

# ALMA POINT AT FOSTER SQUARE

SENIOR HOUSING

*Foster City, CA*



**MidPen**  
HOUSING



Foster Square is a new, age-qualified, mixed-use community “Town Center” in the heart of Foster City. Highly social, walkable and full of design-forward planning, Foster Square features homes and apartments, creative retail, parks, a public plaza, and 32,000 square feet of retail along 15 acres. The town center includes 155 senior assisted-living units; 200 age-restricted for-sale luxury residences, and **Alma Point at Foster Square**, 66 affordable apartments developed by MidPen Housing.

Alma Point at Foster Square includes ground-level commercial and residential community space, which contain offices and meeting rooms, a computer lab, laundry room, and a balance studio. Residents enjoy a landscaped terrace and other outdoor areas. Thirty-nine parking spaces for residents are



provided on an adjacent surface parking lot just east of the community. Apartments are preferred for local Foster City and San Mateo seniors; two apartments are reserved for formerly homeless seniors and five apartments are reserved for frail elderly residents.

Alma Point at Foster Square offers a continuum of care to address the high costs of living and health care for seniors with fixed incomes. Service providers offer a range of health care services and other supportive programs that residents can access. MidPen Resident Services Corporation provides additional onsite services – all designed to help the senior residents live healthy, independent lives.

<b>Developer</b>	MidPen Housing Corp.		
<b>Property Management</b>	MidPen Property Management Corp.		
<b>Development Type</b>	New construction of mixed-use community as part of a master-developed “Town Center” for seniors		
<b>Construction Type</b>	Podium - Type V - 4 Stories Plus		
<b>Site Area:</b>	.84 acres including parking		
<b>Density:</b>	78 units / acre		
<b>Parking Ratio:</b>	.59 : 1 – 39 spaces		
<b>Development Profile</b>	<b>Type</b>	<b>No.</b>	<b>Size Units (sf)</b>
	1 BR	65	539 - 636
	manager’s unit	1	
	<b>TOTAL</b>	<b>66</b>	
<b>Amenities</b>	Community room with kitchen; computer lab; laundry room; conference rooms and offices; storage space; balance studio; open courtyard		
<b>Services Offered</b>	<b>Health &amp; Wellness Programming:</b>		
	<ul style="list-style-type: none"> <li>• Educational workshops</li> <li>• Group exercise classes</li> <li>• Health fairs/health screens</li> <li>• “Brown Bag” food assistance programs</li> </ul>		
	<b>Social Programming:</b>		
	<ul style="list-style-type: none"> <li>• Bingo nights</li> <li>• Holiday celebrations</li> <li>• Other social events</li> </ul>		
	Connection to Community Resources		
<b>Resident Profile</b>	Seniors earning up to 50% of the Area Median Income		
<b>Funders</b>	• City of Foster City		
	• County of San Mateo		
	• Housing Authority of the County of San Mateo		
	• City of San Mateo		
	• Federal Home Loan Bank of San Francisco		
	• Wells Fargo Bank, N.A.		
	• Wells Fargo Affordable Housing Development Corporation		
	• California Tax Credit Allocation Committee		
<b>Architect</b>	BAR Architects		
<b>Contractor</b>	Devcon Construction, Inc.		

**Alma Point at Foster Square** | 790 Alma Lane, Foster City, CA 94404

**For more information contact: MidPen Housing**

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