
Additional Second Unit Resources for Homeowners

In addition to the Second Unit Center website (<https://secondunitcentersmc.org/>), homeowners can explore:

1. HEART of SMC Preapproved Second Unit Plans

San Mateo County's nonprofit affordable Housing Trust, HEART of SMC, is in the process of developing free plans for second units that homeowners can use (these plans will soon be preapproved by participating cities, to help eliminate any uncertainty from the planning process). More information can be found online at <https://www.heartofsmcadu.org/>.

2. Fact Sheet on Property Tax Impacts of Second Units

One of the most common homeowner questions about second units is "what will this do to my property tax bill?" The good news is that second units only add to your valuation based on the value of the new construction- they don't trigger a full revaluation of a house. More information can be found in a new fact sheet from the Assessor's office, which is located online at: <https://www.smcacre.org/assessor-faqs>

3. East Palo Alto Garage Conversion Initiative

The East Palo Alto Garage Conversion Initiative is a community-led effort to help homeowners convert garages in East Palo Alto to second units and legalize unpermitted units. The website features a property lookup tool that helps homeowners understand if they have a suitable garage, and a built-in calculator that allows them to estimate the cost of the conversion: https://citysystems.shinyapps.io/epa_dashboard/

4. Second Unit Calculator

San Mateo County's online Second Unit Center calculator helps a homeowner get an approximate estimate for what a second unit project might cost, yield as an investment, and allows a user to change assumptions such as location, unit size, type of unit, and much more. The calculator can be found online at <http://calculator.secondunitcentersmc.org/>.

5. "Bright in Your Own Backyard" One Stop Shop

The "Bright in Your Own Backyard" One Stop Shop is a program to help homeowners in Redwood City, Pacifica, East Palo Alto, and the unincorporated County successfully complete the process of building a second unit. The program offers free project management assistance with building a second unit. For more information, visit <https://www.hellobright.org/>.

6. Symbium Property Lookup Tool.

Residents of Redwood City, Pacifica, and Unincorporated San Mateo County can look online to see, for free, if their property is suitable for a second unit by visiting <https://build.symbium.com/>.

For up to date information on the latest in second units, please sign up for updates at <https://SecondUnitCenterSMC.org/subscribe>.