Downtown San Mateo Opportunity Sites
Workforce Housing and Public Parking

Neighborhood Meeting
February 24, 2020
AGENDA

<p>| Presentation (30 minutes) |
| Questions &amp; Answers |</p>
<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>April 2018</td>
<td>MidPen selected through a Request for Proposal process by the City of San Mateo</td>
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<tr>
<td>October 2018</td>
<td>Community Meeting – Open House</td>
</tr>
<tr>
<td>March 2019</td>
<td>Community Meeting – Initial Project Design</td>
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</tbody>
</table>
| November 2019 | City Council Study Session  
  - Relocate Worker Resource Center  
  - Remove community space in garage  
  - Concurrent construction of garage and residential  
  - 100% electric  
  - Change affordability restrictions to up to 80% AMI, instead of 120% AMI |
| February 2020 | City Council Study Session  
  - AB1763 - Increase height to 7 stories and additional 61 units (164 to 225 units) |
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.
MidPen communities in San Mateo County

29

MidPen communities in the City of San Mateo

3
All residents, regardless of income level, will have access to robust on-site amenities and resident services.
Strategies for promoting the safety and security of our residents and to be good neighbors

- Promote Visibility
- Security Cameras
- Restricted Amenities Access

- Professional Resident Services
- Community Partnerships

- Professional Property Management
- On-site Manager Units
- Parking Management
- House Rules
- Screening Procedures

DESIGN

MANAGEMENT
Anticipated Timeline

- **February 2020**: (February 24) Community Meeting
  - (March 4) Entitlements Application Resubmittal to the City
- **April 2020**: (April 28) Planning Commission Study Session
- **June 2020**: (June 23) Planning Commission Hearing
- **July 2020**: (July 20) City Council Hearing
- **Fall 2021**: Start Construction
- **Winter 2023**: Residents Move In
Proposed Exterior Materials
S. Claremont St. & E. 4th Ave.
S. Claremont St.
E. 5th Ave. & S. Railroad Ave.
Garage Elevations
PROPOSED PARKING

Current Public Stalls 235

New Residential Stalls 164
2BRs and 3BRs 109
Studios and 1BRs 55
Residential Ratio 1:0.7
(Units to Parking Spaces)

New Public Stalls 532

Total 696

Parking Management Strategies
> Shared Parking
> Monthly Transit Passes
> No Car Preference for Studios and 1BRs
Public Art

Pedestrian Bridge

North Garage Wall

South Garage Wall

Public Plaza

E 5th Ave Garage Wall

South Railroad Avenue (owned by Penninsula Corridor Joint Powers Board)

HOUSING BLOCK 480 EAST 4TH AVE.

COURTYARD

PLAZA

SOUTH CLAREMONT STREET

EAST 4TH AVENUE

EAST 5TH AVENUE

PARKING GARAGE 400 EAST 5TH AVE.

CALTRAIN

SOUTHWEST CLAREMONT STREET

(S.P.T.C. RAILROAD AND UTILITY EASEMENT)
Public Art Precedents
<table>
<thead>
<tr>
<th></th>
<th><strong>Original Proposal</strong></th>
<th><strong>Updated Proposal</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordability Mix</td>
<td>50% of units restricted at 60% AMI or below; 50% of units restricted above 60% AMI</td>
<td>No change</td>
</tr>
<tr>
<td>Public Employee Preference</td>
<td>25%</td>
<td>No change</td>
</tr>
<tr>
<td>Range of Affordability Levels</td>
<td>30% - 120% AMI</td>
<td>30% AMI - 80% AMI</td>
</tr>
<tr>
<td>Percentage of Project-Based</td>
<td>29%</td>
<td>36%</td>
</tr>
<tr>
<td>Section 8 Vouchers (PBVs) to</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Units</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Studio</td>
<td>1-Bed</td>
</tr>
<tr>
<td>----------------</td>
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<tr>
<td>Proposed Total</td>
<td>65</td>
<td>48</td>
</tr>
<tr>
<td>Proposed %</td>
<td>29%</td>
<td>21%</td>
</tr>
<tr>
<td>Original Total</td>
<td>9</td>
<td>79</td>
</tr>
<tr>
<td>Original %</td>
<td>5%</td>
<td>48%</td>
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**Unit Mix**

61 Additional Units
2019 CTCAC Incomes for San Mateo County (1 person household)
Job/salary information based on actual City and County job postings

Income Eligibility

- Para-Educator
- Office Assistant
- High School Teacher
- 911 Dispatcher
- Police Officer
- Senior on Fixed Income
- Recreation Specialist
- Grounds-keeper
- Vocational Rehab Counselor
- Correctional Officer
- Management Analyst
- Nurse
- High School Teacher
- Grounds-keeper
- Recreation Specialist
- Office Assistant
- Para-Educator

<30% AMI: $33K
50% AMI: $56K
60% AMI: $67K
80% AMI: $90K
Traffic Analysis & Environmental Review

City’s traffic study is in progress.

Traffic consultant is working on a comprehensive traffic study.

Studies in progress include:
- Traffic
- Noise
- Historical
- Air Quality
- Biological

Results of traffic analysis and other studies will be available for public review and comment in April in advance of the Planning Commission Study Session.
Anticipated Timeline

February

(March 4) Entitlements Application Resubmittal to the City

March

(April 24) Community Meeting

April

(April 28) Planning Commission Study Session

May

(June 23) Planning Commission Hearing

June

(July 20) City Council Hearing

July

Start Construction

Fall

2021

Winter

2023

Residents Move In

Fall 2020 2021

Winter 2023