

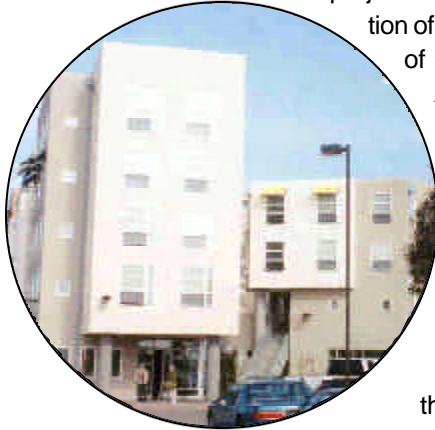


San Pedro Commons

Colma, CA

Senior Housing

San Pedro Commons is a 74-unit affordable residential development serving very low-income seniors with 68 one-bedroom and six two-bedroom apartments. The development, which borders Daly City, serves seniors from the surrounding communities. Mid-Peninsula Housing began developing the project in the late 1990's and through the cooperation of a number of agencies, including the County of San Mateo, the City of Daly City, and the Archdiocese of San Francisco, completed the project in 2001.



The location is ideal for senior housing, offering several amenities. It is located one-half block from the Colma BART station and is served by major bus lines. Residents can walk to community services and a large grocery store is less than one-half block from the building. Additionally, Seton Medical Center is less than one mile away. The project design is of a modern aesthetic with elements breaking down the large scale of the buildings. Upper floors enjoy a hillside view. A triangular open-air courtyard is provided within the building mimicking the unusual shape of the parcel.

The project includes ground-floor commercial space on the San Pedro Road frontage, with a manager's apartment above. Community space for the residents is provided throughout the building. A card room/library is on the ground level adjacent to an outdoor patio. The main community room is on the podium level and opens onto the courtyard. A service coordinator office is located on the second floor. The third floor has a solarium.

Developer

Mid-Peninsula Housing Coalition

Property Management

Mid-Peninsula Housing Management Corporation

Development Type

2001 New construction: four-story apartment building with retail and garage parking

Construction Type

Podium-style four story building with stucco siding

Site Area: 1.2 acres

Density: 62 units/acre

Parking Ratio: .76:1 56 spaces

Development Profile

Type	No/Units	Size (sf)
1BR	68	553-682
2BR	6	798-1120
TOTAL	74	

Amenities

Courtyard; community room; card room/library; parking garage

Resident Profile

Seniors with incomes up to 50% of the area median income

Funders

- G.E. Capital (tax credit investor)
- County of San Mateo CDBG/HOME
- CalFed
- Wells Fargo Bank

Architect

Seidel/Holzman
Berger Detmer Ennis

Contractor

Dow Builders

For more information contact:

Mid-Peninsula Housing Coalition
303 Vintage Park Drive, Suite 250
Foster City, CA 94404

Tel: [650] 356-2900

Fax: [650] 357-9766

E-mail: midpen@midpen-housing.org



Photo courtesy of Russell Abraham