

MOSAIC GARDEN AT FRIENDLY ACRES

STUDIO HOUSING

Redwood City, CA



Mosaic Garden at Friendly Acres is the result of a long-standing partnership between the County of San Mateo and MidPen Housing to preserve affordable housing and prevent displacement of residents in Redwood City. Originally constructed in the early 1960s, MidPen acquired the property in 2016 in order to ensure affordability in the long-run.

In 2018, Mosaic Garden at Friendly Acres underwent a major rehabilitation and renovation, which included updated amenities for resident apartments and structural and aesthetic improvements to the buildings' façade. All residents were temporarily relocated during construction, and returned in late 2019, achieving 100% occupancy by December of that year.



Developer	MidPen Housing Corp.		
Property Management Resident Services	MidPen Property Management Corp. MidPen Services		
Development Type	Acquisition and rehabilitation of existing property to preserve affordability		
Construction Type	Type V (wood)		
Site Area:	.74 acre		
Density:	74 units / acre		
Parking Ratio:	.89 : 1 – 49 spaces		
Development Profile	Type	No.	Size Units (sf)
	Studio	53	384
	1 BR	2	640
	TOTAL	55	
Amenities	Community room with kitchen; onsite laundry facilities; courtyard; bicycle parking; transit passes; free wifi		
Services Offered	<ul style="list-style-type: none"> • Services coordination administered by MidPen Services • Case management administered by San Mateo County MHA • Service providers connect residents to community resources 		
Resident Profile	Households earning up to 50% of Area Median Income		
Funders	<ul style="list-style-type: none"> • City of Redwood City • Housing Authority of the County of San Mateo • Housing Trust Silicon Valley • California Community Reinvestment Corporation • Silicon Valley Bank • Federal Home Loan Bank of San Francisco • National Equity Fund 		
Architect	Dahlin Group Architecture Planning		
Contractor	L&D Construction		

Residents now enjoy a community room with kitchen, a computer lab, and an outdoor courtyard featuring a mosaic mural design. Property management and resident services offices are located onsite in order to support residents' needs. Residents also receive free residential wifi and a free transit pass for each household via SamTrans' Way2Go Program.

Mosaic Garden at Friendly Acres | 3762 Rolison Rd., Suite 100, Redwood City, CA 94063

For more information contact: MidPen Housing | www.midpen-housing.org

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