

Eden Housing Inc. (Eden) and Education Housing Partners, Inc. (EHP, and together with Eden, the applicant) are proposing to develop the Oak Hill Apartments project (proposed project) on approximately 6.7 acres of an 8.3-acre parcel (portion of APN 018-152-12). The 100 percent affordable housing project would include the construction of two buildings containing up to 250 new apartments. One building would provide 135 dwelling units available to low- to moderate-income educators working in and employees of the County of Marin, and the other building would include 115 dwelling units available to extremely low- to low-income residents, as shown in Table 1 below. (The unit affordability mix may change depending on financial conditions.)

**Table 1: Housing Unit Mix**

Income Level	Unit Type	Unit Area Range (square feet)	Quantity	Mix (%)
Low- to Moderate-Income Affordable Units	Junior 1-bedroom	600-650	14	11
	1-bedroom	700-800	72	53
	2-bedroom	1,000-1,100	37	27
	3-bedroom	1,250-1,350	12	9
<b>Total Low- to Moderate-Income Affordable Units: 135 (Education Housing Partners)</b>				
Extremely Low- to Low- Income Affordable Units	Studio	420-500	28	24
	1-bedroom	600-650	26	23
	2-bedroom	900-950	30	26
	3-bedroom	1050-1100	31	27
<b>Total Extremely Low- to Low-Income Affordable Units: 115 (Eden Housing)</b>				
<b>Total Housing Units: 250</b>				
Source: Eden Housing and Education Housing Partners, Inc., 2022.				