Bright in Your Own Backyard is a new One Stop Shop pilot program that can help you turn your dream into a reality. Participating homeowners will receive up to 100 hours of free feasibility and project management support from nonprofit Hello Housing to help them navigate the dizzying process of designing, constructing and renting a second unit.

At NO COST to you, Bright in Your Own Backyard will:
- Perform a feasibility assessment of your property
- Help you shape your vision for your second unit
- Coordinate design, cost estimating, & contractor selection
- Shepherd your project through the permitting process
- Provide construction project management
- Connect you to landlord training and tenant matchmaking

Dreaming of adding a second unit to your home?

Turn your “I might do it someday” into “Let’s do it today!”

I want to add a second unit to a home
I own and live in, and I intend to rent out one of the units.

I believe I have the financial capacity to afford the cost of adding a second unit.

I am willing to lease the unit for a reasonable rent (ex. no greater than $2,822/month for a studio) for no less than three years.

My home is located in:
- East Palo Alto
- Redwood City
- Pacifica
- Unincorporated San Mateo County

If you live in another community, please indicate your interest in similar offerings coming to your hometown by subscribing to The Bright Spot, our e-newsletter.

www.hellobright.org

Accepting applications starting February 27th at HelloBright.org

Made possible through inspired partnership!

Hello Housing is a 501(c)3 nonprofit affordable housing organization helping working families call the Bay Area home for generations to come. www.HelloHousing.org
**San Mateo County**
**Second Unit “One Stop Shop” Pilot Program**
HelloBright.org

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### PURPOSE
Provide no-cost feasibility and project management services to guide participating homeowners through the process of developing second units (also known as accessory dwelling units or ADUs), helping turn their “I might do it someday” into “Let’s do it today!”

### PROGRAM GOALS
- Prove that offering feasibility and project management services is an effective strategy to help motivated homeowners succeed in developing their second unit projects from start to finish.
- Produce more rental housing in existing neighborhoods in the form of second units.
- Develop recommendations for how participating communities may increase or streamline second unit production based on lessons learned.
- Establish a “One Stop Shop” model as a foundation for layering public benefits that mitigate displacement pressures, such as deeper affordability of second unit rentals in high opportunity neighborhoods and asset-building for low- and moderate-income households.

### BASELINE HOMEOWNER ELIGIBILITY CRITERIA
- Must own **and** live in a residentially-zoned home in one of the following Pilot Communities: East Palo Alto | Redwood City | Pacifica | Unincorporated San Mateo County
- Must commit to rent a housing unit for at least 3 years and comply with applicable rent caps.
- Must have ready access to sufficient capital to complete the second unit.
- Must commit to participate in landlord training, evaluation activities, & post-lease-up monitoring.

### RENT CAPS
(subject to change on an annual basis)

<table>
<thead>
<tr>
<th>Type of Unit</th>
<th>Maximum Rent 2019-20 Rent Limits for Median Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$2,822</td>
</tr>
<tr>
<td>1-bedroom</td>
<td>$3,022</td>
</tr>
<tr>
<td>2-bedroom</td>
<td>$3,626</td>
</tr>
</tbody>
</table>

### SERVICES PROVIDED
- Perform a feasibility assessment of the subject property.
- Help the homeowner shape their vision for their second unit.
- Coordinate design, cost estimating, & contractor selection.
- Shepherd the second unit project through the permitting process.
- Provide construction project management.
- Connect the homeowner to landlord training and tenant matchmaking.

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**Application Process and Timeline**

<table>
<thead>
<tr>
<th>Timeframe</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prior to Feb 27th</td>
<td>Interested homeowners sign up for program updates at HelloBright.org. Program launch! 3-month application period. See deadlines and apply online at HelloBright.org.</td>
</tr>
<tr>
<td>February 27th</td>
<td>Eligible applicants in each Pilot Community will receive a ranking number based on a random lottery held at the close of the application period.</td>
</tr>
<tr>
<td>Spring – Summer 2020</td>
<td>In lottery ranking order, applicants will undergo a remote assessment, which includes an initial feasibility screening and possible phone interview. Applicants deemed eligible after the remote assessment will be invited to submit financial documentation and schedule a site visit. Site visits conducted. If Hello Housing and the homeowner both decide to move forward, the homeowner will submit a Participation Package, including a Participation Agreement, proof of property ownership, and any other documents identified at the site visit that are needed for Hello Housing to make a final selection.</td>
</tr>
<tr>
<td>Late Summer 2020</td>
<td>An initial pool of participating homeowners and alternate pool of waitlisted homeowners will be selected for each Pilot Community.</td>
</tr>
</tbody>
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**For more information contact us:**
(415) 446-9235
bright@hellohousing.org

This program is administered by nonprofit organization Hello Housing in partnership with the County of San Mateo and cities of East Palo Alto, Redwood City and Pacifica.

Hello Housing, the County of San Mateo and cities of East Palo Alto, Redwood City, and Pacifica do not discriminate against any person on the grounds of race, color, religion, national origin, ancestry, sex, gender, gender identity, gender expression, sexual orientation, marital status, familial status, source of income, genetic information, medical condition, physical disability or mental disability, or any other category protected by law.