

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.

Centrally located in downtown San Mateo close to transit, shopping, parks, and a library, Kiku Crossing consists of 224 apartment homes. MidPen and the City added 61 units to its 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 included a five-story public parking garage on the neighboring block.

Residents 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.

Developer	MidPen Housing Corp.			
Property Management Resident Services	MidPen Property Management Corp. MidPen Services			
Development Type	Multi-story, transit-oriented development; includes public parking garage on adjacent block			
Construction Type	Residential - Type IIIA over Type IA Garage - Type IA			
Site Area:	1.16 acres; 2.41 acres total with garage			
Density:	93 units / acre			
Parking Ratio:	.73 : 1 – 164 spaces (residential)			
Development Profile	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		
Amenities	Community room with kitchen; after school program classroom; laundry facilities; bicycle parking; outdoor courtyard and rooftop deck			
Services Offered	<ul style="list-style-type: none"> • Academically-based after school and summer programs for youth • Financial literacy courses • Vocational development • Health and wellness programs • Computer lab and assistance • Case Management / Supportive Services • Connection to community resources 			
Resident Profile	Households earning between 30%-80% of the Area Median Income			
Funders	<ul style="list-style-type: none"> • City of San Mateo • County of San Mateo • Housing Authority of the County of San Mateo • Housing Endowment and Regional Trust of San Mateo County (HEART) • CalHFA • Bank of America • California Tax Credit Allocation Committee • California Debt Limit Allocation Committee 			
Architect	BAR Architects			
Contractor	Devcon Construction, Inc.			

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

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