Agenda

- Presentation (40 minutes)
  - City of San Mateo Introduction
  - MidPen Housing Introduction
  - Project Concept

- Questions & Answers (20 minutes)
The City of San Mateo set the framework for this development in their 2017 Request for Proposals.

- Provide the maximum number of allowed **housing units**: 164
- Provide a minimum of 535 **public parking** spaces, as well as the required parking for the housing component.
- Include a minimum of 35% of the total housing units at rents that are **affordable** to income levels of 120% of Area Median Income (AMI) and below.
- Maximize the provisions of “**workforce**” affordable housing units for income levels between 80% and 120% of AMI.
- Include a 2,000 square foot **community serving space** in the project that can be available for a variety of uses.
- Minimize the amount of public subsidy **financing** necessary to support the public parking and affordable housing.
- Involve the **community** during the design development process.
- Pay **prevailing wages**.
The City selected a developer, not a design. The design is subject to the standard Planning approval process.

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Timing</th>
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<tbody>
<tr>
<td>Pre-planning Application Submittal</td>
<td>December 20, 2018</td>
</tr>
<tr>
<td>Community Meeting</td>
<td>March 07, 2019</td>
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<tr>
<td>Planning Committee Study Session</td>
<td>April 23, 2019</td>
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<tr>
<td>Formal Planning Application Submittal</td>
<td>Fall 2019</td>
</tr>
<tr>
<td>Planning Commission Public Hearing</td>
<td>Summer/Fall 2020</td>
</tr>
<tr>
<td>City Council Vote</td>
<td>Fall 2020</td>
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MidPen Housing will implement the City’s framework through a design that reflects our mission.

Our mission is to provide safe, affordable housing of high quality to those in need and to establish stability and opportunity in the lives of our residents.

Publication Date: March 8, 2019
We’ll succeed by applying 50 years of experience in development, property management, and services.
Our track record includes developing 27 communities in San Mateo County, including 5 in the City of San Mateo.

- Peninsula Station, San Mateo
- St. Matthew Apartments, San Mateo
- Delaware Pacific, San Mateo
- City Center Plaza, Redwood City
- Alma Point at Foster Square, Foster City
- Station Center, Union City
The Downtown San Mateo Opportunity Sites will consist of workforce housing and public parking.
We envision the development serving as a “Gateway to Downtown.”
Neighboring buildings include office, retail, industrial and single family homes.
We considered neighboring buildings in determining the location of the housing and the parking.
Let’s go on a tour of the development, starting with the homes for working families.
Welcome to the main entry on 4th Avenue: rest in the plaza or stop by the office to greet our full-time staff.
Rounding the corner at South Claremont, notice the ground floor stoops and landscaped setbacks.
Check out the bridge overhead on 5th Avenue!
Appreciate how mixed materials create a textured exterior as you view it from So. Railroad or a Caltrain.
The 5th Avenue garage will provide new parking for Downtown employees and visitors as well as residents.
The garage and community serving space entrances will be located on 5th Avenue.
The garage side adjacent to the substation, garage and warehouse will be fire-rated for safety reasons.
The solar carport array, which will reduce long-term City operating costs, is visible from the back.
The side of the garage facing downtown is an opportunity to add pizazz – more on that soon.
Now we’ll review features that weren’t obvious during our tour, starting with neighborhood tie-ins.
As long-term owners, we view incorporation of green design elements as a good investment.

- **Homes**
  - Green Point rating of 110 or more
  - Domestic water sub-metering for residential units
  - Roof mounted solar hot water system
  - Reduced parking footprint

- **Parking**
  - Solar carports for parking structure
  - Wiring for electric vehicle charging for 10% of spaces

- **Site**
  - Drought resistant plantings
  - Non-potable water re-use for irrigation
  - Green infrastructure for storm water management using flow-through planters and on-site rainwater harvesting
Our top concern is safety and security of our residents, which we ensure through design and management.

**Design**

- **Promote visibility**
  - Low shrubs
  - Open entries
  - Transparent screens
  - Evening lighting

- **Restricted access to residential amenities**

- **Security cameras**

**Management**

- Professional property management and resident services
- Two on-site manager units
- Screening procedures
- Robust house rules
- Strong community partnerships
Through a public art installation, the development will be a welcoming gateway to the City’s vibrant downtown.

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We’ll also add interest to a portion of the garage façade through thoughtfully placed design elements.
A public plaza on 4th Avenue will offer a spot for community interactions. Where should it be located?

**Eastern Plaza Location:**

Advantages
- Proximity to downtown
- Bring activity from downtown across tracks
- Better solar exposure

Disadvantages
- Train noise
- Wind from tracks

**Western Plaza Location:**

Advantages
- Further from Caltrain tracks
- Proximity to single-family homes
- Activate corner of 4th Ave. and S. Claremont

Disadvantages
- North of building structure: will be in shadow through most of day
We have heard a lot of questions about parking. Here’s how we plan to make it work.

- 164 **residential** parking spaces
  - 1:1 ratio
  - Transit oriented development
    - 0.5 miles from Caltrain station
    - Immediately adjacent to downtown
  - Protected bicycle parking
  - Transportation Demand Management measures: bus passes, transit screen, etc.

- 535 **public** parking spaces
  - 235 replacement spaces
  - 300 new spaces
We will also work with the City to mitigate the development’s traffic impact.

- Build garage first to minimize construction disruptions
- Traffic study to assess project impact and mitigation measures
Let's discuss who will live in the new homes: families of all sizes.

<table>
<thead>
<tr>
<th># of Homes</th>
<th>Home Type</th>
<th>Size</th>
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<tbody>
<tr>
<td>9</td>
<td>Studio</td>
<td>475 sf</td>
</tr>
<tr>
<td>70</td>
<td>1 BR</td>
<td>550 sf</td>
</tr>
<tr>
<td>46</td>
<td>2 BR</td>
<td>800 sf</td>
</tr>
<tr>
<td>39</td>
<td>3 BR</td>
<td>1050 sf</td>
</tr>
</tbody>
</table>

Total = 164
Rents will depend on a family’s income level, which may range from extremely low to moderate income.

<table>
<thead>
<tr>
<th># of Homes</th>
<th>Home Type</th>
<th>30% AMI - 120% AMI Rent</th>
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</thead>
<tbody>
<tr>
<td>9</td>
<td>Studio</td>
<td>$770 - $2,053</td>
</tr>
<tr>
<td>70</td>
<td>1 BR</td>
<td>$825 - $2,613</td>
</tr>
<tr>
<td>46</td>
<td>2 BR</td>
<td>$990 - $3,135</td>
</tr>
<tr>
<td>39</td>
<td>3 BR</td>
<td>$1,144 - $3,774</td>
</tr>
</tbody>
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Total = 164
Families living or working in San Mateo may qualify for this workforce housing.

2018 CTCAC Incomes for San Mateo County (1 person household)
Job/salary information based on actual City and County job postings

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All residents, regardless of income level, will have access to robust on-site amenities and resident services.
In closing, I’d like to introduce another new neighbor in this development: the Community Serving Space.

- Multi-use community serving space:
  - 1,000 to 2,000 sf
  - Flexible layout to allow for multiple uses
  - Future home of Worker Resource Center
Questions & Discussion