







HOUSING DEVELOPMENT POTENTIAL ON COUNTY OWNED PROPERTY

DEPARTMENT OF HOUSING
RAYMOND HODGES, DIRECTOR

MARCH 4, 2025



AFFORDABLE HOUSING PIPELINE

	 Completed	 Pre-Development	 In Construction	 Total Units
<30% AMI Units	767	447	221	1,435
Homeless Units	543	395	68	1,006
All Affordable Units	2,875	1,376	688	4,939



AFFORDABLE HOUSING ON COUNTY PROPERTY: EXISTING & IN DEVELOPMENT

Middlefield Junction

179 Units



Half Moon Village

160 units



Stone Pine Cove

47 units



Midway Village Phases 1&2

147 + 112 units



1580 Maple

110 units



MIDDLEFIELD JUNCTION

LOCATION: Redwood City

UNITS: 179 Units (1BR, 2BR, 3 BR)

TARGET POPULATION:
Families/Supportive Housing

TOTAL COUNTY INVESTMENTS:
\$25,682,065

RESOURCE AREA: Low Resource

TRANSIT: Bus



MIDWAY VILLAGE I/II

LOCATION: Daly City

UNITS: 259 units (Studio, 1 BR, 2 BR, 3 BR)

- 147 units (Phase 1)
- 112 units (Phase 2)

TARGET POPULATION: Families/Former Foster Youth

TOTAL COUNTY INVESTMENTS:
\$8,918,842

RESOURCE AREA: Low Resource

TRANSIT: Bus and Muni





POTENTIAL DEVELOPMENT OPPORTUNITES

MARCH 4, 2025



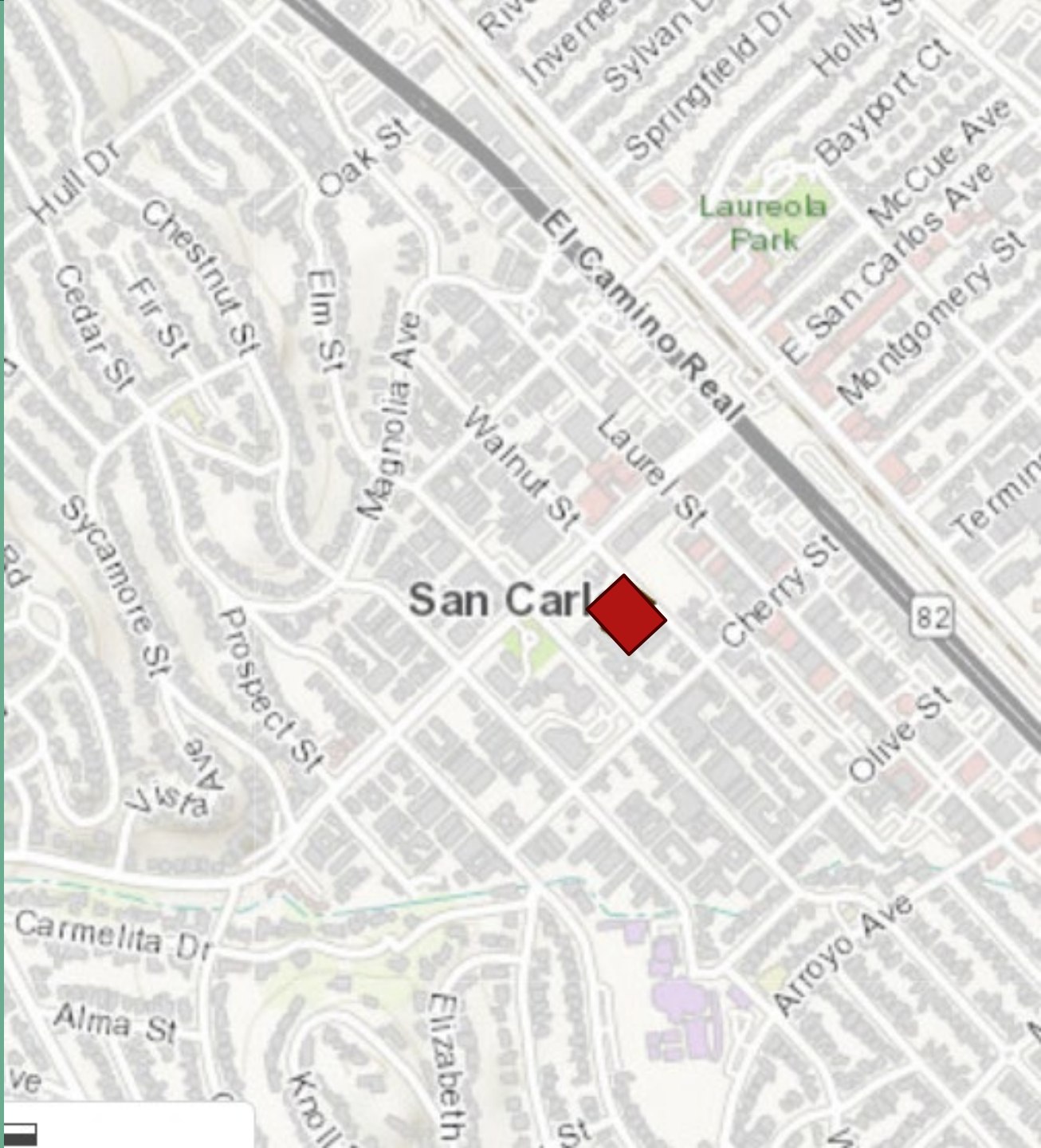
POTENTIAL DEVELOPMENT PROPERTIES



1. 626-648 Walnut Street, San Carlos
2. 3009-3017 Middlefield Road, Unincorporated North Fair Oaks
3. North County Courthouse property, South San Francisco
4. Law Library, Redwood City
5. 2191-2195 South El Camino Real, San Mateo
6. El Camino House, San Mateo (2175 South El Camino Real)
7. 1717-1731 South El Camino Real, San Mateo
8. 728 Heller & 310 Pine Street, Redwood City
9. Phoenix Garden Area, San Mateo (Probation/Juvenile Court campus)
10. Grant Yard, Redwood City (752 Chestnut)
11. 1500-1510 Fashion Island Boulevard, San Mateo
12. Pacific Shelter, Redwood City (2610 El Camino Real)

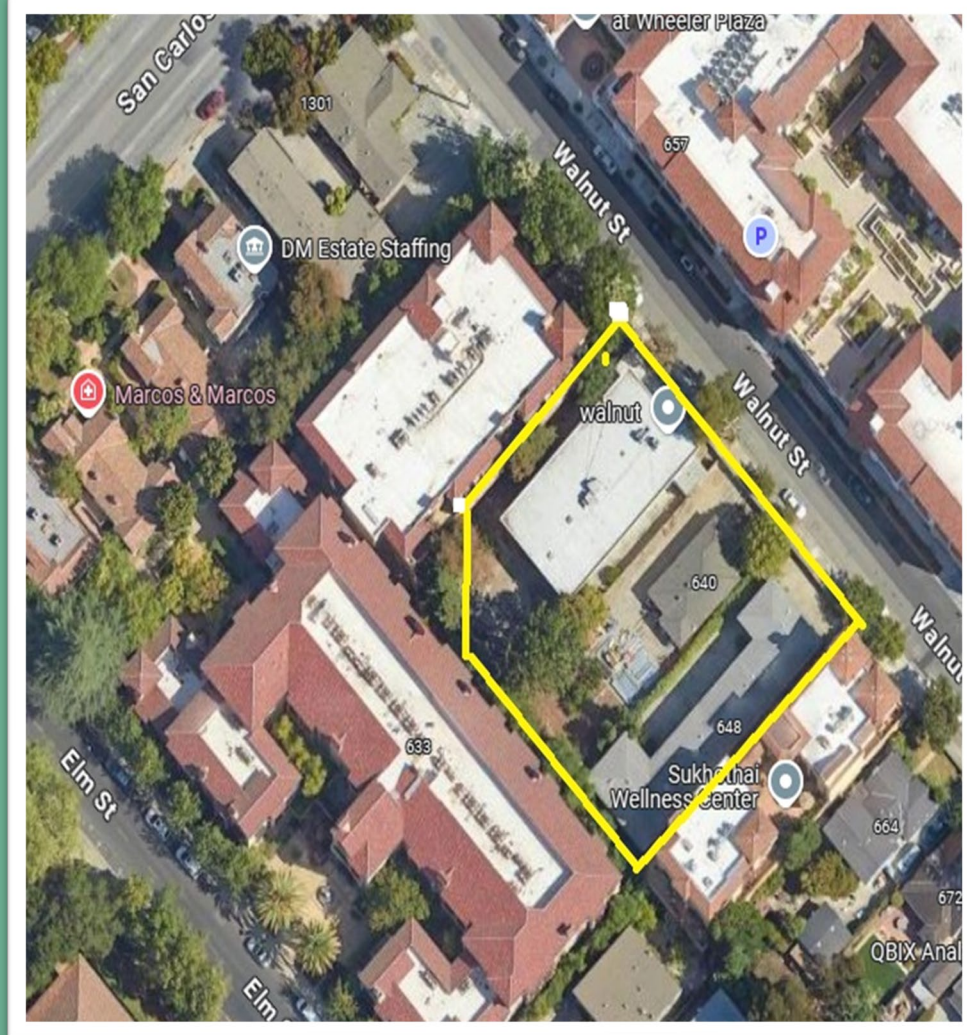
626/640/648 WALNUT STREET

628 Walnut Street,
640 Walnut Street,
and 648 Walnut Street
San Carlos, CA 94070



626/640/648 WALNUT STREET

SAN CARLOS



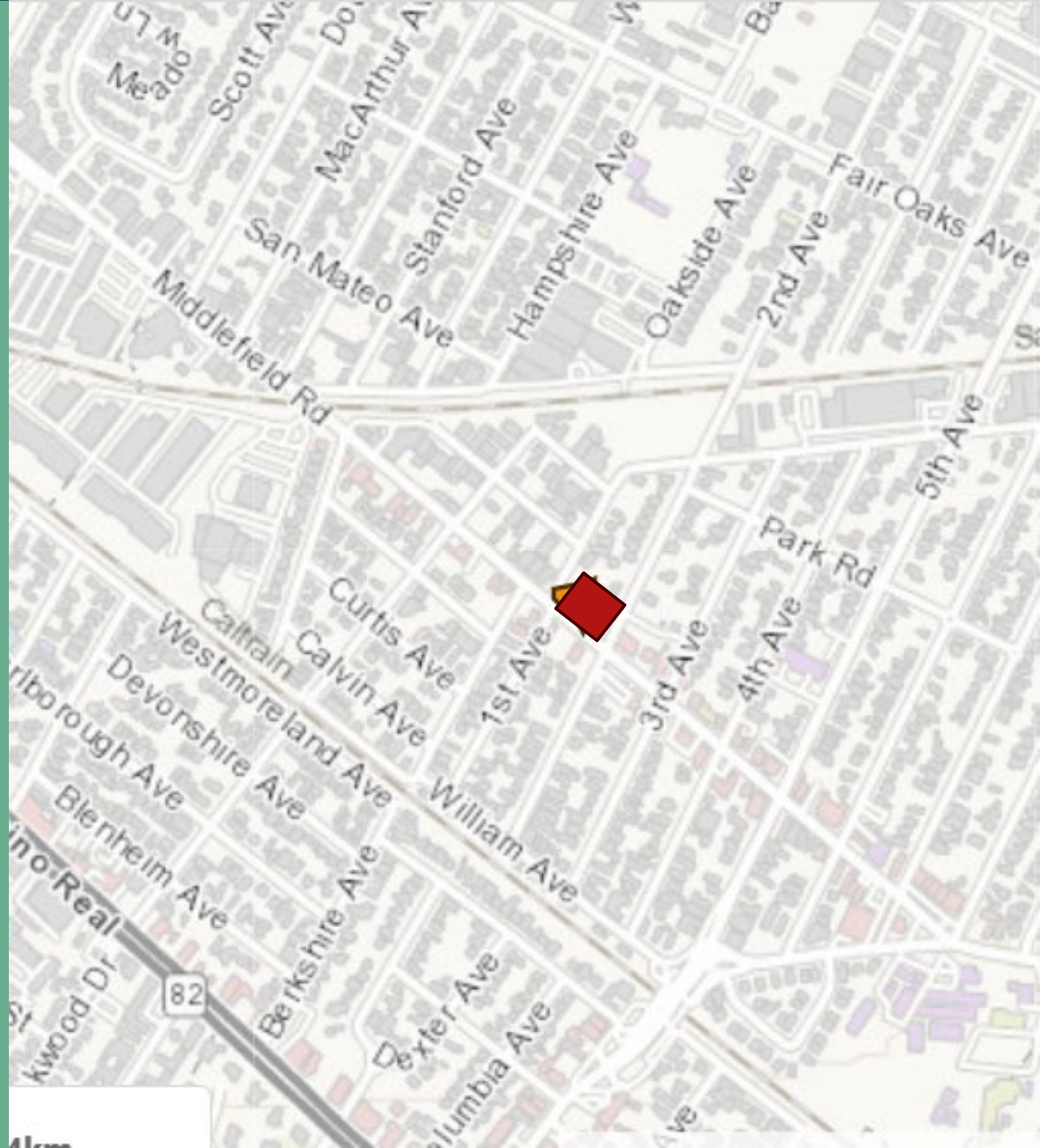
- **CURRENT USE:** Vacant, Ready to develop.
- **LAND AREA:** 26,512 square feet/ 0.61 acres
- **POTENTIAL:** 80 units
- **RESOURCE AREA:** Highest Resource
- **TRANSIT:** Caltrain & Bus
- **DETAILS:**
 - Excellent location for affordable family housing including County/city employees.
 - RFP in development.



**3009-3017
MIDDLEFIELD &
401 2ND AVE**

**3009/3017 Middlefield
Road, Redwood City,
CA 94063**

**401 2nd Avenue,
Redwood City, CA
94063**



3009/3017 MIDDLEFIELD & 401 2ND AVE

Unincorporated North Fair Oaks

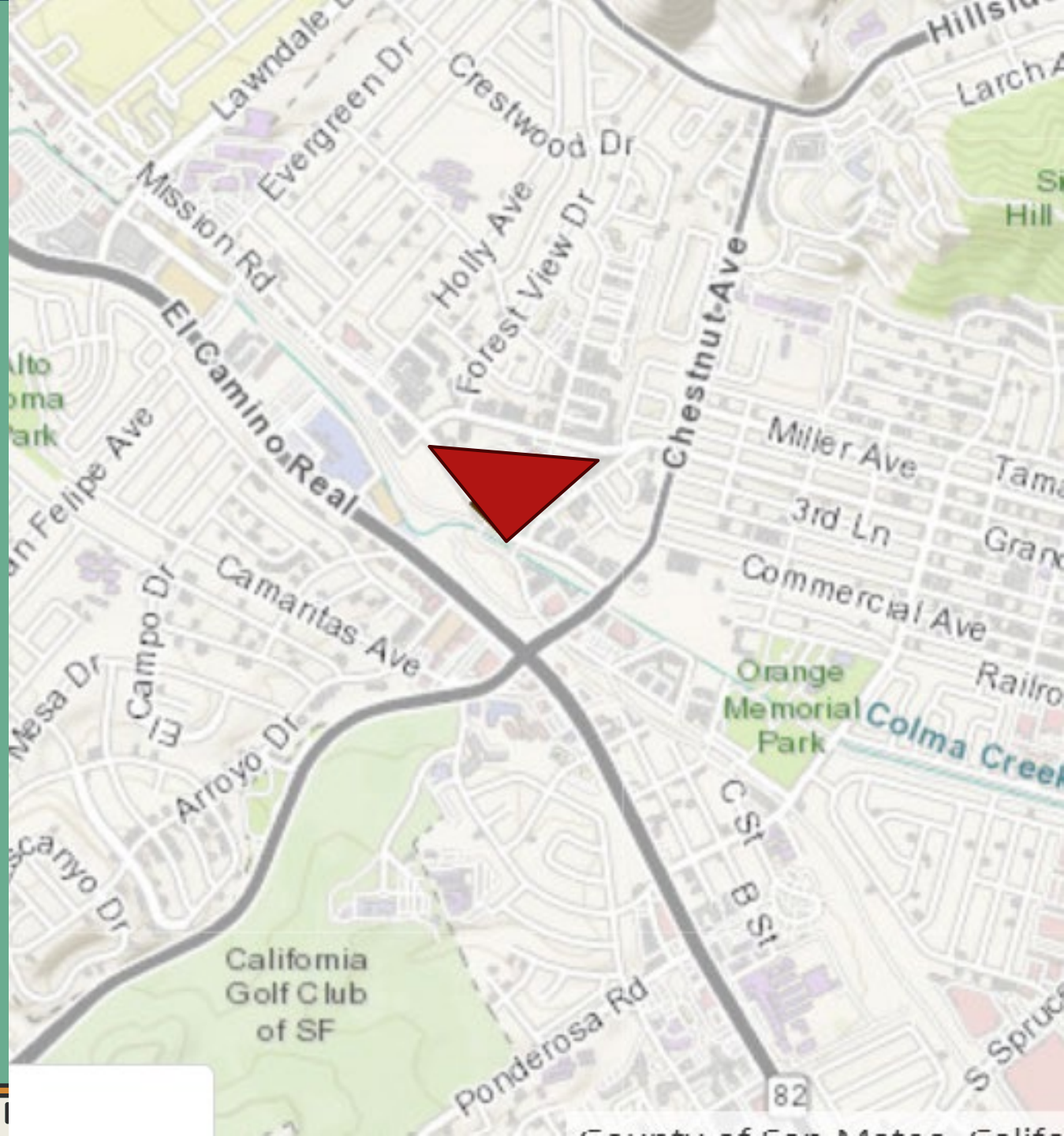


- **CURRENT USE:** Temporary home for Economic Advancement Center
- **LAND AREA:** Approx. 0.473 acres
- **POTENTIAL:** 60-70 units
- **RESOURCE AREA:** Low Resource
- **TRANSIT:** Bus
- **DETAILS:**
 - Library also considered
 - Excellent location for all affordable housing types.
 - LIHTC & State scoring challenges



NORTH COUNTY COURTHOUSE

1050 Mission Road,
1025 Mission Road,
South San
Francisco, CA 94080



NORTH COUNTY COURTHOUSE

SOUTH SAN FRANCISCO



- **CURRENT USE:** Courts, Probation, IT. Wellness Center under construction.
- **LAND AREA:** Four parcels of approximately **9.7 acres**
- **POTENTIAL:** 120-160 units (on portion planned for housing)
- **RESOURCE AREA:** High Resource
- **TRANSIT:** BART and Bus
- **DETAILS:**
 - Housing portion assumed two 60-80 unit projects: families + seniors.



LAW LIBRARY

710 Hamilton Street,
Redwood City, CA
94063



LAW LIBRARY 710 HAMILTON

REDWOOD CITY



South and East Elevation



West Elevation

- **CURRENT USE:** County Law Library
- **LAND AREA:** Approximately 20,500 square feet or 0.47 acres
- **POTENTIAL:** 60 units (old analysis)
- **RESOURCE AREA:** Low Resource
- **TRANSIT:** Caltrain and Bus
- **DETAILS:**
 - Excellent opportunity for County employee housing.
 - Excellent location for all affordable housing types, but low resource score.

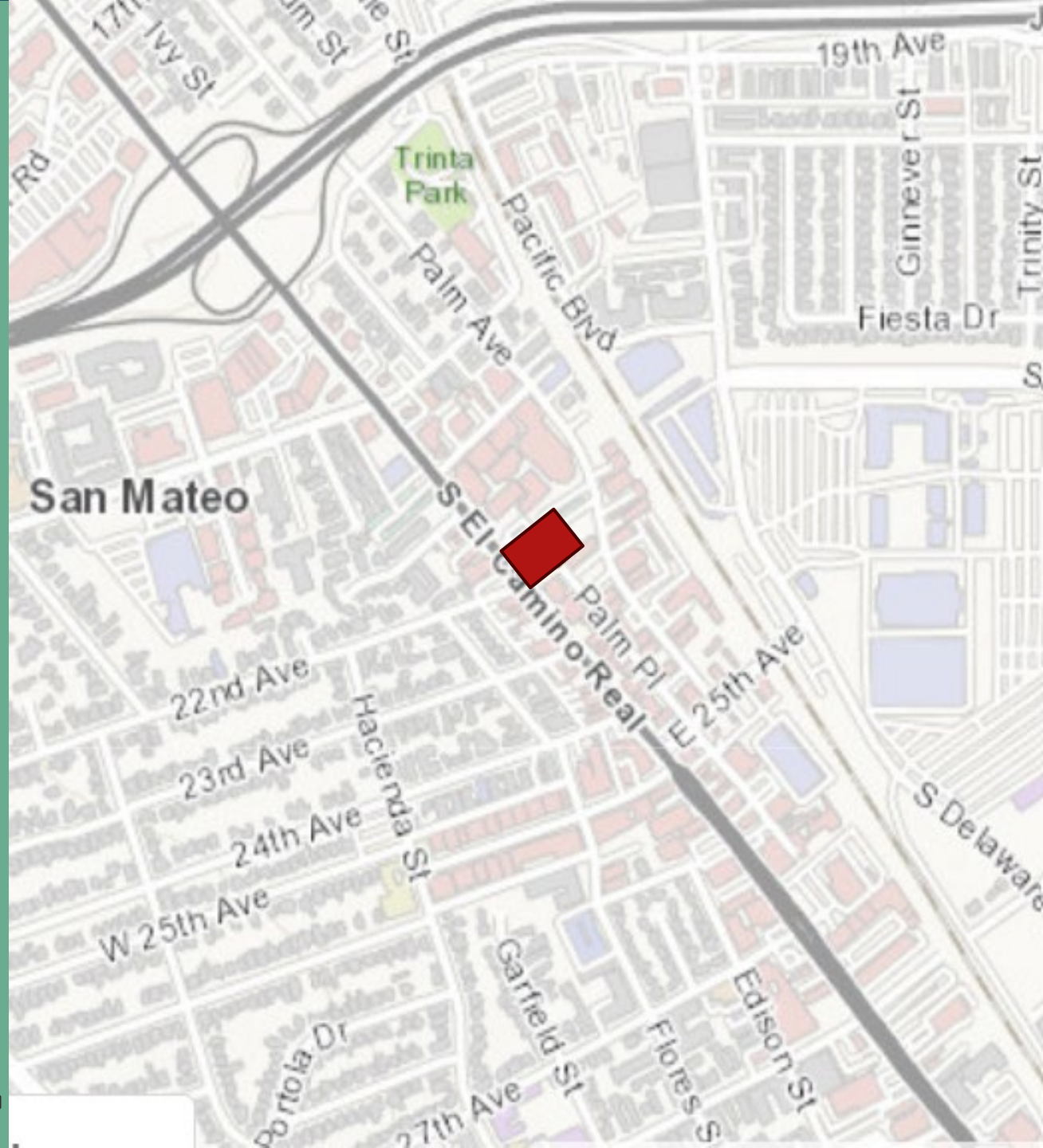


North Elevation

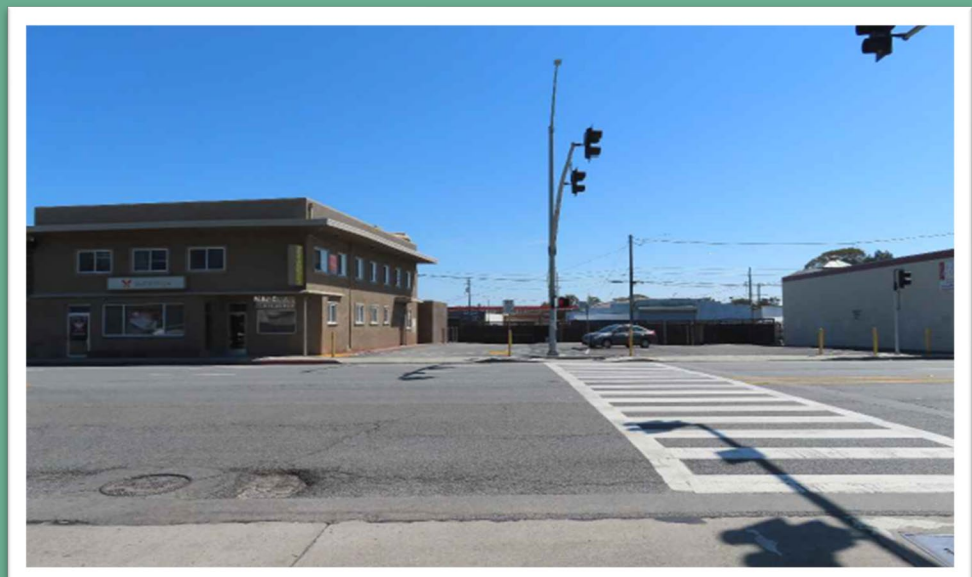


2191-2195 EL CAMINO REAL & EL CAMINO HOUSE

South El Camino
Real San Mateo,
CA 94403



2191-2195 EL CAMINO REAL



- **CURRENT USE:** BHRS clubhouse
- **LAND AREA:** Approx. 14,195 square feet/ 0.326 acres
- **RESOURCE AREA:** High Resource
- **TRANSIT:** Bus, Caltrain
- **DETAILS:**
 - Homekey+ / PSH focus (cohesion with ECH property), but excellent location for all affordable typologies



EL CAMINO HOUSE

(HOMEKEY REDVELOPMENT/CONVERSION)

SAN MATEO

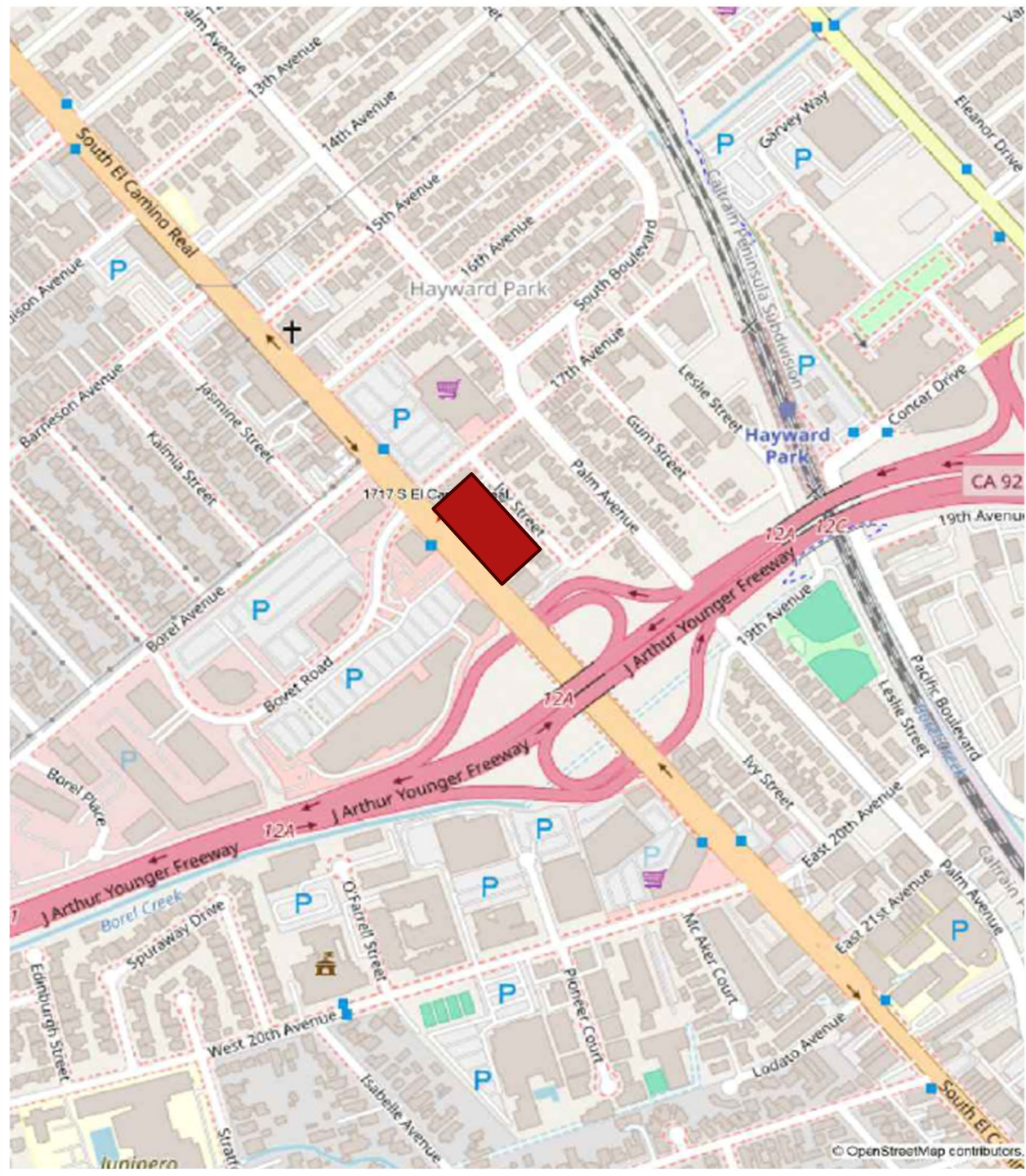


- **CURRENT USE:** Non-congregate shelter
- **LAND AREA:** Approx. 25,700 square feet/ 0.59 acres
- **RESOURCE AREA:** High Resource
- **TRANSIT:** Bus, Caltrain
- **DETAILS:**
 - Shelter use is currently needed.
 - Homekey 10-year deadline to redevelop or convert (2032)
 - PSH focus given Homekey use, but excellent location for all types of affordable housing.
 - Potential to develop with 2191-2195 ECR



1717-1731 EL CAMINO REAL

1717, 1725 and 1731 South
El Camino Real
San Mateo, California



1717-1731 EL CAMINO REAL

SAN MATEO



Front View



Rear View



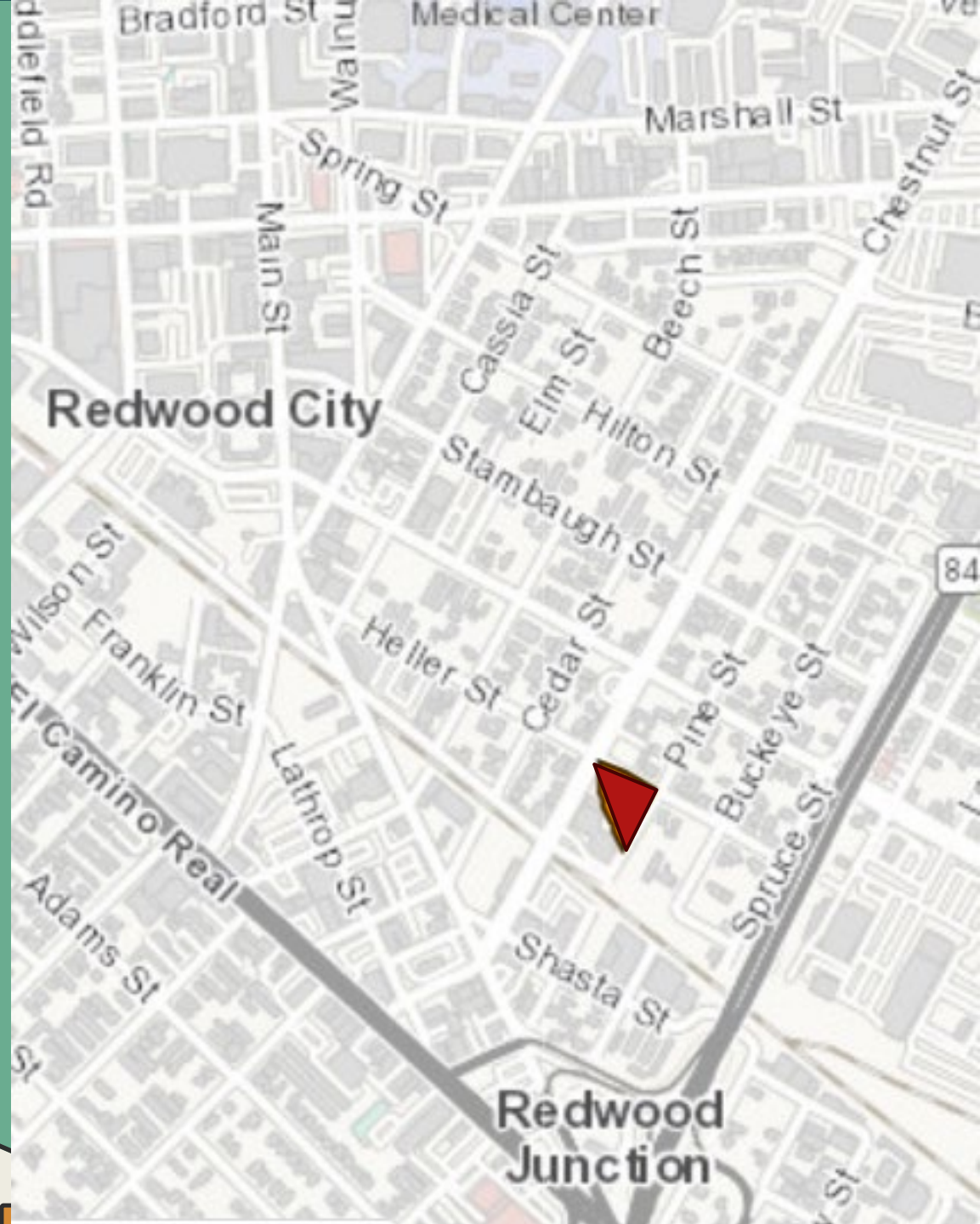
Street Scene

- **CURRENT USE:** Home of WIC San Mateo, temporary existing multi-tenants
- **LAND AREA:** Approx. 21,875 square feet/ 0.502 acres
- **RESOURCE AREA:** High Resource
- **TRANSIT:** Bus
- **DETAILS:**
 - Excellent location for all affordable housing types, including County/city employees



728 HELLER & 310 PINE STREET

728 Heller Street &
310 Pine Street
Redwood City,
CA 94064



728 HELLER & 310-318 PINE STREET

REDWOOD CITY



- **CURRENT USE:** Agriculture, Weights, and Measures
- **LAND AREA:** 310-318 Pine St. (0.232 Acre) & 728 Heller St. (0.418 Acre)
- **RESOURCE AREA:** Low Resource
- **TRANSIT:** Bus
- **DETAILS:**
 - Excellent location for County/city employees, potentially outside traditional affordable housing financing due to State low resource designation.



PHOENIX GARDEN AREA, TOWER ROAD

222 Paul Scannell Drive,
San Mateo,
CA 94402



PHOENIX GARDEN AREA, TOWER ROAD

SAN MATEO

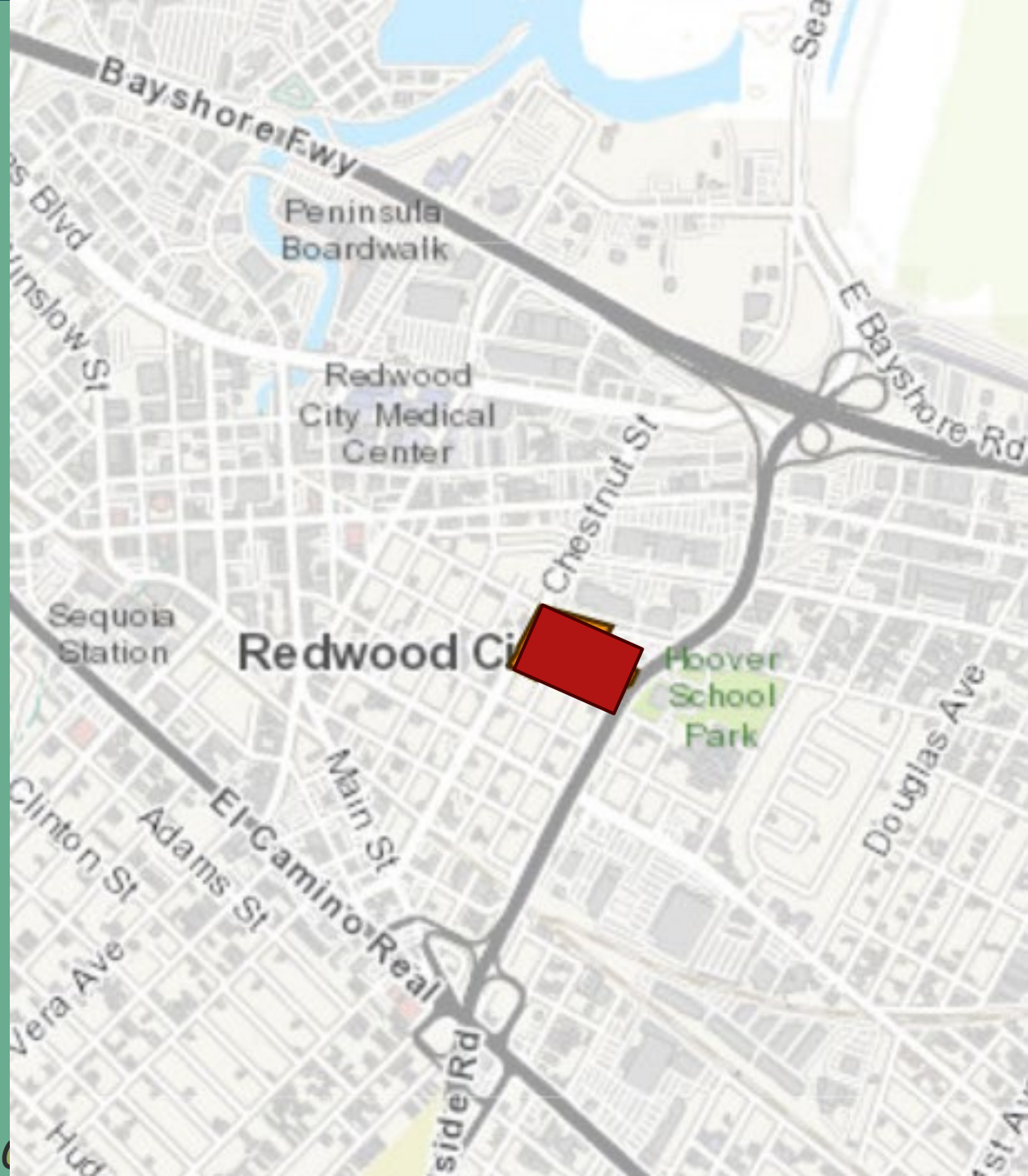


- **CURRENT USE:** Educational Garden Area. Former site of Probation buildings, since demolished.
- **LAND AREA:** tbd
- **RESOURCE AREA:** Highest Resource
- **TRANSIT:** Bus
- **DETAILS:**
 - Proximity to County facilities pushes toward County employees.
 - Disconnected from services, but carries high resource designation for some State resources



GRANT YARD/ CHESTNUT YARD

752 Chestnut
Street,
Redwood City, CA
94063



GRANT YARD

REDWOOD CITY

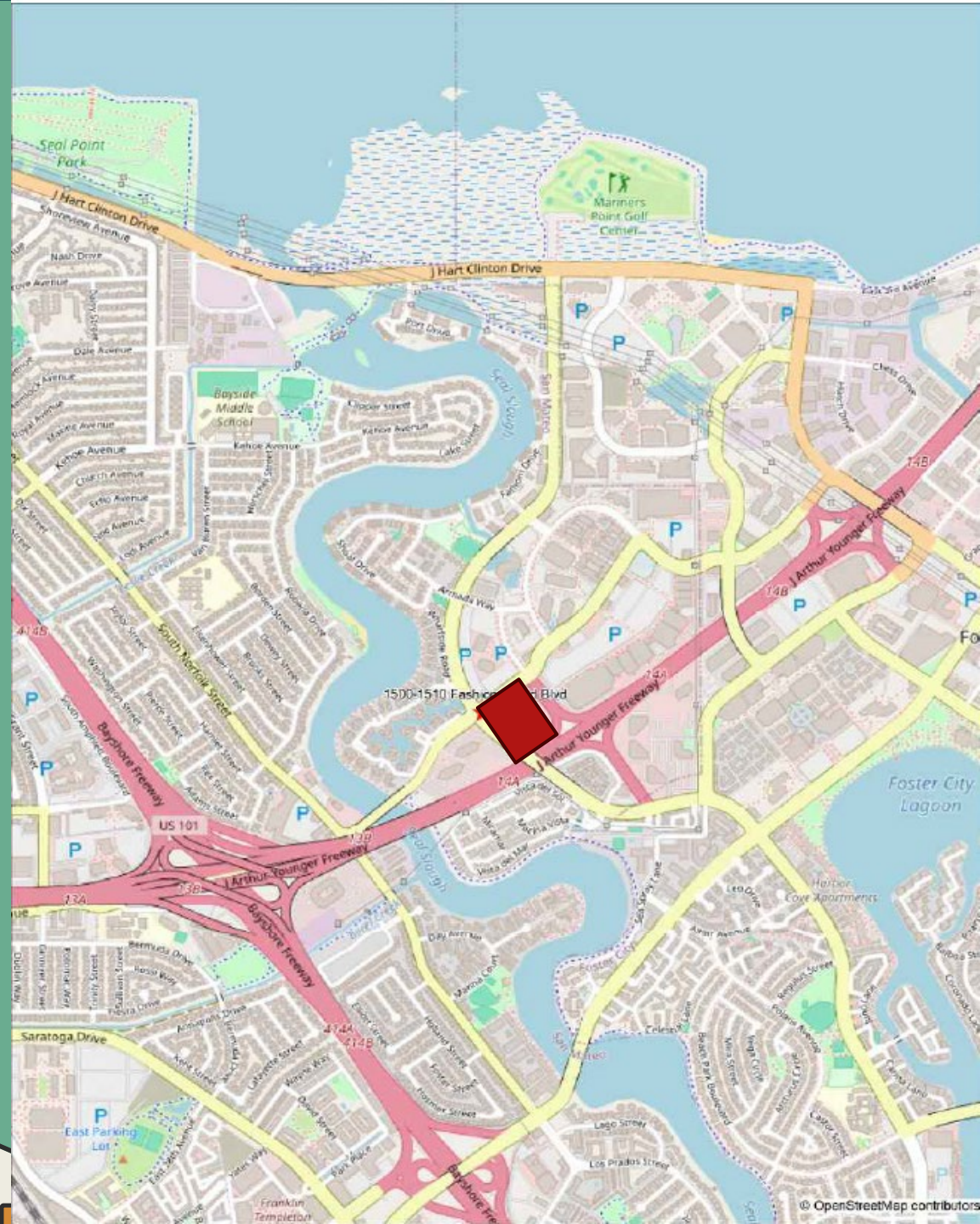


- **CURRENT USE:** Primary Corp yard & fleet services station for DPW and Radio shop for county
- **LAND AREA:** Approx. 3.4 acres
- **RESOURCE AREA:** Low Resource
- **TRANSIT:** Caltrain and Bus
- **DETAILS:**
 - Radio service facility
 - Proximity to County Center – excellent employee housing opportunity
 - Large enough to consider multiple phases and target populations



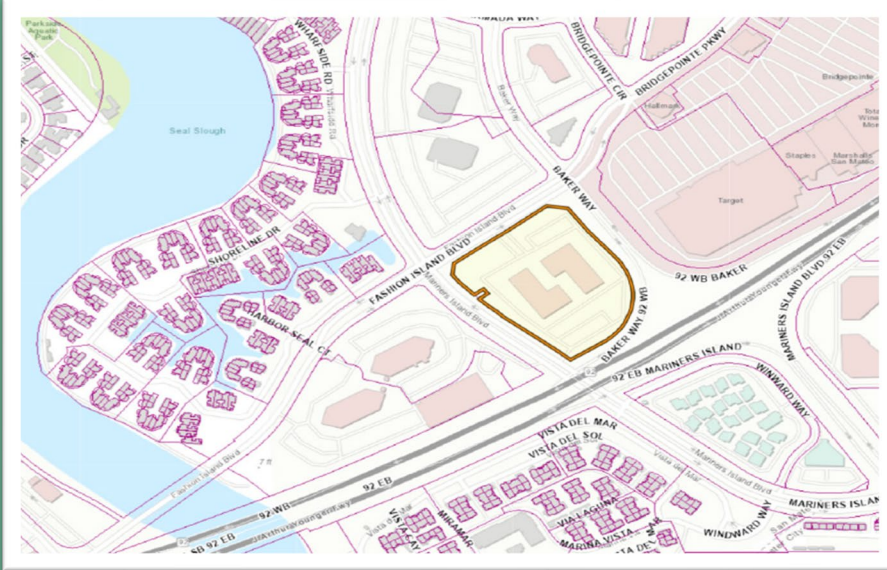
1500 & 1510 FASHION ISLAND BLVD

1500-1510 Fashion
Island Boulevard
San Mateo
California 94404



1500 & 1510 FASHION ISLAND BLVD

SAN MATEO

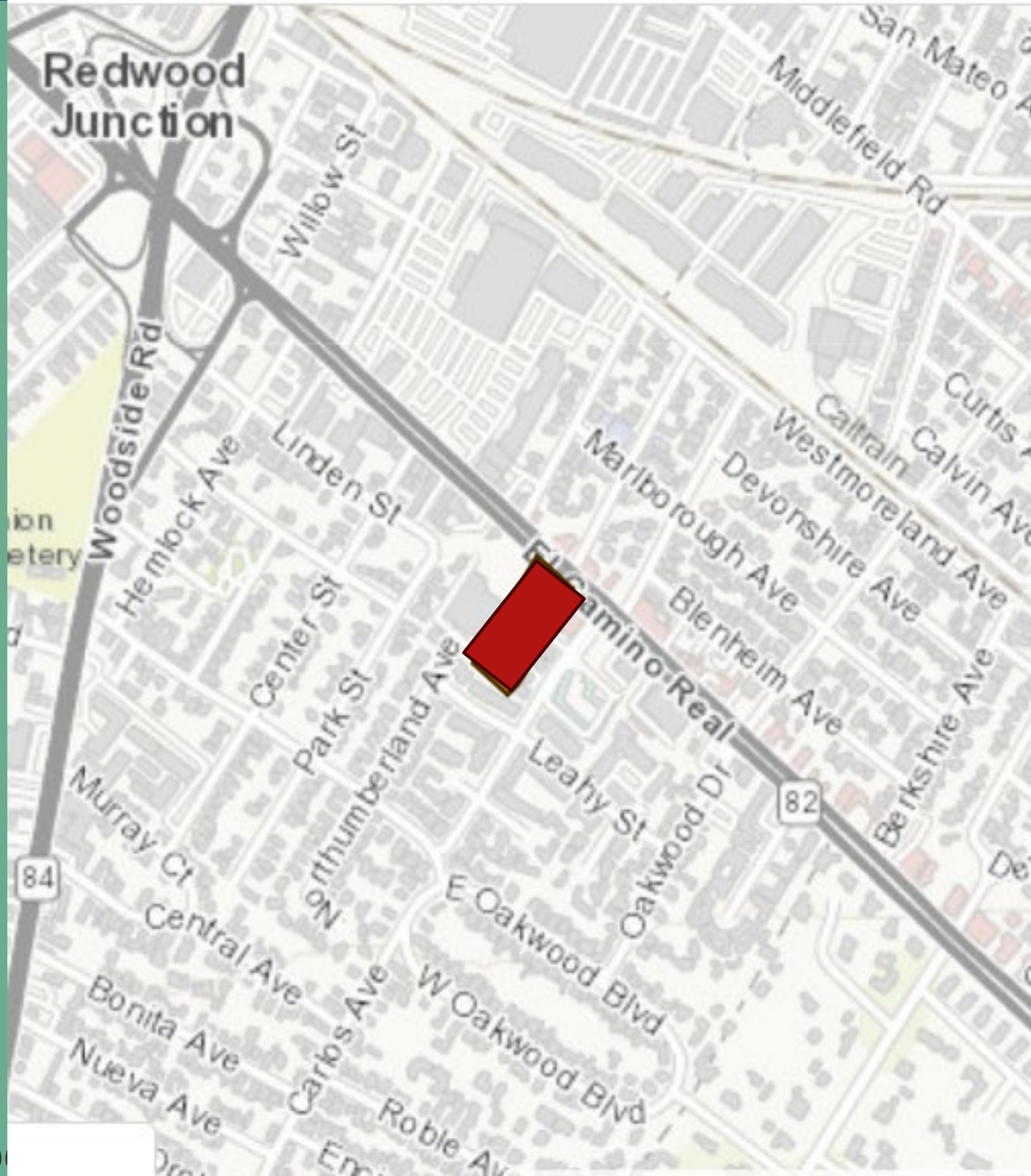


- **CURRENT USE:** Human Services Agency offices and legacy office tenants
- **LAND AREA:** Approx. 267,633 square feet/ 6.144 acres
- **RESOURCE AREA:** High Resource
- **TRANSIT:** Bus
- **DETAILS:**
 - Large parking lots surround structures
 - Employee housing opportunity next to offices.
 - High resource area, but lower walkability



PACIFIC SHELTER (HOMEKEY REDEVELOPMENT/ CONVERSION)

2610 El Camino Real,
Redwood City, CA
94061



PACIFIC SHELTER

(HOMEKEY REDVELOPMENT)

REDWOOD CITY



- **CURRENT USE:** Non-congregate shelter
- **LAND AREA:** 64,991 square feet/ 1.49 acres
- **RESOURCE AREA:** Low Resource
- **TRANSIT:** Bus and RWC Shuttle
- **DETAILS:**
 - Shelter use currently needed.
 - PSH focus given Homekey use, but excellent location for all types of affordable housing
 - State funding challenges, PSH will help.





THANK YOU!

QUESTIONS?