

# KIKU CROSSING

FAMILY HOUSING

San Mateo, CA



**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.

<b>Developer</b>	MidPen Housing Corp.																								
<b>Property Management and Resident Services</b>	MidPen Property Management Corp. MidPen Services																								
<b>Development Type</b>	Multi-story, transit-oriented development; includes public parking garage on adjacent block																								
<b>Construction Type</b>	Residential - Type IIIA over Type IA Garage - Type IA																								
<b>Site Area:</b>	1.16 acres; 2.41 acres total with garage																								
<b>Density:</b>	93 units / acre																								
<b>Parking Ratio:</b>	.73 : 1 – 164 spaces (residential)																								
<b>Development Profile</b>	<table border="1"><thead><tr><th>Type</th><th>No.</th><th>Size (sf)</th><th>Rent Range</th></tr></thead><tbody><tr><td>Studio</td><td>66</td><td>380</td><td>\$635-1801</td></tr><tr><td>1 BR</td><td>41</td><td>529</td><td>\$732-1914</td></tr><tr><td>2 BR</td><td>59</td><td>784</td><td>\$799-2822</td></tr><tr><td>3 BR</td><td>59</td><td>1029</td><td>\$1212-2836</td></tr><tr><td>TOTAL</td><td>225</td><td></td><td></td></tr></tbody></table>	Type	No.	Size (sf)	Rent Range	Studio	66	380	\$635-1801	1 BR	41	529	\$732-1914	2 BR	59	784	\$799-2822	3 BR	59	1029	\$1212-2836	TOTAL	225		
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<b>Amenities</b>	Community room with kitchen; after school program classroom; laundry facilities; bicycle parking; outdoor courtyard and rooftop deck																								
<b>Services Offered</b>	<ul style="list-style-type: none"><li>• Academically-based after school and summer programs for youth</li><li>• Financial literacy courses</li><li>• Vocational development</li><li>• Health and wellness programs</li><li>• Computer lab and assistance</li><li>• Case Management / Supportive Services</li><li>• Connection to community resources</li></ul>																								
<b>Resident Profile</b>	Households earning between 30%-80% of the Area Median Income																								
<b>Funders</b>	<ul style="list-style-type: none"><li>• City of San Mateo</li><li>• County of San Mateo</li><li>• Housing Authority of the County of San Mateo</li><li>• Housing Endowment and Regional Trust of San Mateo County (HEART)</li><li>• CalHFA</li><li>• Bank of America</li><li>• California Tax Credit Allocation Committee</li><li>• California Debt Limit Allocation Committee</li></ul>																								
<b>Architect</b>	BAR Architects																								
<b>Contractor</b>	Devcon Construction, Inc.																								

**Kiku Crossing** | 480 E. 4th Avenue, San Mateo, CA 94401

**For more information contact: MidPen Housing | [www.midpen-housing.org](http://www.midpen-housing.org)**

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