

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

A. Future residents of Oak Hill will be selected based on their income status 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 230 to 250 rental units offering two distinct housing opportunities for those who qualify:

- Teacher, Education Staff and County Employee Housing: Of the 115-135 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.
- Low-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 will be the size and cost for the new housing units?

A. The Oak Hill Apartments will offer one, two and three-bedroom for-rent apartment homes. The educator and County employee housing units are anticipated to be leased at rates affordable to households earning from 60 to 110 percent of Area Median Income (AMI) and the low-income family units will be leased at rates affordable to households earning from 20% to 60% of AMI.

Q. What is the timeline for the proposed project?

A. Currently, we are in the environmental review phase of the project. The environmental review will be followed by approximately 6 to 9 months of permitting before construction can begin. Overall, the estimated target date for residents to start occupying Oak Hill is the fall of 2025.

Q. What are the traffic impacts of the project?

A. As part of the environmental review of the project, a comprehensive traffic analysis will be completed for public review. Our traffic consultant is also studying the option of adding a signalized intersection at the project entry, which would include pedestrian access to the south side of Sir Frances Drake Blvd and a connection to the bicycle and pedestrian path. The results of the analysis are anticipated in the spring 2022.

Q. Where will the parking be located?

A. Oak Hill will include a new parking garage within the site that will be shared among all of the residents of the new apartment community. The proposal includes 1.5 parking spaces per residence as well as 1.25 bicycle parking spaces per residence.

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
- Community terrace with outdoor seating
- Fenced dog run
- Pedestrian connections to nearby open space

In addition, community rooms will be included in both the Teacher, Education Staff, and County Employee Housing and the Low-Income Family Housing portions 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 is anticipated to be held in spring 2022.

In the meantime, we are conducting 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.

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
- High efficiency irrigation and drought tolerant planting
- Filtration and bio-retention features
- Dual-glazed, low E windows
- Energy efficient lighting, appliances, and building systems
- 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 was this property identified for housing?

A. On January 15, 2019, Governor Gavin Newsom signed an [executive order](#) to identify State-owned sites to help address the California housing crisis. Following an analysis of various sites, this approximately 10-acre property was chosen as an appropriate location for a much-needed affordable housing project. A competitive bidding process was conducted, which resulted in the selection of the Oak Hill Apartments.