Kiku Crossing is the result of close partnership between MidPen Housing, the City of San Mateo, and San Mateo County to develop 100% affordable housing opportunities for Peninsula residents, including households experiencing homelessness, individuals with intellectual and/or developmental disabilities, public employees, and households who live and work in San Mateo. Construction on the 225 units began in January 2022 and will complete in spring 2024.

MidPen and the City added 61 units to Kiku Crossing’s original concept by leveraging Assembly Bill 1763, the State Density Bonus Law. This allows for increased density and height at transit-oriented properties when all units are below-market-rate. Construction of the affordable housing community also includes a five-story public parking garage on the next block which will open in Spring 2023.

Residents will enjoy several amenities, including a community room with kitchen, an outdoor courtyard and rooftop deck, and an after school program classroom. Services will be provided onsite by MidPen Services and coordinated with a network of service-provider partners. Kiku Crossing is centrally located in downtown San Mateo, close to transit, shopping, parks, and a library.