Kiku Crossing Fact Sheet

Kiku Crossing operates under affordable housing programs for individuals or families with low incomes and is managed by MidPen Housing Property Management. This program is operated by Kiku Crossing without regard to race, color, sex, creed, religion, national origin, physical or mental status, familial status, age, ancestry, marital status, source of income, sexual orientation, gender, or any other arbitrary personal characteristic.

This fact sheet is only an outline of the requirements necessary to qualify for a home in this community. There may be other restrictions which apply to this community. Please refer to the **Resident Selection Criteria** for any additional requirements. The Resident Selection Criteria is available in the Management Office or can be sent electronically by request to kikucrossing@midpen-housing.org.

SELECTION CRITERIA SUMMARY

Age Eligibility: Head of household must be 18 years of age or older or legally emancipated.

Income Eligibility: Household income must be below the maximum limits indicated for this community's housing programs included on the income limit table on the next page of this document. Applicant households must meet the minimum income requirements set at two (2) times the rent for the unit (mitigating circumstances may apply). Minimum income requirements are not applicable to applicants with a Section 8 Voucher from the Housing Authority.

Minimum/Maximum Occupancy Requirements

Studio	1-2 occupants
One Bedroom	1-3 occupants
Two Bedroom	2-5 occupants
Three Bedroom	4-7 occupants

Additional occupancy requirements may apply. More information is available in the Management Office or can be sent electronically by request to kikucrossing@midpen-housing.org

Priorities, Preferences and Eligibility Restrictions

1. Preference will be given to eligible Applicants who have been or will be displaced by an activity of the City of San Mateo, the City's code enforcement activities, or as provided in Health and Safety Code 33411.3, Successor Agency, or County of San Mateo.
2. Preference will be given to households with members who are general public employees working for the City of San Mateo or the County of San Mateo.
3. Preference will be given to households who currently reside in the City of San Mateo, or to those who are currently working in, or have been offered employment in, the City

or County of San Mateo.

4. Credit, Criminal and Rental History: Kiku Crossing evaluates the credit, criminal and rental history for any person aged 18 or over and emancipated minors. Negative reports may disqualify applicants.

Please see full Resident Selection Criteria for more information available in the Management Office or electronically by request to: kikucrossing@midpen-housing.org

RESIDENT SELECTION PROCESS

1. When your pre-application is considered for a unit, we will contact you to come into the Management Office for an interview and to complete a more detailed full application at that time. *Interviews and verifications may be processed in advance of unit availability. Your application may be processed in anticipation of an upcoming vacancy and will be held for the next available vacant unit.*

2. When a unit becomes available, applicants will be contacted in lottery order, taking into consideration any applicable preferences. Applicants will be considered for the vacant unit based on the self-reported household size, annual income, and preferences identified in their application. Final eligibility and placement are subject to the property's screening and verification process and must meet applicable occupancy standards, income limits, and program requirements.

   Applicants will be contacted using the contact information provided in their application. It is the applicant's responsibility to keep this information current in the property's waitlist management system to ensure timely notification of housing opportunities.

3. Third party verification will be obtained from all related sources to confirm certain components of the eligibility/qualification requirements; for example, income, assets, and preference eligibility.

4. It is your responsibility to inform the management in writing of any change to the information on your pre-application or application (e.g., address, household size, and total household income). You must respond to the waitlist update letter when mailed to your address on file, which typically occurs every six months. Failure to contact the Management Office about a change in information or failure to respond to the waitlist update letter can result in removal of your application from the waiting list.

A full, detailed **Resident Selection Criteria** describing application and qualification processes is available to all applicants in the Management Office or electronically by request to kikucrossing@midpen-housing.org.

APPLICATION PROCESS

Applications can be obtained and/or entered online at https://www.midpen-housing.org/property/kiku-crossing/ or can be picked up in person at the management office. Applications successfully submitted electronically will receive an automated

confirmation. The management office will also accept completed paper applications in person or via US Mail during the application acceptance period. All applications will be entered electronically by proxy if received in paper form.

LOTTERY PROCESS

Pre-Applications will be accepted beginning November 20, 2026. A lottery to determine an applicant's position on the waiting list will be conducted on December 4, 2026. Pre-Applications may be submitted directly by applicants or by authorized proxy during this period.

The automated and randomized lottery process assigns a lottery number to each eligible applicant. After any applicable community preferences and unit size requirements have been applied, applicants will be ranked on the waiting list according to their lottery number.

After December 4, 2026, pre-applications will continue to be accepted and added to the waiting list on a first-come, first-served basis, subject to any applicable preferences, income and occupancy requirements.

The lottery will be conducted electronically and is closed to the public.

Kiku Crossing Apartments
Income Limits & Rents

Maximum Income Per Household (2026 Area Median Income)
New Limits published by HUD 5/1/2026; Income Limits at time of Move-In are used for final qualification

	1 person	*2 people*	*3 people*	*4 people*	*5 people*	*6 people*	*7 people*
30%	**$44,130**	**$50,430**	**$56,730**	**$63,030**	**$68,100**	**$73,140**	**$78,180**
40%	**$58,840**	**$67,240**	**$75,640**	**$84,040**	**$90,800**	**$97,520**	**$104,240**
50%	**$73,550**	**$84,050**	**$94,550**	**$105,050**	**$113,500**	**$121,900**	**$130,300**
60%	**$88,260**	**$100,860**	**$113,460**	**$126,060**	**$136,200**	**$146,280**	**$156,360**
70%	**$102,970**	**$117,670**	**$132,370**	**$147,070**	**$158,900**	**$170,660**	**$182,420**
80%	**$117,680**	**$134,480**	**$151,280**	**$168,080**	**$181,550**	**$195,000**	**$208,450**

TENANT RENT LEVELS per Unit (2026 Area Median Income)
Inquire with Management for any Maximum and Minimum Rent Clarifications

AMI Limit	*Studio*	*1 Bedroom*	*2 Bedroom*	*3 Bedroom*
30%	**$952**	**$1,014**	**$1,190**	**$1,280**
40%	**$1,320**	**$1,408**	**$1,663**	**$1,889**
50%	**$1,687**	**1,802**	**$2,135**	**$2,435**

60%	**$2,219**	**n/a**	**$2,823**	**$3,221**
70%	**n/a**	**$2,590**	**$3,081**	**$3,528**
80%	**n/a**	**$2,984**	**$3,554**	**$3,906**

**All Rents are subject to change as set by the governing agency. Not all AMI Rent limits shown above are available for all units.*

Applicant households must meet the minimum income requirements set at two (2) times the rent for the unit (mitigating circumstances may apply). Minimum income requirements are not applicable to applicants with a Section 8 Voucher from the Housing Authority.

Formula to calculate minimum income:

Minimum monthly income=Monthly Rent x 2

Minimum annual income=Monthly Rent x 2 x 12