

An aerial photograph of a city street intersection, overlaid with a semi-transparent blue filter. The image shows a multi-lane road crossing a street with several buildings and parking lots. A large white text overlay is centered on the image.

# 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.**

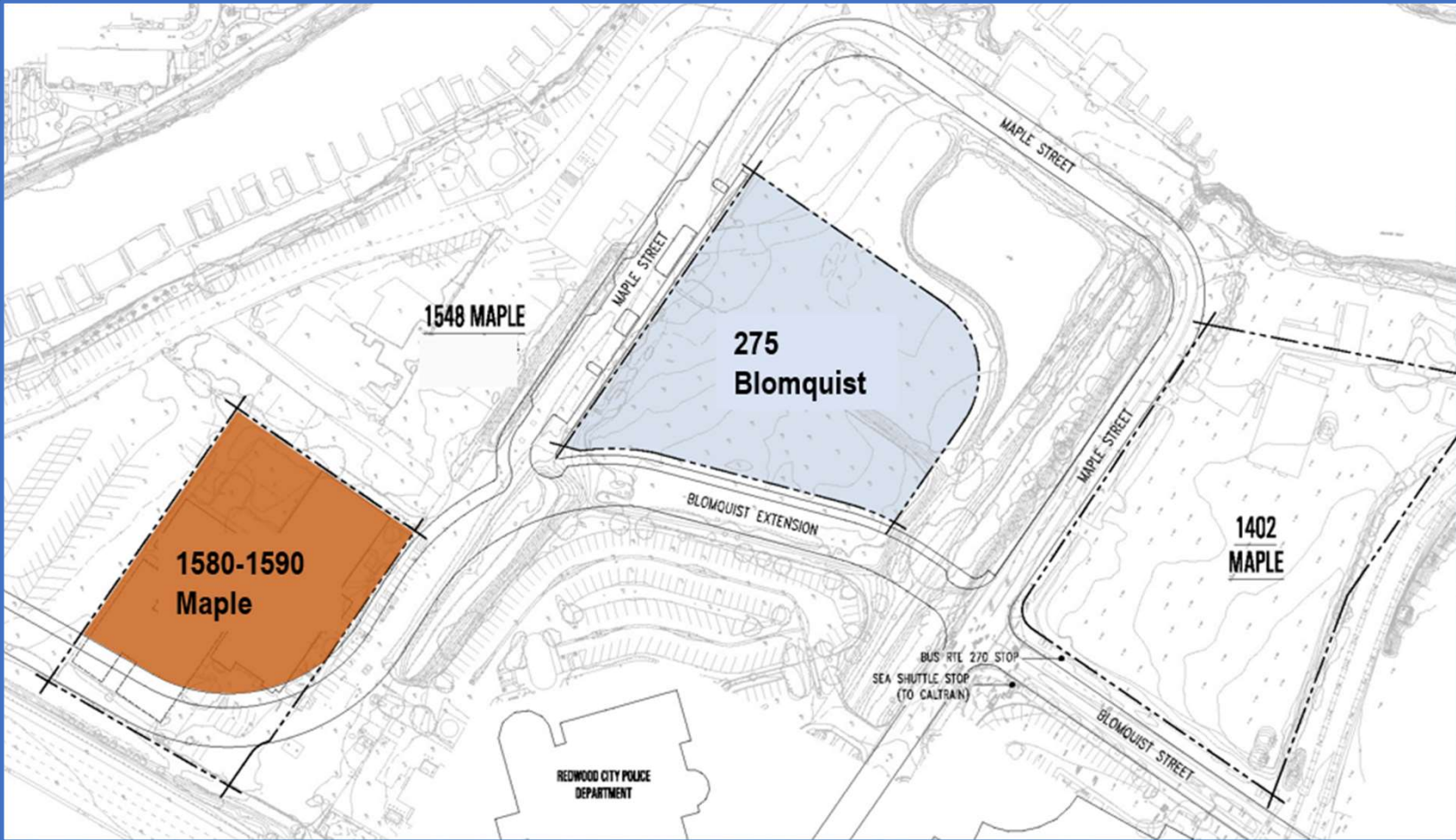
**Plan and design an attractive Project that promotes active use, circulation, resident and user interaction**

**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;**

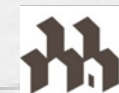
**Maximize leverage of the County's land contribution and ultimately return funds to County over time**



# 1580-1590 MAPLE STREET

BOARD OF SUPERVISORS

AUGUST 2, 2022



**MidPen**  
HOUSING



STUDIO  
T SQUARE

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# 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

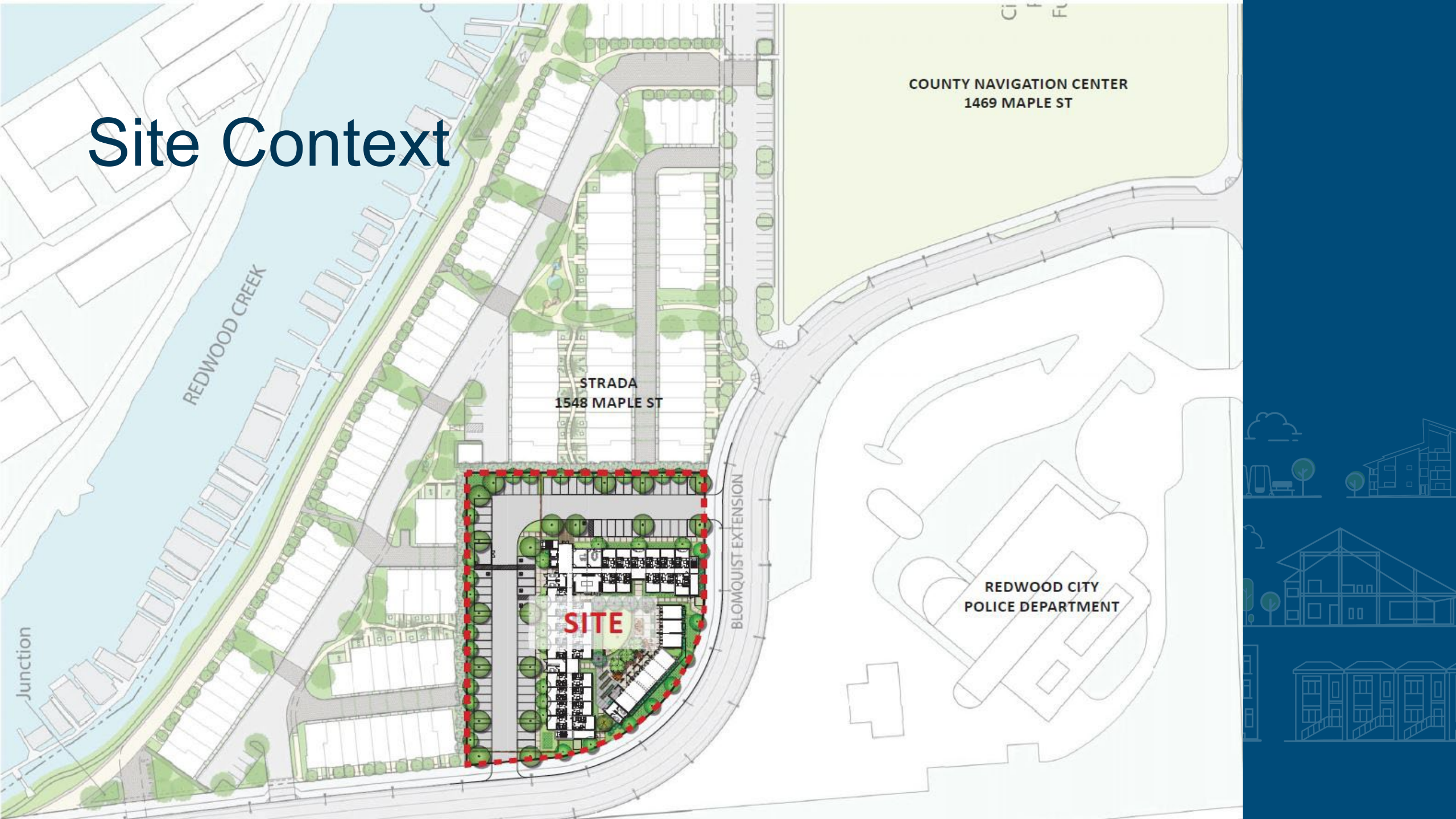


*Mosaic Gardens, Redwood City*



*Shores Landing, Redwood City*

# Site Context



REDWOOD CREEK

STRADA  
1548 MAPLE ST

COUNTY NAVIGATION CENTER  
1469 MAPLE ST

BLOMQUIST EXTENSION

REDWOOD CITY  
POLICE DEPARTMENT

**SITE**

Junction

# 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



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# Conceptual Site Design





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# 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.



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# 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

