

# ST. MATTHEW APARTMENTS

SINGLE ROOM OCCUPANCY HOUSING

San Mateo, CA



**MidPen**  
HOUSING



The historic Hotel St. Matthew was acquired by MidPen Housing and rehabilitated to become **St. Matthew Apartments**: 56 affordable single-room occupancy studios and 8,100 square feet of retail.

Renovations included the addition of a steel seismic frame, replacement of the plumbing, heating, fire sprinkler systems, elevator and stairway. Eleven new residences were added along with renovations to the existing apartments. A new laundry facility was installed and the kitchens and bathrooms received upgrades. St. Matthew Apartments residents receive onsite services by San Mateo County Mental Health.

The commercial portion was earthquake retrofitted and renovated inside and out with assistance from San Mateo's Storefront Improvement Program. The storefronts, signage and colors reflect the building's historical character. San Mateo also enlarged and beautified the sidewalks with planters, benches and a cobblestone pattern.

St. Matthew is listed in the National Historic Register of Historic Places and the community received an award from the California Preservation Foundation for "Excellence in Preservation and Re-use."

Developer	MidPen Housing Corp.		
Property Management Resident Services	MidPen Property Management Corp. San Mateo County Mental Health		
Development Type	Acquisition and rehabilitation of historic hotel and retail space		
Construction Type	Wood frame three-story hotel and adjacent building with seismic retrofit		
Site Area:	1.14 acres		
Density:	49.12 units / acre		
Parking Ratio:	Street parking available		
Development Profile	Type	No.	Size Units (sf)
	Studio	56	150
	<b>TOTAL</b>	<b>56</b>	
Amenities	Lobby; laundry facility; access to shopping and public transportation		
Services Offered	Health and wellness education Computer training Food assistance programs Connections to community resources		
Resident Profile	Residents earning up to 50% of the Area Median Income		
Funders	<ul style="list-style-type: none"><li>• California Equity Fund (tax credit investor)</li><li>• City of San Mateo CDBG, HOME and redevelopment funds</li><li>• City of San Mateo storefront improvement funds</li><li>• Standard Mortgage Investors, LLC (COIN)</li></ul>		
Architect	Barnhart Associates		
Contractor	Douglas Ross Construction		

