

# Frequently Asked Questions: Oak Hill Apartments

Updated March 2023

## Q. What is being proposed?

A. Eden Housing Inc. and Education Housing Partners, Inc. are proposing to develop the Oak Hill Apartments project on an approximately 8-acre site owned by the State of California. The 100 percent affordable housing project would include the construction of two buildings containing 250 new apartments. One building will provide 135 dwelling units available to low- to moderate-income teachers, education staff, and County of Marin employees, and the other building will include 115 dwelling units available to extremely low to low-income households.

The Oak Hill Apartments will offer one, two and three-bedroom for-rent apartment homes. The educator and County employee housing units will be leased at rates affordable to households earning from 60% to 120% of Area Median Income (AMI) and the low-income family units will be leased at rates affordable to households earning from 30% to 60% of AMI.

## Q. How will the residents of the Oak Hill Apartments be selected?

A. Future residents of Oak Hill will be selected based on their annual household income and through a lottery system, which is the standard for placing residents into affordable units. Within the Oak Hill residential community, there will be a total of 250 rental units offering two distinct housing opportunities for those who qualify:

- Teacher, Education Staff and County Employee Housing: Of the 135 apartments managed by Education Housing Partners (EHP), these housing units will be reserved for income-qualifying teachers and staff of local school districts and County of Marin employees. EHP will work closely with the Marin County Office of Education and the County in the selection process of these residents.
- Lower-Income Family Housing: Of the 115 apartments managed by Eden Housing, these housing units will be offered to lower income households. The units will be targeted to families and people who qualify based on their income levels.

If you are interested in living at the future Oak Hill Apartments, we invite you to join the interest list on the right side of [this webpage](#) to stay informed of the process.

## Q. What is the timeline for the proposed project?

A. Currently, we are in the environmental review phase of the project which includes the preparation of an Environmental Impact Report (EIR). The Draft EIR was released on February 22, 2023 and will be followed by a Final EIR decision in spring 2023. The environmental review will be followed by approximately 6 to 9 months of permitting. Construction is anticipated to begin in 2Q of 2024 and take approximately 27 months to complete.

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Overall, the estimated target date for residents to start occupying Oak Hill is the 4Q of 2026.

**Q. What are the traffic impacts of the project?**

A. As part of the environmental review of the project, a comprehensive traffic analysis was completed for public review, which can be found [here](#). The traffic consultant also studied the proposed signalized intersection at the project entry, which would include a crosswalk for pedestrian access to the south side of Sir Frances Drake Blvd and a connection to the bicycle and pedestrian path.

**Q. Where will the parking be located?**

A. Oak Hill will include four levels of structured parking, built into the hillside, providing approximately 350 parking spaces that will be shared among all of the residents of the new apartment community. The proposed project will provide approximately 1.5 parking spaces per residence as well as approximately 0.8 bicycle parking spaces per residence.

**Q. What is the design of the proposed community?**

A. The apartments would be clustered into two buildings, designed to terrace up the hillside with exterior elevations ranging from 30 feet to 60 feet in height. Parapets will largely screen roof top equipment and solar panels. The lower building would be rectangular in shape and would include units on all four sides with a large courtyard in the center. The upper building would be constructed with two adjacent open space amenities on each end of the building. To blend into its environment, the building colors will primarily be composed of earth tones with a dark blue accent. A traffic signal on East Sir Francis Drake Boulevard is proposed at the entry to the project site.

Proposed exterior lighting would be shielded and directed downwards to avoid spillover to adjacent property. The exterior materials are designed to minimize glare and impact, without the use of any highly reflective exterior materials.

**Q. Are there onsite amenities for the future residents?**

A. Oak Hill will offer a variety of high-quality amenities for the benefit of the entire resident community. The shared amenities will include:

- Green space for community gatherings
- Children's play area

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- Community terrace with outdoor seating
- Fenced dog run
- Pedestrian connections to Remillard Park and the bicycle/pedestrian path on the south side of Sir Frances Drake Blvd.

In addition, community rooms and computer labs/business lounges will be included in both the Teacher, Education Staff, and County Employee Housing and the Low-Income Family Housing portions of the project. Resident Services will be provided for the Low-Income Family housing portion of the project.

Adjacent to the property are various offsite amenities that include popular shops and restaurants at the Marin Country Mart, as well as convenient access to the Larkspur Ferry and the SMART Station. The site's central location within Marin makes it an ideal location from which to commute to local employment centers and school districts within the County.

**Q. Given the state's lead role in the review process, what public outreach are you conducting?**

A. The Oak Hill project team is committed to community outreach throughout the review process. On October 28, 2021, Senator Mike McGuire and Assemblymember Marc Levine hosted a well-attended community meeting where the project team presented the preliminary plans for the project. Another community meeting was held by Senator McGuire and Assemblymember Damon Connolly on November 30, 2022. The Draft EIR hearing for Oak Hill was held on March 16, 2023. To watch the recordings of these meetings, please visit [www.oakhillmarin.com](http://www.oakhillmarin.com).

The applicant team continues to conduct outreach to local neighbors and businesses, the City of Larkspur, the County of Marin, and various community organizations throughout Marin to provide more information on the project.

If you are interested in having your voice heard as we progress, we invite you to join the interest list on the webpage to stay informed on the process and give your comments. Additionally, you can email us at [OakHill@edenhousing.org](mailto:OakHill@edenhousing.org).

**Q. What are the sustainable elements of the development?**

A. The preliminary design concept seeks to integrate into the hillside by gently terracing the homes to maximize bay views. The residential community will be sensitively designed, incorporating many sustainable features such as:

- Integration of solar panels
- Electric Vehicle (EV) charging stations
- High efficiency irrigation and drought tolerant planting
- Filtration and bio-retention features
- Dual-glazed, low E windows
- Energy efficient lighting, appliances, and building systems

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- Low flow fixtures and other water saving technology
- Bicycle storage

**Q. Is there convenient access to public transit?**

A. Yes, the location of the project is surrounded by a multitude of public transit opportunities. The Larkspur Landing Ferry Terminal, the Larkspur SMART Station, and nearby bus service are all located less than one mile from the site.

**Q. Will the project be annexed into the City of Larkspur or remain in unincorporated Marin County?**

A. The City of Larkspur and County of Marin will guide the process on whether or not annexation is the right approach for Oak Hill.

**Q. How will project be funded?**

A. On November 8, 2022, the Marin County Board of Supervisors and the Marin County Office of Education approved a memorandum of understanding (MOU) to create a joint powers authority (JPA) to fund the creation of the teacher, education staff, and County employee housing (135 units). The JPA will issue bonds to assist with project financing with the objective for the project to be cost-neutral to both the County and the Office of Education.

The lower income family housing, managed by Eden Housing, will be funded by a variety of affordable housing funding sources including Low-Income Housing Tax Credits, HCD funding, contributions from the County of Marin, and contributions from various foundations, including the Marin Community Foundation.