

DELAWARE PACIFIC

FAMILY HOUSING
San Mateo, CA



Delaware Pacific is a distinctive, pedestrian-friendly community that provides affordable rental homes for working families with easy access to groceries, retail and public transportation. With new market rate housing just down the street and moderate income housing being built immediately next door, Delaware Pacific is an integral part of the City of San Mateo's vision to provide many housing options for workers with a broad spectrum of incomes.

An exceptional model for transit-oriented infill development, Delaware Pacific transformed the vacant site of San Mateo's former police station



into a vibrant affordable housing community for 60 families and individuals and is located within a half mile of Caltrain and major bus lines.

Residents have private balconies or patios and enjoy a landscaped courtyard with a large children's playground and BBQ area. Other amenities include a computer lab, a multi-purpose room with a large kitchen for community gatherings, a street-level bike storage area and a large classroom for the after school program.

MidPen Resident Services offers onsite social, educational, vocational, and health and wellness programs to all residents.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	New construction of 4-story building and shared podium with market-rate development		
Construction Type	Type V wood frame construction over podium parking		
Site Area:	1.17 acres		
Density:	52 units / acre		
Parking Ratio:	1.7 : 1 – 104 spaces		
Development Profile	Type	No.	Size Units (sf)
	1 BR	18	651 - 790
	2 BR	22	949
	3 BR	20	1101 - 1232
	TOTAL	60	
Amenities	Community room; computer lab; children's playground; courtyard		
Services Offered	Academically-based after school and summer programs for youth Financial literacy courses Vocational development Health and wellness programs Computer lab and assistance Connection to community resources		
Resident Profile	Families earning up to 50% of the Area Median Income		
Funders	<ul style="list-style-type: none"> • City of San Mateo • County of San Mateo Department of Housing • Housing Authority of the County of San Mateo • CalHFA • Sobrato Foundation • Federal Home Loan Bank of San Francisco • Union Bank 		
Architect	Christiani Johnson Architects		
Contractor	Palisade Builders Inc.		

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