



# OAK HILL APARTMENTS

November 30, 2022



EDUCATION HOUSING PARTNERS  
A THOMPSON | DORFMAN COMPANY





# EDUCATION HOUSING PARTNERS

## A THOMPSON | DORFMAN COMPANY

- The principals of Thompson | Dorfman Partners have been based in Marin since 1983 and have developed 17,000+ residential units in 75 projects throughout California
- Education Housing Partners (EHP), a non-profit public benefit corporation, was created in 2004 as a resource for public agencies seeking to recruit and retain a quality workforce
- Rents are set at below-market levels to cover all operating costs and debt service
- EHP has been retained by over a dozen Bay Area school districts to assist in creating workforce housing on surplus land







CORSAIR FLATS | Alameda



MIRAFLORES APARTMENTS | Richmond



REILLY STATION & CANYON FLATS | Fremont

- California-based non-profit established 54 years ago
- 170+ properties in 15 counties & 50 cities
- 12,000+ homes
- 22,000+ residents
- Full-Service
  - Development
  - Property Management
  - Resident Services



TENNYSON GARDENS | Hayward



# – Existing Community Context



Larkspur SMART Train



Larkspur Ferry Terminal



Marin Country Mart







Pharmacy Technician  
\$43,576



Postal Worker  
\$50,065



CHP Cadet  
\$70,548



Mid Career Teacher  
\$75,000



Public Works Inspector  
\$79,000



Firefighter  
\$107,000



2-Person Household:  
Starting Teachers  
\$120,000



2-Person Household:  
Teacher + Building Inspector  
\$175,000



WHO MIGHT QUALIFY  
FOR AFFORDABLE  
HOUSING AT THE  
OAK HILL APARTMENTS






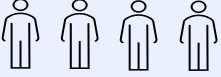
Line Cook  
\$35,360



Admin. Assistant  
\$44,474



Custodian  
\$56,414

AMI:	30%	50%	60%	80%	100%	120%
	\$39,150	\$62,250	\$78,300	\$104,400	\$130,500	\$156,600
	\$44,760	\$74,600	\$89,520	\$119,360	\$149,200	\$179,040
	\$50,340	\$83,900	\$100,680	\$134,240	\$167,800	\$201,360
	\$55,920	\$93,200	\$111,840	\$149,120	\$186,400	\$223,680

## – Unit Mix & Project Data

EHP Building			Eden Building		
<u>Unit Type</u>	<u># of Units</u>	<u>Square Footage</u>	<u>Unit Type</u>	<u># of Units</u>	<u>Square Footage</u>
Jr 1 Bedroom	14	630	Studio	28	480
1 Bedroom	72	750	1 Bedroom	26	615
2 Bedroom	37	1050	2 Bedroom	30	925
3 Bedroom	12	1310	3 Bedroom	31	1095
<b>Total</b>	<b>135</b>		<b>Total</b>	<b>115</b>	



Parking Spaces	354
Parking Ratio	1.41





# – Updated Site Plan

## Project Summary

- ~8 acres
- 100% Rental
- 250 affordable units
  - 115 units for lower income families
  - 135 units for low to moderate-income educator and County employee housing
- Shared infrastructure, parking garage, and some amenity areas
- Estimated Total Development Cost: \$200M-\$225M











OAK HILL  
PERSPECTIVE VIEW EDEN AMENITY OPEN  
SPACE LOOKING OVER LOBBY COURTYARD







OAK HILL

OAK HILL  
PERSPECTIVE VIEW AT EYE LEVEL  
FROM SIR FRANCIS DRAKE BLVD.





# – CEQA Overview

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## Schedule

- March 2022 – Notice of Preparation (NOP)
  - April 2022 – Scoping Meeting
- December 2022 > February 2023
  - Draft EIR Released
  - 45-day Comment Period
- May 2022 – Final EIR

## Topics Analyzed

- Aesthetics, Light, and Glare
- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation

<https://edenhousing.org/oak-hill-apartments-ceqa-review/>



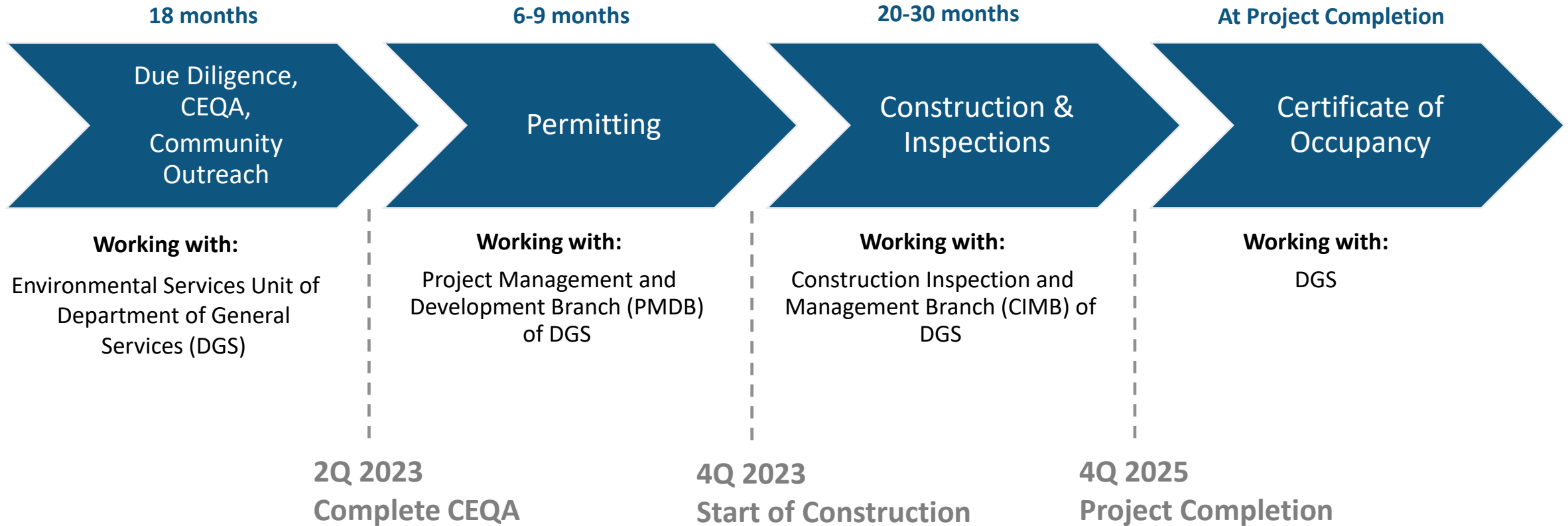
## – CEQA: Traffic

Scope of Analysis	Conclusion & Recommendation
<ul style="list-style-type: none"><li>Analysis of operations at nearby intersections, both Existing and Existing + Proposed Project</li></ul>	<ul style="list-style-type: none"><li>Anticipated trip generation for the proposed project is an average of 1,360 trips per day, including 90 trips during the a.m. peak hour and 110 trips during the p.m. peak hour.</li><li>All four study intersections would operate acceptably with the addition of project traffic.</li></ul>
<ul style="list-style-type: none"><li>Evaluation of four Project Access Alternatives:<ol style="list-style-type: none"><li>No Traffic Signal</li><li>Traffic Signal for Apartments Only</li><li>Shared Traffic Signal at Project Entry</li><li>Shared Traffic Signal at Drakes Cove Rd</li></ol></li></ul>	<ul style="list-style-type: none"><li>All Project Access Alternatives have a less than significant impact. However, sharing the signal with Drakes Cove Road would provide the lowest vehicle delay on Drakes Cove Road.</li></ul>
<ul style="list-style-type: none"><li>Vehicle Miles Traveled (VMT) analysis</li></ul>	<ul style="list-style-type: none"><li>The project is presumed to have a less-than-significant impact to Vehicle Miles Traveled (VMT).</li></ul>
<ul style="list-style-type: none"><li>Adequacy of facilities for pedestrians, bicyclists, and transit riders</li></ul>	<ul style="list-style-type: none"><li>A controlled pedestrian crossing across East Sir Francis Drake Boulevard is recommended to connect the project site to the multi-use trail.</li></ul>
<ul style="list-style-type: none"><li>Adequacy of emergency access.</li></ul>	<ul style="list-style-type: none"><li>Sufficient emergency access is provided.</li></ul>



# – Project Timeline

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## – Where to Find More Information

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- Visit our project website at **OakHillMarin.com**
  - Join the Interest List to receive project updates
  - CEQA updates, Project FAQs, Community forums
- Email us at **OakHill@edenhousing.org**

# THANK YOU

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