

636 EL CAMINO

MIXED-USE, TRANSIT-ORIENTED FAMILY HOUSING

South San Francisco, CA



MidPen
HOUSING



A model for infill development at its best, **636 El Camino** transforms a former mobile home park into a vibrant, mixed-use, affordable housing community for families. Situated just one block north of South San Francisco High School, the community includes 109 affordable rental apartments, community gardens, children’s outdoor play areas, a fitness center, a computer lab and 5,700 square feet of retail space on the ground level facing El Camino Real. It is the recipient of two awards: Real Estate Deal of the Year in the Affordable Housing Category from the San Francisco Business Times and the Green Building Award from Sustainable San Mateo County.

Located in close proximity to major bus lines, BART, restaurants and shopping, 636 El Camino supports the city’s vision to provide high-density, transit-oriented development along the El Camino corridor. It also furthers the Grand Boulevard Initiative designed to transform El Camino Real into a safe, attractive and welcome place to live, work and play.



Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	New construction of residential and retail space		
Construction Type	Residential: Type V construction over concrete podium parking Retail: Type I construction		
Site Area:	1.88 acres		
Density:	57.97 units / acre		
Parking Ratio:	1.77 : 1 – 225 spaces		
Development Profile	Type	No.	Size Units (sf)
	1 BR	24	643 - 793
	2 BR	45	788 - 912
	3 BR	34	1171 - 1290
	3 BR Townhomes	6	1284
	TOTAL	109	
Amenities	Community room; computer center; fitness center; playground; tot lot; courtyard; community gardens		
Services Offered	Health and wellness programs Case management for MHSA residents After school programs Summer programs Financial literacy courses Computer training Vocational development Connection to community resources		
Resident Profile	Families earning up to 50% of the Area Median Income; 20 units set aside for residents with special needs		
Funders	<ul style="list-style-type: none"> • City of South San Francisco • County of San Mateo • HEART of San Mateo County • County of San Mateo Housing Authority • CalHFA - Mental Health Services Act • Union Bank • Federal Low-Income Housing Tax Credit Program • US Department of Housing and Urban Development 		
Architect	BAR Architects		
Contractor	Devcon Construction		

All residents have access to a robust set of onsite services and programs managed by MidPen Services Corporation. Twenty units are set aside for individuals with mental health challenges who receive additional supportive services managed by the County of San Mateo Department of Behavioral Health and Recovery Services.

636 El Camino | 636 El Camino Real, South San Francisco, CA 94080

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