



EDUCATION HOUSING PARTNERS
A THOMPSON | DORFMAN COMPANY

Faculty / Staff Housing



- Provides low-cost and high quality rental housing to teachers and staff
- Rents are typically under 50% of market
- Significant benefit for recruiting and retaining employees

District / Agency Role

- Provide Surplus Site / Land
- Capitalize Development
- Facilitate Relationship with City
- Champion Project



Capital Requirements



- No District general funds are required for development or operations
- 100% of pre-construction and construction costs are funded by certificates of participation issued by District
- Rents are set at levels that cover all operating costs, principal and interest and reserves
- Rents are low due to
 - No land costs (surplus site)
 - Lower operating costs and no property taxes (publicly owned)
 - Tax exempt financing
 - Limited municipal fees

Design / Build Contractor (DBC)



- District Retains DBC through Section 5956 of CA Government Code
- DBC handles all design, entitlement, permitting and construction related activities on a fixed-cost basis
- DBC works on a turn-key basis – no equity participation

Operations



- District hires 3rd party property manager responsible for maintenance, administration, operations and leasing
- Apartments offered to qualifying district employees
- District owns land and all improvements

Project Features



- All Units
 - Individual private garages – most with direct access
 - Large floor plans with patios/terraces
 - E-Star appliances
 - Laundry rooms
 - Walk-in closets
- Project
 - Environmental sustainability goals
 - Recreation building
 - Well-landscaped courtyards and auto court buildings
 - ADA accessible units and amenities
 - Abundant visitor parking

Education Housing Partners, Inc.



- EHP is a California non-profit, public-benefit entity affiliated with Thompson | Dorfman Partners, LLC
- Thompson | Dorfman Partners, LLC is one of Northern California's oldest and largest luxury multi-family developers
- Numerous awards have been granted to EHP's developments including the Jack Kemp Model of Excellence Award for Casa del Maestro built for Santa Clara Unified School District

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