

# ARROYO GREEN APARTMENTS

MIXED-USE SENIOR HOUSING

Redwood City, CA



The result of a visionary partnership between the City of Redwood City, County of San Mateo, community stakeholders, and MidPen Housing, **Arroyo Green Apartments** provides 117 affordable homes for seniors and a child care center below, set along a creekside trail in the heart of downtown Redwood City. The community began construction in April 2019 and welcomed residents spring 2021.

Arroyo Green helps address the need for affordable housing for a growing population of seniors. The design supports the goal of healthy living, allowing seniors to age in place and continue to live active and enriched lives. Residents enjoy onsite amenities such as an open air rooftop courtyard with community gardening planters, barbecue, and seating. Indoors, there is a community room, computer lab, a game room and library, a fitness room, and two laundry rooms.



<b>Developer</b>	MidPen Housing Corp.															
<b>Property Management Resident Services</b>	MidPen Property Management Corp. MidPen Services															
<b>Development Type</b>	New construction - infill development															
<b>Construction Type</b>	Wood frame over two levels of concrete podium															
<b>Site Area:</b>	1.36 acre															
<b>Density:</b>	86 units / acre															
<b>Parking Ratio:</b>	.5 : 1 – 59 spaces															
<b>Development Profile</b>	<table border="1"><thead><tr><th>Type</th><th>No.</th><th>Unit Size (sf)</th></tr></thead><tbody><tr><td>Studio</td><td>29</td><td>400</td></tr><tr><td>1 BR</td><td>83</td><td>600</td></tr><tr><td>2 BR</td><td>5</td><td>800</td></tr><tr><td><b>TOTAL</b></td><td><b>117</b></td><td></td></tr></tbody></table>	Type	No.	Unit Size (sf)	Studio	29	400	1 BR	83	600	2 BR	5	800	<b>TOTAL</b>	<b>117</b>	
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Studio	29	400														
1 BR	83	600														
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<b>TOTAL</b>	<b>117</b>															
<b>Amenities</b>	Community room with kitchen; computer lab; staff offices; game room; fitness center; reading room; central courtyard; secured bicycle storage; laundry facilities															
<b>Services Offered</b>	Health & Wellness Programming: <ul style="list-style-type: none"><li>• Case management</li><li>• Computer classes</li><li>• Health fairs/health screens</li><li>• “Brown Bag” food assistance programs</li><li>• Independent living classes</li></ul> Social Programming: <ul style="list-style-type: none"><li>• Holiday celebrations</li><li>• Other social events</li></ul> Connection to Community Resources Case Management															
<b>Resident Profile</b>	Seniors earning up to 50% of the Area Median Income															
<b>Funders</b>	<ul style="list-style-type: none"><li>• City of Redwood City</li><li>• County of San Mateo</li><li>• California Department of Housing and Community Development</li><li>• California Tax Credit Allocation Committee</li><li>• California Debt Limit Allocation Committee</li><li>• Federal Home Loan Bank of San Francisco</li><li>• Union Bank</li></ul>															
<b>Architect</b>	DAHLIN Group															
<b>Contractor</b>	Devcon Construction, Inc.															

Development of Arroyo Green also includes a creekside trail that is open to the public. The ground-floor child care center includes an outdoor playground, and programming is operated by Footsteps, a non-profit child care provider.

Through a network of service providers, MidPen Services coordinates onsite programs for senior residents.

**Arroyo Green Apartments** | 707 Bradford St., Redwood City, CA 94063

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

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