

# 4300 San Pablo

## Community Meeting

April 12, 2022 | 6:00pm

EAH Housing

KTGY Architecture + Planning



# Meet The Team



Real Estate Development  
Property Management  
Resident Services



Architectural Design



City Partner

# EAH Housing Overview

## ► Creating Community



FOUNDED  
1968

RELATIONSHIPS WITH  
87 municipalities  
23 counties  
IN CALIFORNIA & HAWAII



700+  
EMPLOYEES

## ► Developing Housing

106 properties

Over 8,400 units  
Developed & Acquired

\$1.8+ billion  
Active development

\$2.2+ billion  
Developed housing

## ► Managing Properties



SERVING OVER  
25,000  
RESIDENTS



222 properties  
OVER 13,000 UNITS



\$172+ million  
Annual Cash Management

# Reach and Residents Served

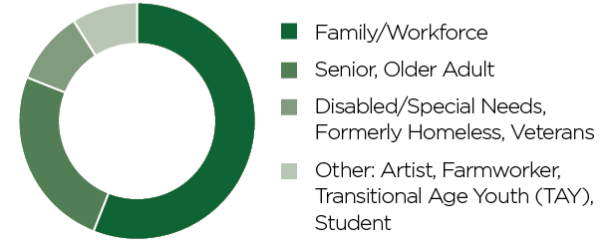
## ► Geographic Reach (Counties)

Alameda  
Contra Costa  
Fresno  
Imperial\*  
Los Angeles  
Marin  
Monterey\*  
Napa  
Orange  
Riverside  
Sacramento\*  
San Francisco  
San Mateo  
Santa Clara  
Santa Cruz  
Solano\*  
Sonoma  
Stanislaus  
Yolo



Kauai  
Hawai'i (Big Island)\*  
Honolulu  
Maui  
*\*Planning stage*

## ► Properties by Resident Type





# Alameda County Portfolio



**Camellia Place** | Family Housing | 112 Units | Dublin, CA



**Cathedral Gardens** | Family Housing | 100 Units | Oakland, CA



**Estrella Vista** | Family Housing | 87 Units | Emeryville, CA



**Los Robles** | Family Housing | 140 Units | Union City, CA

## Development



**Groundbreaking  
Development Expertise**

## Management



**Complete Property & Asset  
Management Services**

## Services



***StayWell!* Resident Services  
represent the heart of our  
work**



## By the Numbers:

#43

2021 Architectural Record  
Top 300 Architecture Firms

6

Office Locations  
Nationwide

300,000+

Number of Multifamily Units Built

45

Number of states in which  
we  
have worked.

530

Clients with whom we worked  
last year

10

Number of our Clients who are in  
The Top 10 U.S. Apartment  
Developers

430

Number of  
Employees

12

Number of countries in which we  
have worked.

10

Number of our clients who are in  
the Top 10 U.S. Builders.

22

Number of  
Shareholders

30

Years since we opened our  
doors  
for business

# Recap of Key Milestones + Timeline



**EAH Selected**  
July 2020

EAH selected as partner through RFP process by City of Emeryville City Council



**SB 591**  
September 2021

Governor Newsom signs SB 591 Intergenerational Housing Legislation



**DCC & Study Session**  
Feb-March 2022

Development Proposal presented to Development Coordination Committee: Feb 9<sup>th</sup>

Planning Commission Study Session March 24<sup>th</sup>



**Community Forum**  
April 12<sup>th</sup> 2022

Outreach to inform the community of the proposed development and listen to feedback.



# 4300 San Pablo – Our Vision

Proposed Number of Units	68
Proposed Parking Spaces	22
Proposed Building Height	5 Stories
Proposed Unit Sizes	Studio, 1BR, 2BR
Proposed Housing Model	Intergenerational Housing (Senior and TAY)
Tenant Selection	30% to 60% Area Median Income

Development information can be accessed at: [www.eahhousing.org/4300sanpablo](http://www.eahhousing.org/4300sanpablo)

## What is Area Median Income (AMI)?

- Definition: Area Median Income is the midpoint of a region's income distribution, meaning that half of households in a region earn more than the median and half earn less than the median.

## Rents for Individuals and families earning 20-60% of the Area Median Income (AMI)

% of 100% AMI	20%	30%	50%	60%
Studio	\$479	\$719	\$1,198	\$1,438
1-BR	\$514	\$770	\$1,284	\$1,541
2-BR	\$616	\$925	\$1,541	\$1,849

Source: 2021 Housing and Urban Development

Design

EMERYVILLE  
APARTMENTS

2-STORY SINGLE  
FAMILY HOMES

SITE

43RD STREET

SAN PABLO AVENUE

BANK OF AMERICA  
FINANCIAL CENTER

RETAIL PARKING

N







188'-6"

6ft Setback

91'-0"

11'-0"

10ft Setback

1ft Setback

AMENITY

PARKING

UT.

24'-0"

TRASH

BICYCLE ROOM

LOBBY

RESIDENTIAL SERVICES /  
AMENITY

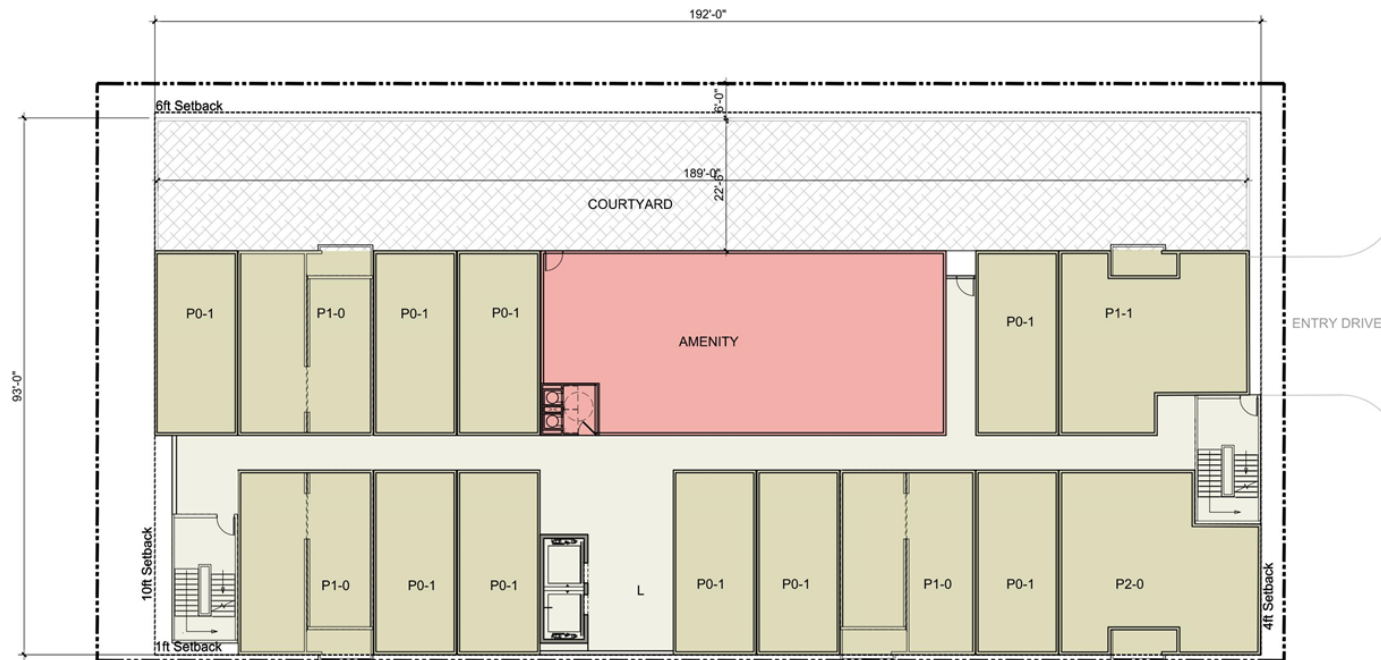
ENTRY DRIVE

4ft Setback

43RD STREET

SAN PABLO AVENUE





SAN PABLO AVENUE

43RD STREET





SAN PABLO AVENUE

43RD STREET













Questions + Feedback

# Thank You!

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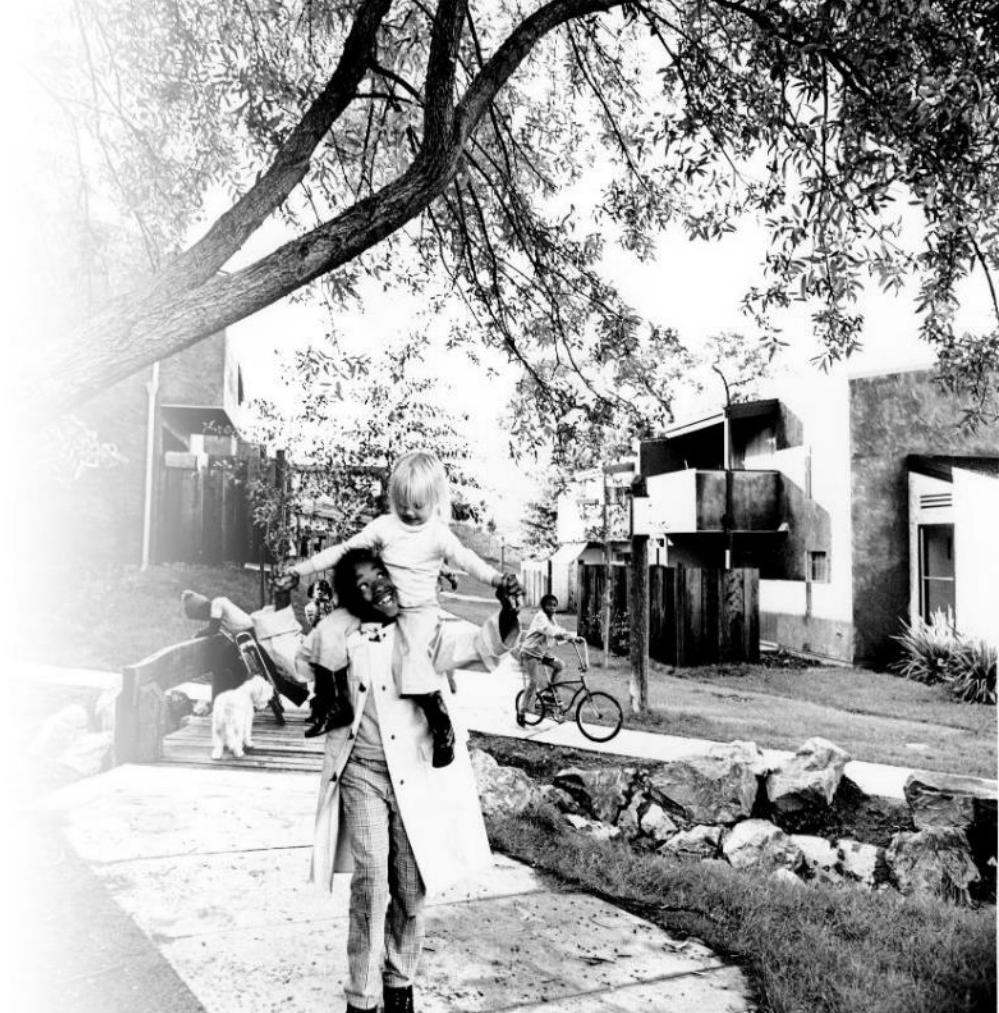
KTGY Architecture + Planning

**Questions or Comments?**

**Please email or visit our webpage**

[www.eahhousing.org/4300sanpablo](http://www.eahhousing.org/4300sanpablo)

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*Pilgrim Park – EAH Housing first affordable housing project in 1969*