

An aerial photograph of a city street intersection, likely in San Mateo, California. The image is overlaid with a semi-transparent blue filter. The text "1580 Maple Street" is prominently displayed in the center. The background shows a multi-lane road, surrounding buildings, parking lots, and a body of water in the upper left corner.

1580 Maple Street

Create 100 supportive housing units

House a significant number of homeless persons linked with County service agencies

Offer robust on-site supportive services

Take advantage of industrialized housing construction to reduce costs and shorten the development timeline

Utilize innovative funding opportunities to reduce need for County and City subsidies and shortening the development timeline.

Engage the community to design fiscally feasible project that meets the community's needs.

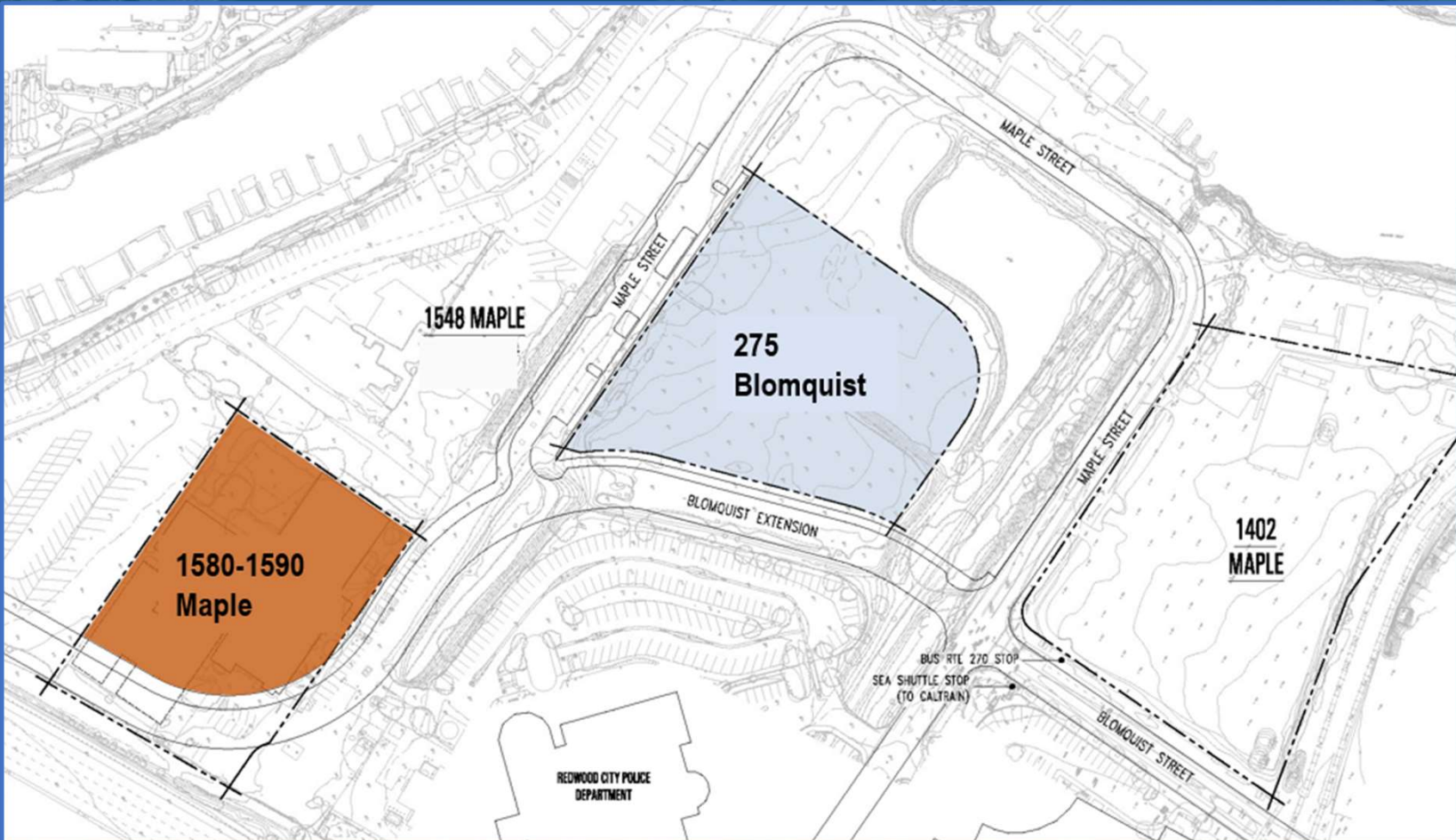
Plan and design an attractive Project that promotes active use, circulation, resident and user interaction

Complement and leverage other projects in the area as appropriate,

Utilize green building strategies and planning for sustainable and climate resilient operations;

Communicate regularly with County of San Mateo, City of Redwood City, the community, potential funders, and other stakeholders;

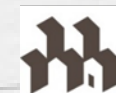
Maximize leverage of the County's land contribution and ultimately return funds to County over time



1580-1590 MAPLE STREET

BOARD OF SUPERVISORS

AUGUST 2, 2022



MidPen
HOUSING



Our Experience

Professional Development Team

- **50+** professionals
- **40** communities (**5,000** homes) in development
 - **1,180** homes under construction
- **26 supportive communities** in the Bay Area

Presence in San Mateo County

- **27** communities, totaling over **5,500** homes
- **7** communities with homes set aside for **Permanent Supportive Housing**
- **6** communities under construction
 - **900+** homes, **61** set aside for PSH



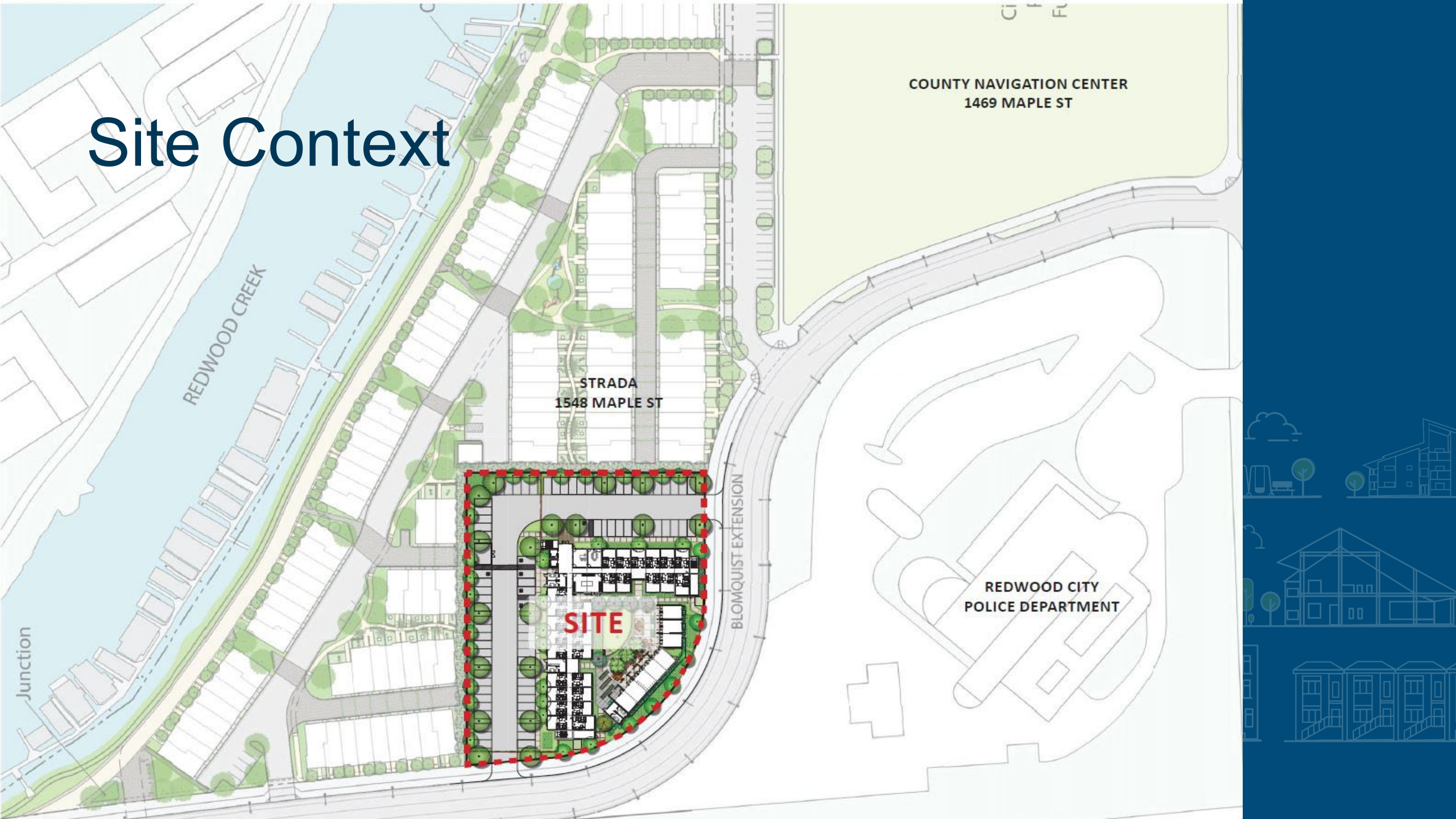
Mosaic Gardens, Redwood City



Shores Landing, Redwood City



Site Context



Our Vision

- **Residential Environment & Programming**
 - 110 new PSH homes earning <30% AMI
 - 79 surface parking stalls (0.72:1 ratio)
 - 110 secured bike storage spaces (1:1 ratio)
 - 300 sq ft studios
- **Inviting & Resilient Landscape**
 - Residential courtyard
 - Stormwater treatment area
 - Enclosed pet area
 - Raised garden beds
 - Shade trellis
- **Cost-Effective, Feasible, and Timely**



Conceptual Site Design



Community Outreach & Engagement

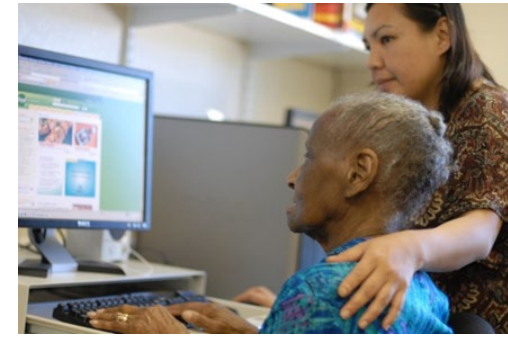
Transparent, Inclusive, and Responsive Community Engagement

- Leverage our well-established community partnerships in Redwood City and San Mateo County.
- Create strong networks of communication across diverse groups and platforms.
- Stakeholders are heard, informed, and engaged.
- Design iterations and project program based on community, local partner, and San Mateo County input.



Resident Services

- **2 decades** of experience working with supportive housing communities
- We operate **7 properties** with PSH set aside units in San Mateo County
- Intentional Support
 - Financial capability programs for adults
 - Evidence-based services
 - Harm reduction strategies
 - Motivational interviewing/coaching
- **Outcomes:** Resident self-sufficiency; financial and health stability; and housing retention
 - **98-99% retention** for PSH populations
- In 2020-21, MidPen participated in a consortium with 8 other agencies to develop best supportive housing practices based on our collective PSH experience



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