



ARUSD Faculty & Staff Housing

Feasibility Report Summary

September 14, 2023

EDUCATION HOUSING PARTNERS
A THOMPSON | DORFMAN COMPANY

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A THOMPSON | DOREMAN COMPANY



COLLEGE VISTA | San Mateo



CASA DEL MAESTRO | Santa Clara

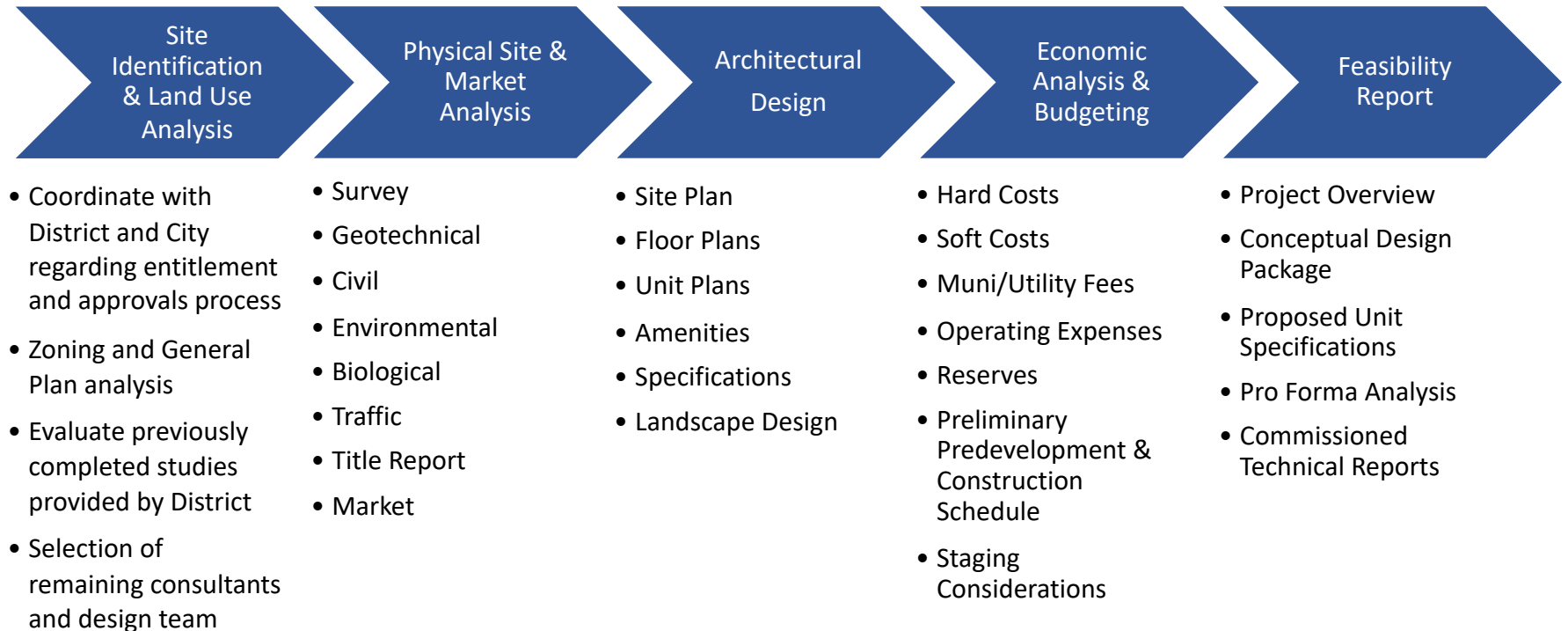


SOLEDAD UNIFIED SCHOOL DISTRICT HOUSING | Soledad



OAK HILL | San Quentin (State Excess Site)

Feasibility Process



LONG RANGE SITE DIAGRAMS: renaissance academy at mathson

Existing



LONG RANGE SITE DIAGRAMS: renaissance academy at mathson

Finalized Long-Range Plan

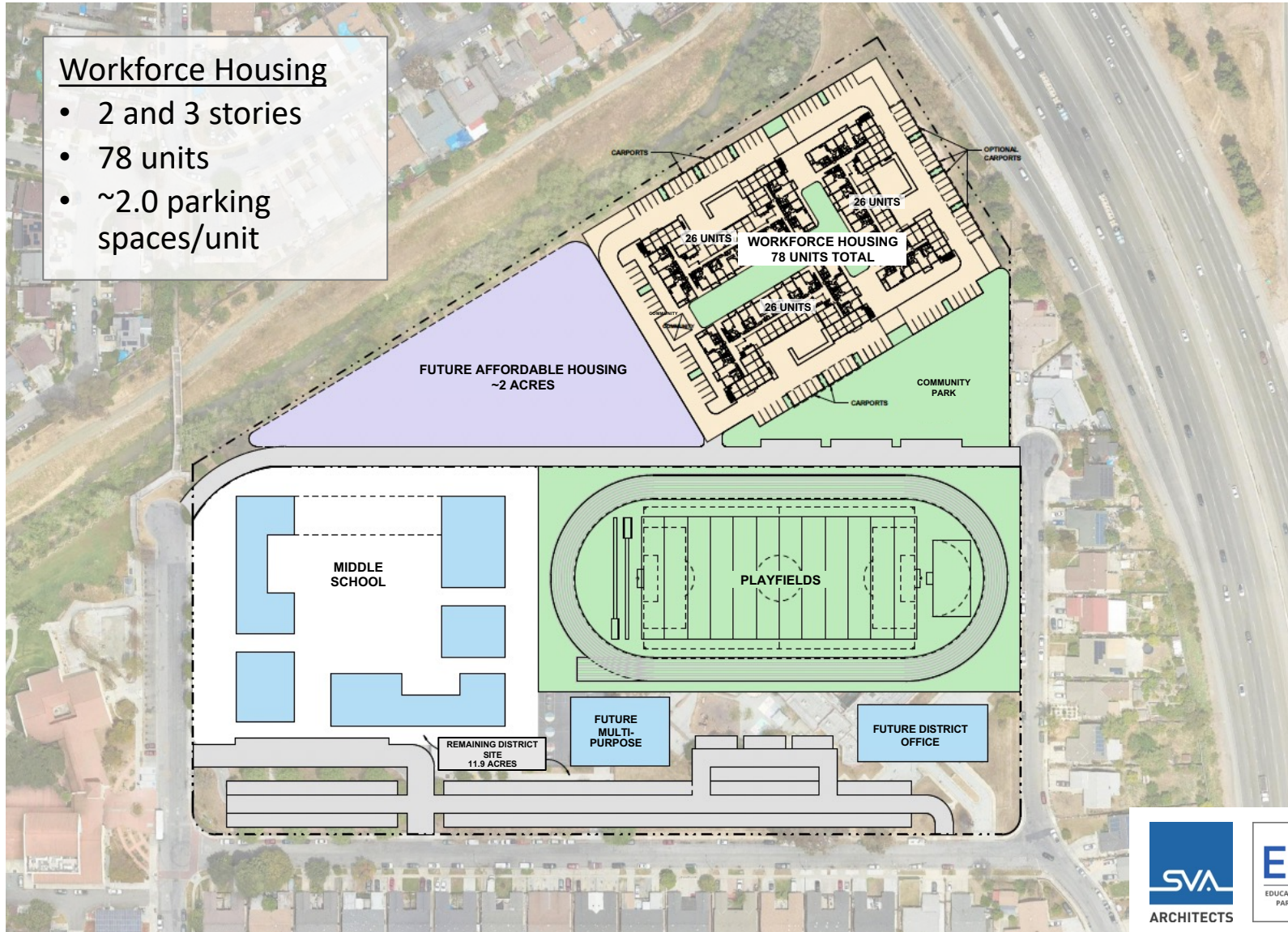
- Through road between school and housing is an advantage
- Field orientation is not adversely effected by the new layout
- Site becomes slightly more dense, but program fits without compromising design



Renaissance at Mathson – Conceptual Master Plan

Workforce Housing

- 2 and 3 stories
- 78 units
- ~2.0 parking spaces/unit



Workforce Housing Conceptual Landscape Plan Renaissance at Mathson Site

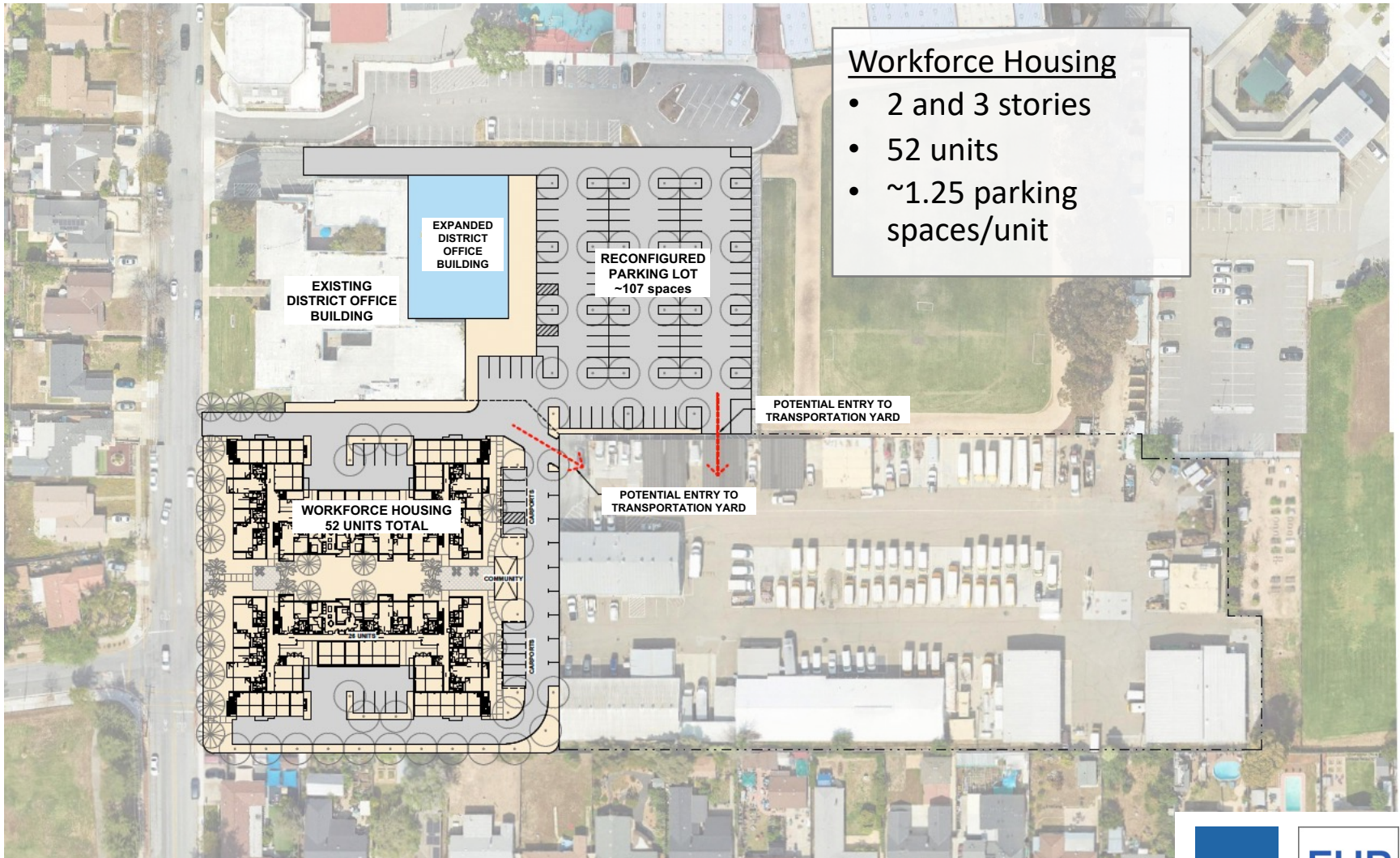


LANDSCAPE IMAGERY



LAYONNE AVE

District Office Site – Conceptual Site Plan



Workforce Housing Conceptual Landscape Plan

District Office Site

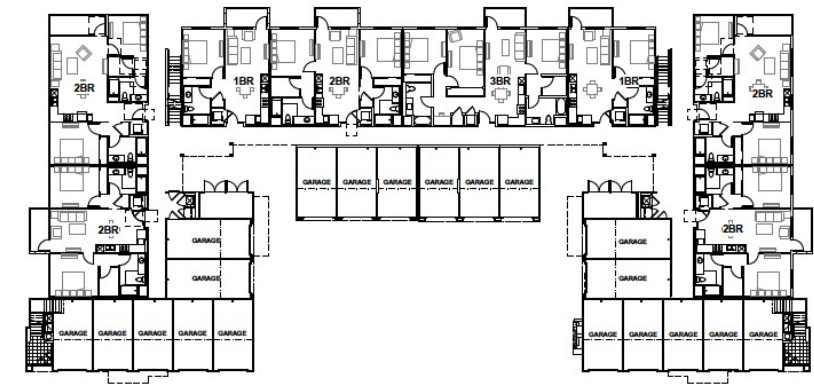
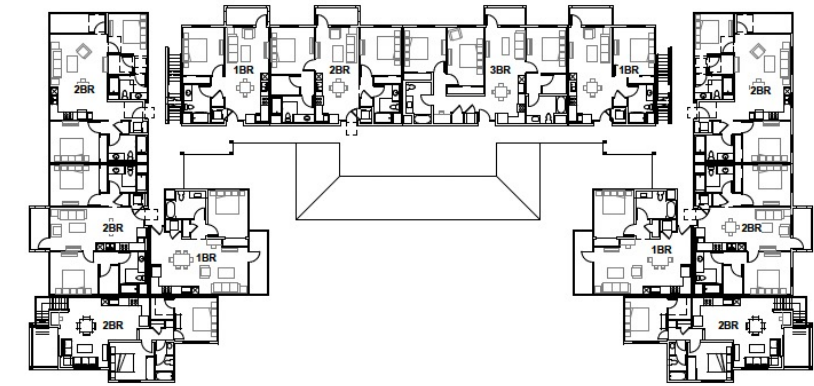
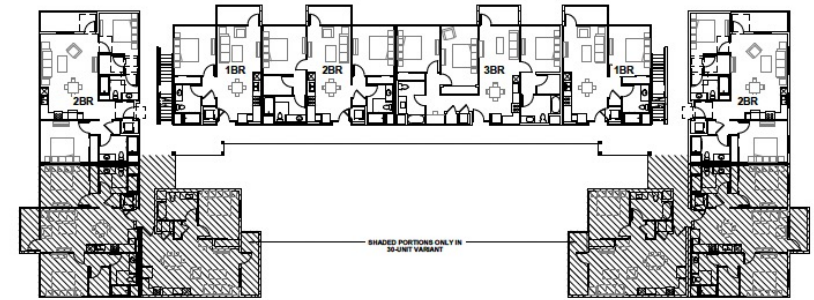


LANDSCAPE IMAGERY

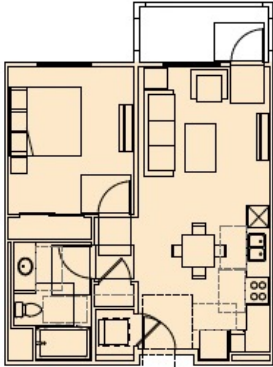


Conceptual Floor Plans

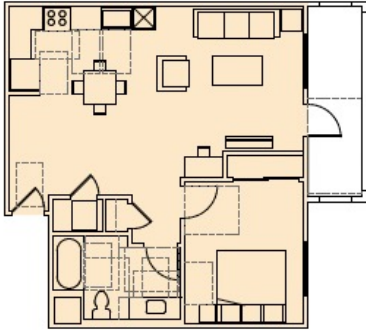
- Unit Mix:
 - 31% One Bed
 - 58% Two Bed
 - 11% Three Bed
- Average Unit Size ~ 915 SF
- Amenities
 - Private Balcony or Patio
 - 9' Ceilings
 - Full-Size Appliances
 - In-Unit Washer/Dryer
 - Air Conditioning
 - 1 Covered Space/Unit
- Sustainable Design (solar, EV)



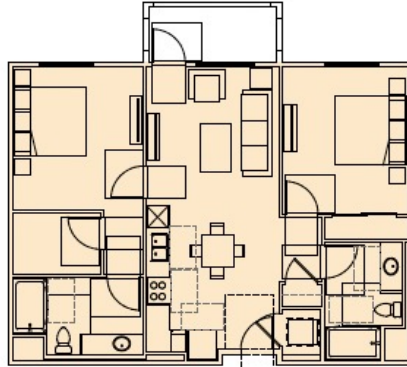
Conceptual Unit Plans



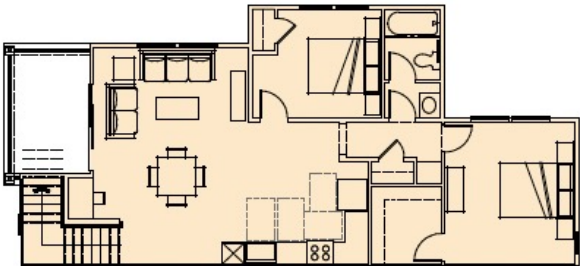
1BR UNIT
685 SF



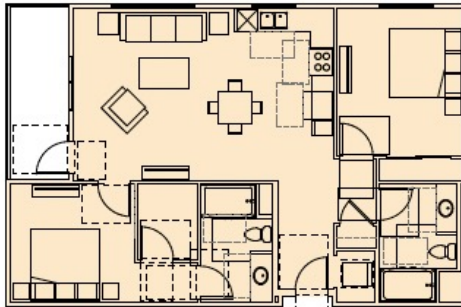
1BR UNIT
800 SF



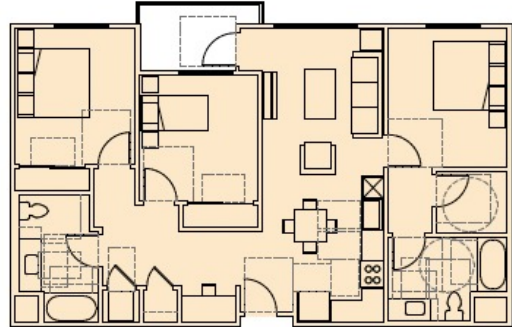
2BR UNIT
1031 SF



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



2BR CORNER UNIT
1087 SF



3BR UNIT
1252 SF

Conceptual Architectural Elevations



3 North
1/8" = 1'-0"



2 West
1/8" = 1'-0"



1 South
1/8" = 1'-0"

Proposed Rents

Unit Mix & Average Rents (~60% of Market)

Unit Type	Unit Mix	Average Proposed Rent	Market Rent	Low Income Rent
1 Bedroom	31%	\$1,800	\$3,000	\$2,176
2 Bedroom	58%	\$2,400	\$3,700	\$2,447
3 Bedroom	11%	\$2,900	\$5,300	\$2,720

- ~ 90% of units are proposed to be leased at or below Low Income rent levels
- Proposed average rents meet City and State inclusionary housing requirements
- Applicability of City's Inclusionary Housing Ordinance to be confirmed during Preliminary Review

Inclusionary Housing: Rents & Income Levels

Low Income Limits for Inclusionary Units

Household Size	1 Person	2 Person	3 Person	4 Person	5 Person
Household Income Limit (Low Income)	\$96,000	\$109,700	\$123,400	\$137,100	\$148,100

Inclusionary housing requirements

- Income limits above would apply to Inclusionary units only
- Inclusionary units would be between 15%-50% of total units depending on entitlement pathway

Entitlement Process: Three Options

1. Full City Entitlement Process — Longest with No Streamlining

- Requires General Plan amendment and rezoning
- 12 to 18 months for entitlements + CEQA review

2. AB 2295 Project* — Expedited with Partial Streamlining

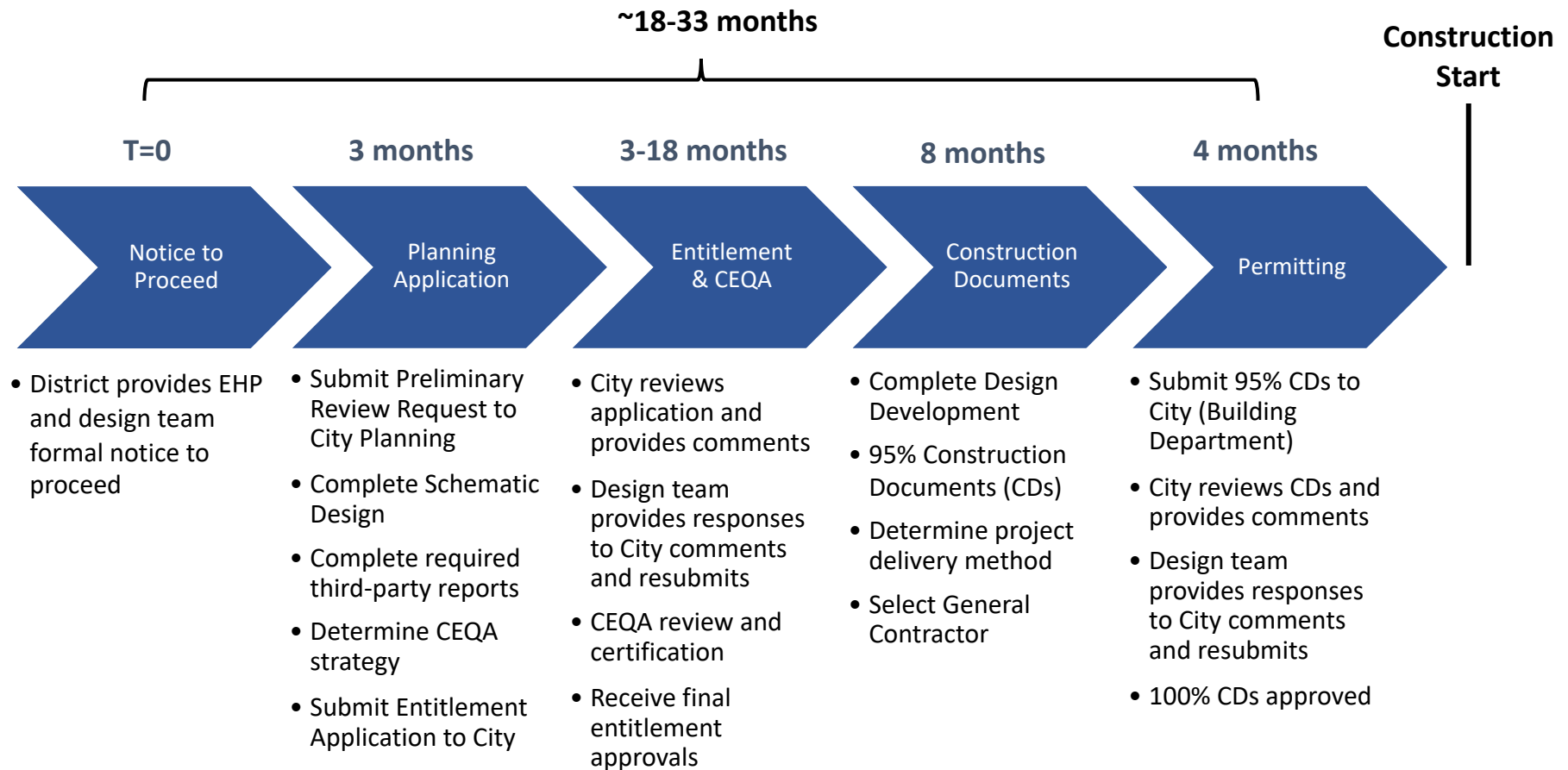
- No General Plan amendment or rezoning required
- 6 to 12 months for entitlements + CEQA review

3. SB 35 + AB 2295 Project* — Most Streamlined

- No General Plan amendment or rezoning required
- CEQA exempt
- 3 months for entitlements

* Eligibility subject to qualifying criteria

Pre-Construction Schedule



Project Cost Summary

			Projected Cost		
Site	Unit Count	Average Unit Size	Cost (M)	Cost/Unit	Cost/SF
Renaissance at Mathson	78	915	\$48.3 M	\$620,000	\$678
District Office	52	915	\$33.4 M	\$643,000	\$703

Assumptions

- Projected Cost includes all anticipated soft costs, hard costs, a 5% project contingency, and a 3% General Contractor contingency
- Based on a prevailing wage scale

Key Conclusions

1. Both sites are physically, politically, and economically feasible for the construction of quality multi-family housing
2. ARUSD's directed unit mix can be accommodated, including one, two, and three-bedroom units
3. Proposed rents average ~60% of market and are a function of the financing structure
4. First units could be ready for occupancy within 3 years from the initiation of the entitlement process
5. EHP concurs with the Workforce Housing Committee's prior recommendation to prioritize the Renaissance at Mathson site



Next Steps

1. Submit a Preliminary Review Request to the City to review the preliminary design with City staff (Planning, Public Works, Fire) and confirm applicability of Inclusionary Housing Ordinance
2. Determine the entitlement pathway and CEQA process in consultation with land use counsel and in coordination with City staff
3. Respond to the various tasks outlined in the feasibility report
4. Prepare the entitlement application for the preferred project

Thank You

- Questions?

