

WILLOW GREENRIDGE

FAMILY HOUSING

South San Francisco, CA



Willow Greenridge is a newly renovated affordable housing community for families in South San Francisco. In 2022, two neighboring MidPen properties—Greenridge and Willow Gardens—were combined in order to renovate and more efficiently operate as a single community.

Greenridge is a townhouse style property built by MidPen in 1999. Willow Gardens is a series of nine townhouse style buildings in a larger neighborhood development. MidPen acquired Willow Gardens in 1998. In 2022, both communities underwent an extensive, multi-phase renovation, including new windows, flooring, cabinetry, appliances, bathroom fixtures, light fixtures, heating and hot water systems.



Willow Greenridge provides a range of two, three and four-bedroom apartments. Existing residents were temporarily relocated and returned to their homes. Four two-bedroom apartments will give preference to formerly homeless households. MidPen Property Management provides professional property management, and MidPen Services coordinates a variety of programs and services for residents at both Willow Greenridge locations.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Resident Services	MidPen Services		
Development Type	2023 rehabilitation of two nearby MidPen portfolio communities		
Construction Type	Type V		
Site Area:	3.21 total acres		
Density:	21.8 units / acre		
Parking Ratio:	1.3 : 1 – 91 spaces		
Development Profile	Type	No.	Unit Size (sf)
	2 BR	53	878 - 952
	3 BR	13	1079 - 1044
	4 BR	4	1409
	TOTAL	70	
Amenities	Greenridge: Community room; playground; computer room; private patios; laundry facilities Willow Gardens: private decks; laundry facilities		
Services Offered	<ul style="list-style-type: none">• Adult education services• Financial literacy classes• Health and wellness programs• Employment preparation• Social programs• Connection to community resources		
Resident Profile	Households earning between 30% and 80% of the Area Median Income		
Funders	<ul style="list-style-type: none">• City of South San Francisco• County of San Mateo• Hudson Housing• Capital One• First Republic Bank		
Architect	TWM Architects		
Contractor	BBI Construction		

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