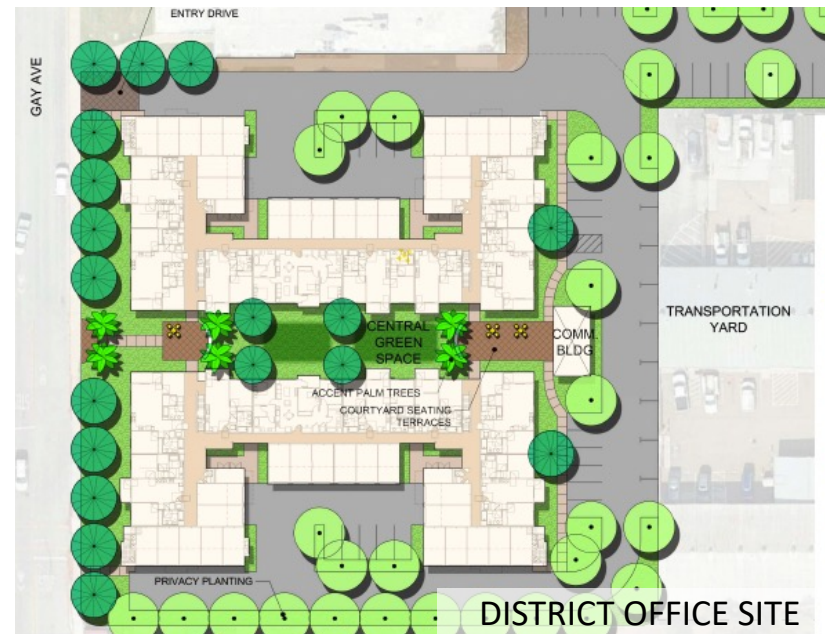


# ARUSD Faculty & Staff Housing

## Feasibility Update to Workforce Housing Committee

July 18, 2023

**EDUCATION HOUSING PARTNERS**  
A THOMPSON | DORFMAN COMPANY



# THOMPSON | DORFMAN

## URBAN RESIDENTIAL DEVELOPMENT



THE TRITON | Foster City



ALEXAN WEBSTER | Oakland



1221 OCEAN AVENUE | Santa Monica



THE VILLAGE AT LOCH LOMOND | San Rafael



975 BRYANT | San Francisco

# THOMPSON | DOREMAN

## URBAN RESIDENTIAL DEVELOPMENT

- 35 years of development experience in California
- 75+ projects in California; 17,000+ units
- Focus on developing high quality, urban infill housing and mixed-use properties
- TDP provides full development services including site identification and due diligence, conceptual design, entitlement, permitting, construction management, financing and asset management
- Founded Education Housing Partners to support public school districts in the evaluation and development of educator housing in 2004

# EDUCATION HOUSING PARTNERS

A THOMPSON | DOREMAN COMPANY



COLLEGE VISTA | San Mateo



CASA DEL MAESTRO | Santa Clara



SOLEDAD UNIFIED SCHOOL DISTRICT HOUSING | Soledad



OAK HILL | San Quentin (State Excess Site)

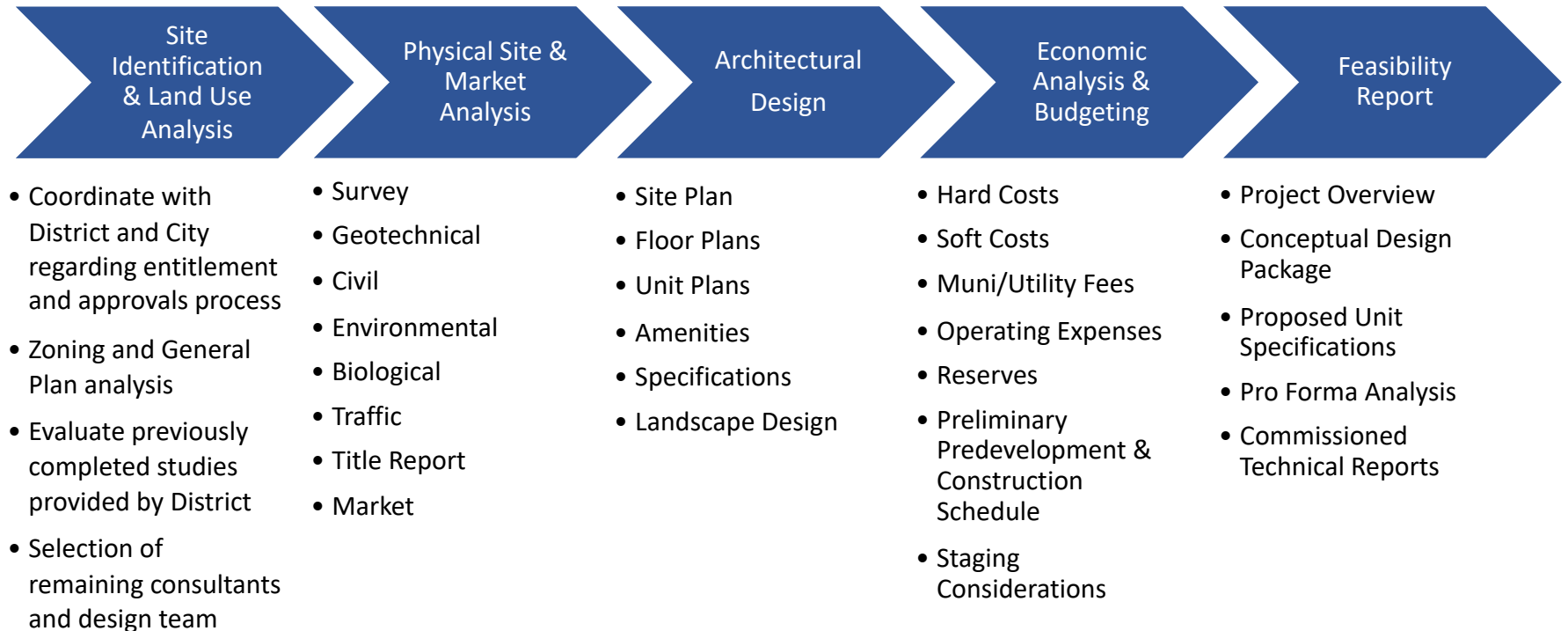
# EDUCATION HOUSING PARTNERS

A THOMPSON | DORFMAN COMPANY

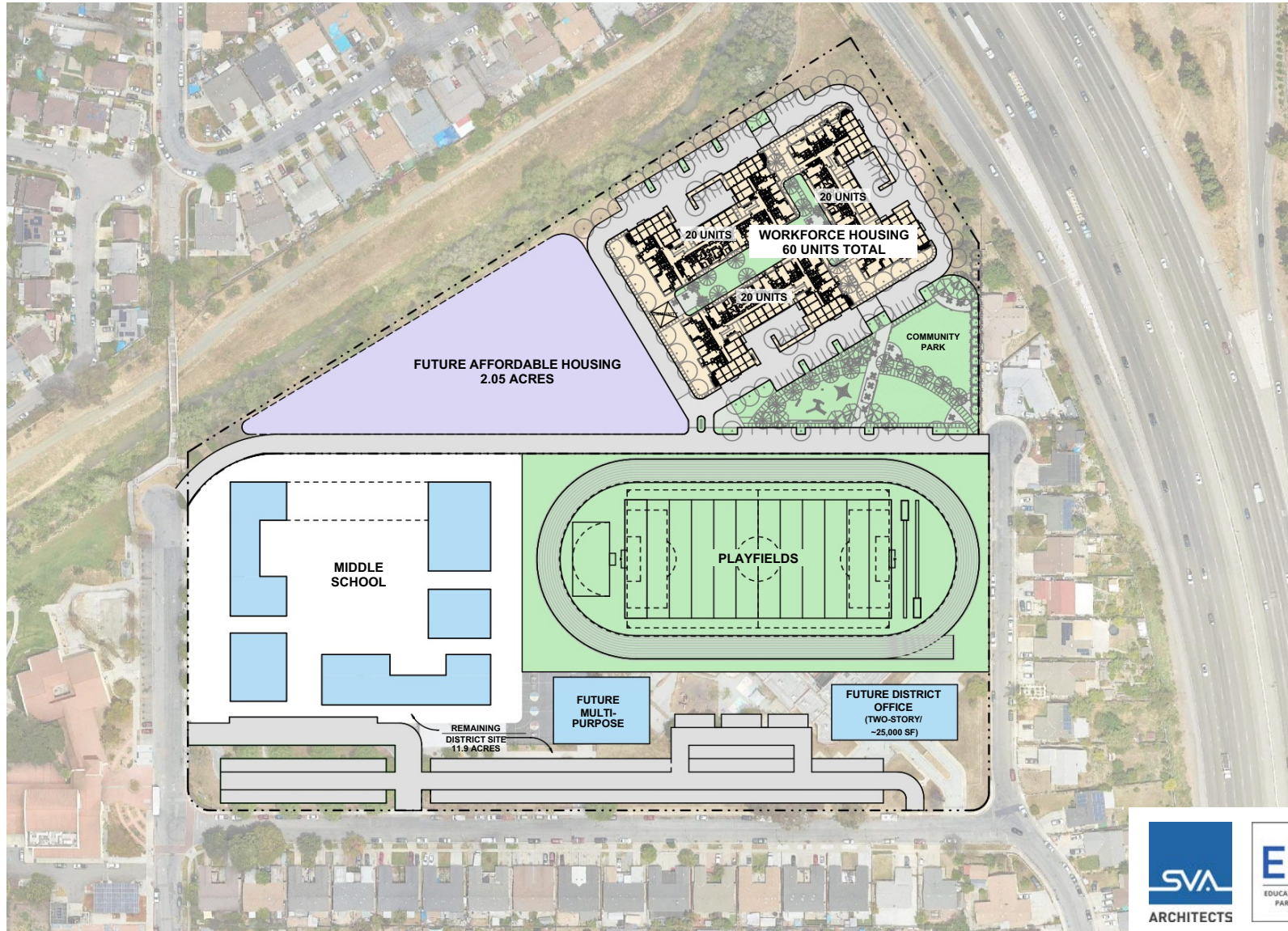
- Created as a resource for public agencies seeking to recruit and retain a quality workforce
- Provide quality workforce housing at rental rates significantly below market
- Rents are set at levels to cover all operating costs and debt service
- Brings our market-rate development expertise to public school districts and other public agencies on a non-profit basis

# Feasibility Process

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# Mathson Site – Conceptual Master Plan



# Mathson Site – Conceptual Landscape Plan

## Workforce Housing

- 2 stories
- 60 units
- ~2.0 parking spaces/unit

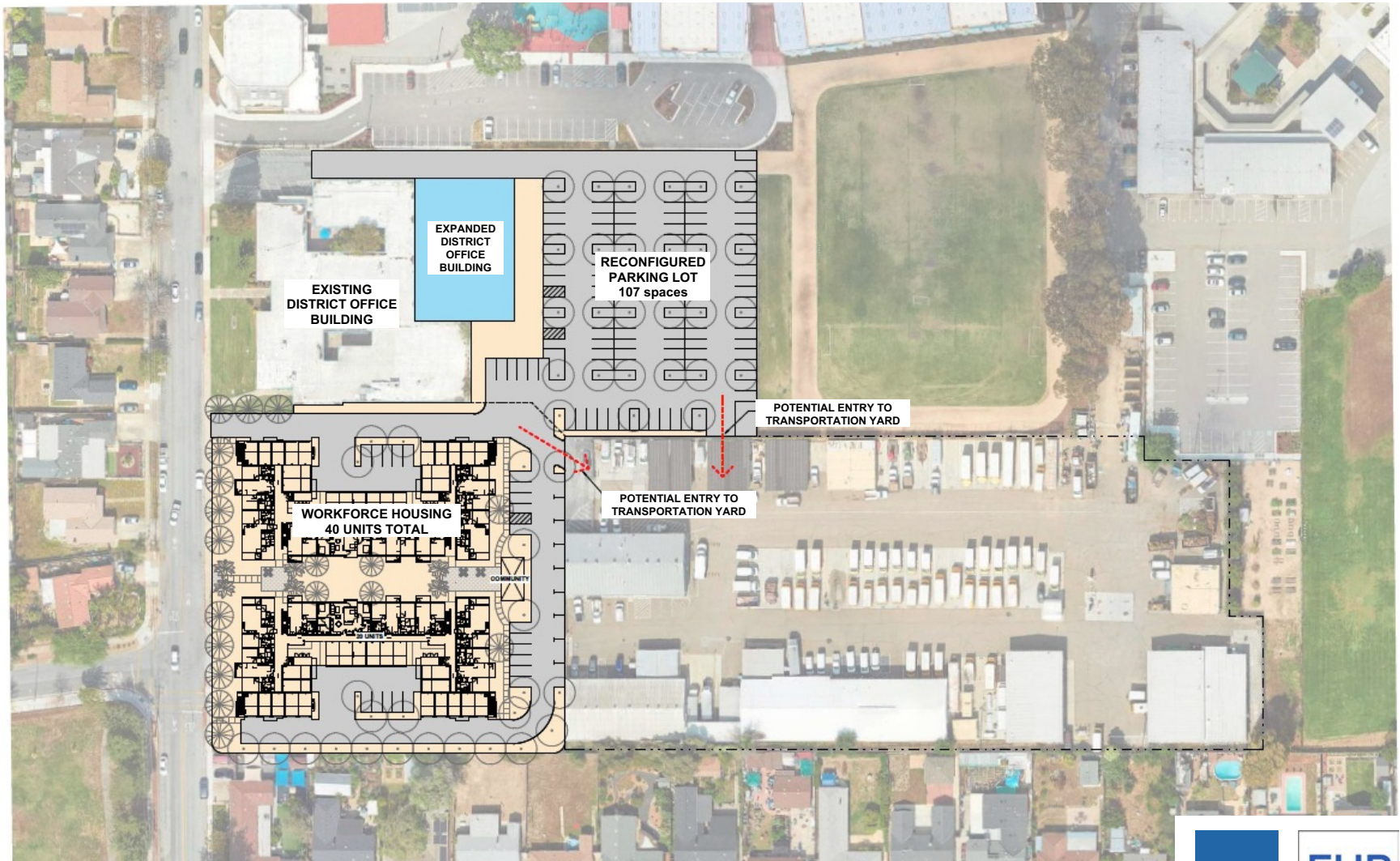


## LANDSCAPE IMAGERY



LAVONNE AVE

# District Office Site – Conceptual Site Plan



# District Office Site – Conceptual Landscape Plan

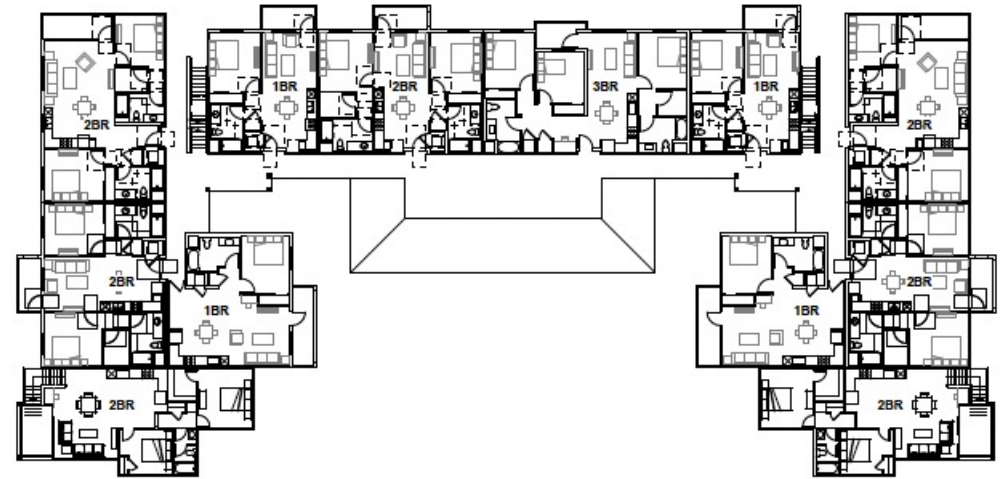


## LANDSCAPE IMAGERY

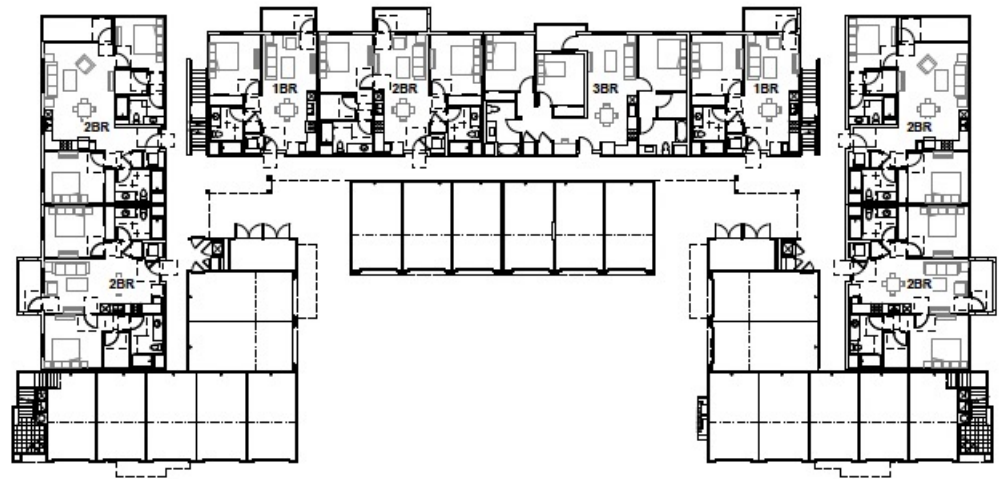


# Conceptual Floor Plans

- Unit Mix:
  - 30% One Bed
  - 60% Two Bed
  - 10% Three Bed
- Average Unit Size ~ 960 SF
- Amenities
  - Private Balcony or Patio
  - 9' Ceilings
  - Full-Size Appliances
  - In-Unit Washer/Dryer
  - Air Conditioning
  - 1 Garage Space/Unit
- Sustainable Design (solar, EV)

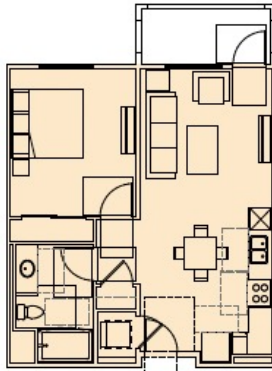


SECOND FLOOR PLAN

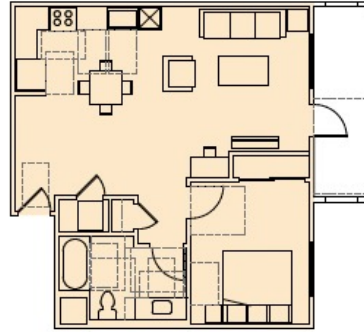


FIRST FLOOR PLAN

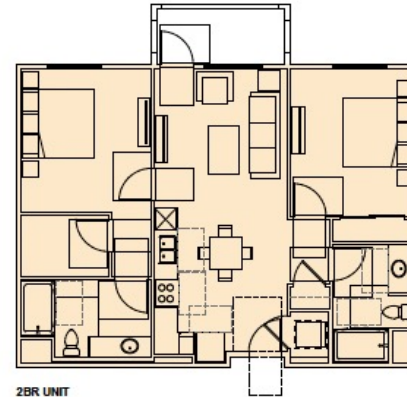
# Conceptual Unit Plans



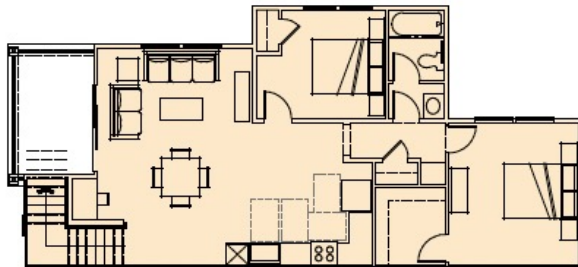
1BR UNIT  
685 SF



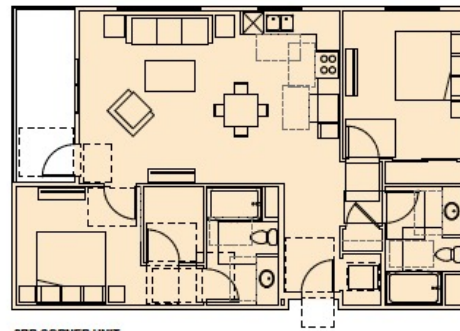
1BR UNIT  
600 SF



2BR UNIT  
1031 SF



2BR END UNIT  
956 SF (NOT INCLUDING 1ST FLOOR LANDING)



2BR CORNER UNIT  
1087 SF



3BR UNIT  
1252 SF

# Reference Imagery: Craftsman Style

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# Reference Imagery: Mediterranean Style

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# Next Steps

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- Design direction: Scale, Architectural Style
- Master Plan direction: Scope, LPA coordination
- Completion of due diligence review (in process)
- Presentation of final feasibility report – TBD

# Thank You

- Questions?

