - helping to meet RHNA goals, increasing property and sales tax revenue, ensuring safety code compliance, providing an abundant

source of more affordable housing without additional infrastructure or government subsidies; Community - housing vital workers, decreasing traffic, creating economic growth in the remodeling sector, bringing new customers to local business; Planet - reducing carbon emissions, using resources more efficiently. JADUs are permitted in Belvedere, Fairfax, Novato, San Anselmo, San Rafael, and Tiburon. Corte Madera, Larkspur and Unincorporated County are working on ordinances, and Sausalito and Mill Valley have plans to do so. All Marin water agencies and most sewer and fire agencies have agreed to waive requirements and connection fees. In most cases there is nothing to stop an interested homeowner from moving ahead to create a JADU. A free feasibility assessment can be the catalyst.

The total amount received for the past three fiscal years:

Year	Amount	Project
2015 - 2016	\$10,000.00	Flexible Housing Program
2014 - 2015		
2013 - 2014		

No County funding was received for this project or others.

Project/program cannot be completed if amount received is less than requested amount of Community Service funds.

Applicants are encouraged to leverage funding from other non-County sources, and priority will be given to requests that represent no more than 50% of total project cost. To demonstrate all sources of project funding, including other County sources, please provide a project/program budget below. Please fill in as applicable, and round to the nearest dollar.

Project Funding Sources	Funding Agency	Funding Requested	Received	Notes
County CSF	Marin County	\$10,000	\$0	
Federal Grant				
State Grant				
Individual Contributions				
Other Local Agencies	Marin Community Foundation	\$410,000	\$0	<i>will be requesting soon</i>
In kind services				
Other				
Total Sources		\$420,000	\$0	
Project Expenses		Budgeted	Spent to Date	Notes
Personnel Costs		\$23,000	\$0	
Services and Supplies				
Capital				
Other		\$7,400	\$0	<i>\$2,400 mileage, \$5,000 overhead</i>
Total Expenses		\$30,400	\$0	