Midway Village Phase 2
Fact Sheet & Frequently Asked Questions (FAQ)

PROJECT LOCATION

8 Partridge Street, Daly City, CA 94014

Please DO NOT enter the project site. During construction, leasing activity will not be conducted on-site. Only authorized construction personnel may enter the project site.

TEMPORARY LEASING OFFICE

80 Park Street, Daly City, CA 94014 (Located within the Community Room)

Application Period from November 24, 2026 – December 11, 2026:

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OVERVIEW:

1. Can you please provide an overview of Midway Village Phase 2?

As the second phase of the redevelopment and expansion of an existing San Mateo County Housing Authority property, Midway Village Phase 2 continues the transformation of the site. This community delivers 113 affordable apartment homes for families, including 29 units reserved for individuals supported through the Housing for a Healthy California program and 47 units reserved for referrals from the Housing Authority of the County of San Mateo. 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 childcare is 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.

Midway Village Phase 2 is anticipated to open in Spring 2027 and provide 113 affordable rental apartments for families and individuals.

35 Non-PBV (Project-Based Voucher) Unit Mix (Included in Lottery Process)

UNIT SIZE	NUMBER OF UNITS	INCOME LIMIT AREA MEDIAN	MONTHLY RENTS*	OCCUPANCY STANDARDS
Studio	4	50%	$1,687	1 – 2 people
1 BR	6	60%	$2,195	1 – 3 people
2 BR	2	30%	$1,190	2 – 5 people
2 BR	1	60%	$2,608	2 – 5 people
3 BR	9	30%	$1,343	4 – 7 people
3 BR	13	60%	$2,981	4 – 7 people

76 PBV Unit Mix

UNIT SIZE	NUMBER OF UNITS	REFERRAL SOURCE	INCOME LIMIT AREA MEDIAN	MONTHLY RENTS*	OCCUPANCY STANDARDS
Studio	18	County Health	15%	Approximately 30%	1 – 2 people

Studio	2	County Health	30%	of the household income, as determined by the Housing Authority of the County of San Mateo (HACSM)	1 – 2 people
1 BR	7	County Health	15%		1 – 3 people
1 BR	1	County Health	30%		1 – 3 people
1 BR	10	HACSM	50%		1 – 3 people
2 BR	1	County Health	30%		2 – 5 people
2 BR	25	HACSM	50%		2 – 5 people
3 BR	1	HACSM	30%		4 – 7 people
3 BR	7	HACSM	50%		4 – 7 people
4 BR	4	HACSM	50%		6 – 9 people

Manager's Units: Two units will be filled by an on-site employee of the property management company.

* Rents and income limits are subject to change.

2. When will the apartments be available?

Midway Village Phase 2 is anticipated to be completed in Spring 2027. Barring any construction delays, residents are expected to move in by April 2027.

3. What special amenities are provided?

Building Amenities:

- Community room with kitchen
- Flex activity room
- Childcare center
- After school learning center
- Playground
- Landscaped courtyard
- Community garden
- Elevators
- Secure bike parking
- Gated parking garage

Unit Amenities:

- In-unit laundry
- All-electric appliances
- Refrigerator
- Oven/range
- Microwave
- Dishwasher
- Air-conditioning

4. Will I get my own assigned parking space?

There is a total of 185 parking spaces. More information will be provided during the leasing process.

5. Who will manage the property?

MidPen Housing Corporation will manage the property. A full-time Community Manager will act as the primary management contact for the residents. A MidPen Housing Property Management

staff member will live onsite.

6. Will Resident Services be provided?

Yes. MidPen Housing Resident Services will provide resident support services for Midway Village Phase 2. Services will include information and referrals to local community resources, one-on-one support to address individual needs, educational classes/presentations on site and community building programs.

Resident Services Amenities

- Youth education services
- Workforce development
- Health and wellness classes
- Adult education services
- Service coordination

7. Are there age restrictions?

No. However, at least one member of the household needs to be 18 years of age or older.

8. Are there restrictions on household size that is authorized to live in a unit?

Yes. The following occupancy standards will apply:

HACSM Occupancy Standards

UNIT SIZE	MINIMUM NO. OF PEOPLE IN HOUSEHOLD	MAXIMUM NO. OF PEOPLE IN HOUSEHOLD
Studio	**1 person**	**2 persons**
1 bedroom	**1 person**	**3 persons**
2 bedrooms	**2 persons**	**5 persons**
3 bedrooms	**4 persons**	**7 persons**
4 bedrooms	**6 persons**	**9 persons**

9. Are there restrictions on household income to rent the apartments?

Yes. There are maximum annual income limits by household size. These limits are based on AMI, effective as of May 1, 2026, for San Mateo County, as published by HUD and HCD. Income limits are subject to change and are updated at least annually. Minimum monthly income required is 2x the monthly rent.

Income Limits for San Mateo County

HH #	1-Person	2-People	3-People	4-People	5-People	6-People	7-People	8-People	9-People
15%	$21,050	$24,100	$27,100	-	-	-	-	-	
30%	$44,130	$50,430	$56,730	$63,030	$68,100	$73,140	$78,180	-	-
50%	$73,550	$84,050	$94,550	$105,050	$113,500	$121,900	$130,300	$138,700	$147,070
60%	$88,242	$100,848	$113,450	$126,050	$136,145	$146,230	$156,314	-	-

Income limits effective 5/1/2026.

***Income limits are subject to change and are updated at least annually.**

APPLICATION PROCESS

10. When and where will rental applications be available for the lottery waitlist?

The 35 non-PBV units out of the available 111 units will be filled via the lottery application process. Applications are accepted via email, online, or at the temporary leasing office at **80 Park Street, Daly City, CA 94014 (*Located within the Community Room*)**.

The application period will open on November 24, 2026 and will close on Friday December 11, 2026, at 5:00 PM. No applications will be accepted via mail, online, or at the leasing office after 5:00 PM on December 11, 2026. Applications postmarked December 11, 2026, or before, but received at the leasing office after 5:00 PM December 11, 2026 will ***not*** be accepted.

- ***Only ONE application per household will be accepted. Any second or subsequent applications after the first application will be removed.***

- ***Applications will not be accepted via Fax.***

We strongly encourage all applicants to apply for MidPen Housing Website at https://www.midpen-housing.org/property/midway-village-ii/ **.** A link will appear on Tuesday November 24, 2026 at approximately 9:00 AM that will take applicants to the application. Additional project information and flyers will also be available at https://www.midpen-housing.org/property/midway-village-ii/

11. Does it make a difference if I return my application the first day?

No. An electronic lottery will be conducted roughly one week after the application period has closed and will determine the applicant's position number. There is **NO** priority given to those who submit their application on November 24, 2026 over an application submitted on December 11, 2026.

12. What is the difference between the Housing Authority of the County of San Mateo's Project-Based Section 8 waiting list and the Midway Village Phase 2's non-PBV waiting list?

Applicants selected from the Housing Authority's waiting list will receive a voucher attached to their unit. The PBV program is a program in which residents' rent is calculated based on their income. Tenant rent amounts are usually around 30% of a tenant household's gross monthly income. These rents are calculated by the Housing Authority of the County of San Mateo.

Applicants selected from the Midway Village Phase 2's waiting list will pay rent based on predetermined rents, which will depend upon unit size ***and*** AMI percentage to which a unit is assigned. Applicants must qualify for the corresponding AMI income limit to be eligible. Please refer to questions 1 above and 22 below for more regarding non-PBV rents. *An applicant household's monthly gross income must also be at least two times the rent to qualify*.

13. Is there any application preference for the lottery waitlist?

Yes. In accordance with the Housing Authority of the County of San Mateo, there are several preferences that apply. Please refer to question 15 below for a list of the preferences at Midway Village Phase 2.

14. Will there be units for the disabled?

Yes. People with disabilities are encouraged to apply. Applicants will need to answer disability questions on the application according to their needs. Midway Village Phase 2 will have 29 units specifically designed for those with mobility, hearing and visual impairments. Inclusive of all PBV and non-PBV units, a total of 18 units will be mobility accessible; 11 units will have features designed for hearing and visually impaired. ***Applicants with disabilities will receive priority for these specific units. Priority for these units will be assigned based on disability need, preference, and lottery order.***

15. How will the preferences be applied to the lottery?

The set-aside/preferences for all units described in Question 13 will be applied according to the following:

- 47 units will be set aside for qualified applicants from the Housing Authority of the County of San Mateo's waitlist. Preference for these 47 units will be given to (a) eligible households who have been or will be displaced by the redevelopment of Midway Village or (b) eligible households who live and/or work in the County of San Mateo.
- 29 units will be set aside for qualified referrals from the San Mateo County Health Department and through the Housing Authority of the County of San Mateo. Preference for these 29 units will be given to eligible households who have or are experiencing homelessness, are high-cost users of the health care system, and meet eligibility criteria for the Housing for a Healthy California Program.
- 35 units will receive a preference in the following priority order:
    - Eligible households who have been or will be displaced by the redevelopment of Midway Village
    - Eligible households who live and/or work in the County of San Mateo, ranked in the following order of preference:
        - First, eligible households with a member that is a current full-time (not former or retired) employee of Daly City school districts – including Bayshore, Jefferson Union High, and Jefferson Elementary.
        - Second, eligible households with a member that is a current full-time (not former or retired) nonprofit organization employee as defined in the California Health & Safety Code Section 53572. The California Health & Safety Code Section 53572 defines "nonprofit organization employee" to employees of a nonprofit organization operating early childhood, prekindergarten, or schoolage childcare, classrooms, or programs, or expanded learning classrooms and programs, on school district property with funding from the State Department of Education, the federal Head Start program, or other public funding targeted to children from families of low and moderate income.
        - Third, all other eligible households who live and/or work in the County of San Mateo.

The lottery application for the non-PBV units will contain questions regarding the preferences. All applications received during the initial open application period will be entered into an electronic database, with a preference category corresponding to the preference as a sortable column.

The list is then sorted, first by preference category and second by lottery number from previous waitlist openings and third by application order, so that all the applications with a verified preference or set-aside are filtered to the top. Applicants must meet the preference or set-aside requirement at the time of application and continue to hold the preference or set-aside designation at the time of move-in.

To verify eligibility and entitlement to the preferences, applicants must provide, **at or prior to the time of interview if requested**, documentation that demonstrates that they meet and met the selected preference or set-aside(s) at the time of application and are continuing to meet at the time of interview. A list of acceptable documents will be provided to applicants prior to their intake interview and a preview of the requirements is included at the end of this FAQ and Fact Sheet.

We ask that applicants answer preference questions carefully and accurately. If an applicant is unable to demonstrate proof of eligibility for preference or set-aside, the preference will be removed, and the applicant will be reordered on the list according to their eligible preference status.

16. Will all applicants receive an interview letter?

Applicant interview letters will be distributed only to those applicants that will be processed for a unit. Midway Village Phase 2 will process 5 to 10 applications for each available unit and send out the appropriate number of interview letters to meet this target. Applicant interviews will begin in December 2026 and will continue through Spring 2027.

17. How are lottery applications processed, and apartments assigned?

Applications will be processed in the order of preference and lottery rank numbers (if applicable from previous waitlist openings). Interviews will be scheduled, and third-party income and asset verifications will be sent out, for the unit size and restricted income level that the household qualifies for.

Midway Village Phase 2 will process 5 to 10 applications for each available unit and send out the appropriate number of interview letters to meet this target.

Once all third-party verification forms are returned and the file is deemed complete and approved, a unit is assigned. If all units have been assigned, some applicants may be placed in a backup position. Backup applicants may be assigned a unit if another applicant ahead of them fails to qualify or decides not to take the unit. If a backup applicant does not receive a unit at initial lease up, the applicant will go back on the wait list at their original position.

Applicants not contacted will be placed on the waiting list upon completion of the lease-up at 100% occupancy. The waiting list will maintain the original preference category and lottery number and/or application order.

As units become vacant and turn over, applicants on the waiting list are contacted in order of preference, lottery number and/or application order, and then household size and household income order to qualify for the specific unit size and income restriction level of the available unit.

18. What will I need to bring to my interview?

Applicants will be asked to bring various identification, income, asset, and other documentation, all of which will be included in the interview letter in detail. Some ***examples*** are:

- California Driver's License or Photo ID
- Tax Returns for certain income types
  - A social security number is not required for non-PBV units; however, if an applicant files taxes, they may need to provide their SSN or ITIN along with most recent tax returns
- Employment (last 3 consecutive months of current paystubs required – no gaps)
- SSI or SSA income award letter
- Child Support paperwork

19. Will there be an application/screening fee and when is it collected?

Yes. Applicants for all **non-PBV units** will pay a **$45 non-refundable** Application/Screening fee **PER ADULT HOUSEHOLD MEMBER**. This fee is collected **ONLY** at time of interview by Money Order or Cashier's Check made out to Midway Village Phase 2.

20. Is a lease required?

Yes. A one-year lease is required at initial move-in.

21. Is there a required security deposit and how much?

Security Deposit (Due at the time of move-in)	Studio	$300
	One Bedroom	$500
	Two Bedroom	$750
	Three Bedroom	$1,000
	Four Bedroom	$1,250
Pet Deposit		$300

22. What are the proposed rents for the apartments?

See tenant rents in question #1 above. The rent calculations are subject to change. Please see question #9 for more details of income limits (AMI). The rents will be utilized for the initial lease-up and occupancy of Midway Village Phase 2.

23. Can students apply?

Yes. However, very specific guidelines exist for the Low-Income Housing Tax Credit Program (LIHTC), which is a key funding source of all 113 affordable units at the property. Details will be explained by staff at the time of the interview. The interview letter will also include the documents for any full-time and part-time students to bring with them to their interview.

24. Is smoking allowed at the property?

No. Midway Village Phase 2 has been designated as a non-smoking property. No smoking will be allowed anywhere in the resident apartments, common areas, or anywhere on the exterior of the property.

25. Are there model units that can be viewed?

Units may be available to view in advance of lease signing. Virtual tours, unit plans, and floor

layouts may also be available online or at the temporary leasing office.

26. Will pets be allowed?

Yes. Dogs (30 lbs. or less), cats, fish (20-gallon tank or smaller) and some birds are allowed. There is a limit to the size and number of pets allowed in accordance with Midway Village Phase 2 and MidPen Property Management's Pet Policy. The Pet Policy is available to review at the time of interview.

27. Who should I contact if I have any questions?

For any questions regarding the application process please contact the Leasing Office at (415) 223-2511 or by email at midwayvillage2@midpen-housing.org.

28. What are the requirements to prove that an applicant household meets the preferences for Midway Village Phase 2?

Applicants who claim a preference for the 35 non-PBV units at Midway Village Phase 2 will be required to provide documentation to support the preference. Applicants must provide at least one of the documents in the preference category they're claiming.

- **Displaced by the redevelopment of Midway Village**
  - Written notice addressed to household indicating their unit is impacted by the redevelopment of Midway Village

- **Live in the County of San Mateo**
  - Lease agreement
  - Telephone bill
  - Electric bill
  - Cable or Internet bill
  - Other utility bill (water, trash, etc.)
  - Voter registration

- **Work in the County of San Mateo**
  - Employment verification from an employer
  - Three most recent months of paystubs, including the number of hours worked and address of employment location
  - Written offer of employment, including the address of employment location
  - Owns a business located within the County of San Mateo

- **Current full-time employee of Daly City School Districts, including Bayshore, Jefferson Union High, and Jefferson Elementary**
  - Any of the first three documents in the "Work in the County of San Mateo" category specifying the relevant school(s) and/or school district

- **Current full-time employee of a nonprofit organization employee as defined in the California Health & Safety Code Section 53572**
  - Any of the first three documents in the "Work in the County of San Mateo" category specifying the relevant non-profit organization as defined in the California H&S Code Section 53572