

# ST. MATTHEW APARTMENTS

SINGLE ROOM OCCUPANCY HOUSING

San Mateo, CA



MidPen  
HOUSING



The historic Hotel St. Matthew was acquired by MidPen Housing and rehabilitated to become **St. Matthew Apartments**: 56 affordable single-room occupancy studios and 8,100 square feet of retail.

Renovations included the addition of a steel seismic frame, replacement of the plumbing, heating, fire sprinkler systems, elevator and stairway. Eleven new residences were added along with renovations to the existing apartments. A new laundry facility was installed and the kitchens and bathrooms received upgrades. St. Matthew Apartments residents receive onsite services by San Mateo County Mental Health.



<b>Developer</b>	MidPen Housing Corp.		
<b>Property Management</b>	MidPen Property Management Corp.		
<b>Development Type</b>	Acquisition and rehabilitation of historic hotel and retail space		
<b>Construction Type</b>	Wood frame three-story hotel and adjacent building with seismic retrofit		
<b>Site Area:</b>	1.14 acres		
<b>Density:</b>	49.12 units / acre		
<b>Parking Ratio:</b>	street parking available		
<b>Development Profile</b>	<b>Type</b>	<b>No.</b>	<b>Size Units (sf)</b>
	Studio	56	150
	<b>TOTAL</b>	<b>56</b>	
<b>Amenities</b>	Fully furnished; lobby; laundry facility; access to shopping and public transportation		
<b>Services Offered</b>	Health and wellness education Computer training Food assistance programs Connections to community resources		
<b>Resident Profile</b>	Residents earning up to 50% of the Area Median Income		
<b>Funders</b>	<ul style="list-style-type: none"><li>• California Equity Fund (tax credit investor)</li><li>• City of San Mateo CDBG, HOME and redevelopment funds</li><li>• City of San Mateo storefront improvement funds</li><li>• Standard Mortgage Investors, LLC (COIN)</li></ul>		
<b>Architect</b>	Barnhart Associates		
<b>Contractor</b>	Douglas Ross Construction		

The commercial portion was earthquake retrofitted and renovated inside and out with assistance from San Mateo's Storefront Improvement Program. The storefronts, signage and colors reflect the building's historical character. San Mateo also enlarged and beautified the sidewalks with planters, benches and a cobblestone pattern.

St. Matthew is listed in the National Historic Register of Historic Places and the community received an award from the California Preservation Foundation for "Excellence in Preservation and Re-use."

**St. Matthew Apartments** | 215 East Second Avenue, San Mateo, CA 94401

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