

# MIDWAY VILLAGE PHASE 2

## FAMILY HOUSING

Daly City, CA



**Midway Village 2** will deliver 113 affordable apartment homes for families, including 29 units reserved for individuals supported through the Housing for a Healthy California program and 46 units reserved for existing Midway Village residents. The development will complement, without duplicating, the architectural look and feel of Phase I, which contributes to both community cohesiveness as well as physical distinctness.

Phase 2 continues the Midway Village revitalization by adding 113 apartment units and a new facility for the Bayshore child development center operated by Peninsula Family Service. Upon completion, the entire redevelopment of Midway Village will replace 150 aging units with 555 new, sustainable apartment homes.

Planned amenities include ample interior and outdoor space, consisting of a 4,600-square-



foot landscaped courtyard with a community garden and secure bike parking with space for 64 bikes. Parking for residents and staff of the child care are located in a shared garage that was constructed as part of Phase I. Residents of Phase 2 will also have access to MidPen's after-school program classroom at Phase I.

Construction of Midway Village 2 started in spring 2025 and plans to welcome new residents in spring 2027.

|  |  |            |                       |
|--|--|------------|-----------------------|
| <b>Developer</b>                             | MidPen Housing Corp.   |            |                       |
| <b>Property Management Resident Services</b> | MidPen Property Management Corp.<br>MidPen Services  |            |                       |
| <b>Development Type</b>                      | Multi-family residential and ground-floor child care in one 4-story building   |            |                       |
| <b>Construction Type</b>                     | Type V, first floor one wing is Type I   |            |                       |
| <b>Site Area:</b>                            | 1.7 acres  |            |                       |
| <b>Density:</b>                              | 66.5 units / acre  |            |                       |
| <b>Parking Ratio:</b>                        | 1.6 : 1 – 187 spaces   |            |                       |
| <b>Development Profile</b>                   | <b>Type</b>  | <b>No.</b> | <b>Unit Size (sf)</b> |
|  | Studio   | 24         | 336 - 402             |
|  | 1 BR   | 24         | 541 - 544             |
|  | 2 BR   | 31         | 745 - 800             |
|  | 3 BR   | 30         | 1,002 - 1,073         |
|  | 4 BR   | 4          | 1,467 - 1,492         |
|  | <b>TOTAL</b>   | <b>113</b> |                       |
| <b>Amenities</b>                             | Child-care center; ample interior and outdoor amenity and gathering space, including a landscaped courtyard with a community garden; bike parking  |            |                       |
| <b>Services Offered</b>                      | Adult education<br>Physical and mental health programs<br>Economic stability and mobility classes<br>After-school program for children   |            |                       |
| <b>Resident Profile</b>                      | Families earning 30% to 60% of the Area Median Income  |            |                       |
| <b>Funders</b>                               | <ul style="list-style-type: none"><li>County of San Mateo Department of Housing</li><li>Housing Authority of the County of San Mateo</li><li>Bay Area Housing Finance Authority</li><li>California Department of Housing and Community Development: Permanent Local Housing Allocation loan, through the City of Daly City and Housing for a Healthy California loan, through the County of San Mateo</li><li>Wells Fargo</li><li>Federal Home Loan Bank</li><li>California Tax Credit Allocation Committee</li><li>California Debt Limit Allocation Committee</li></ul> |            |                       |
| <b>Architect</b>                             | David Baker Architects   |            |                       |
| <b>Contractor</b>                            | Devcon Construction, Inc.  |            |                       |

**Midway Village 2** | 8 Partridge Street | Daly City, CA 94014

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

303 Vintage Park Drive, Suite 250 | Foster City, CA 94404 | Tel: 650.356.2900 | email: [info@midpen-housing.org](mailto:info@midpen-housing.org)

