

Middlefield Junction



mercy
HOUSING

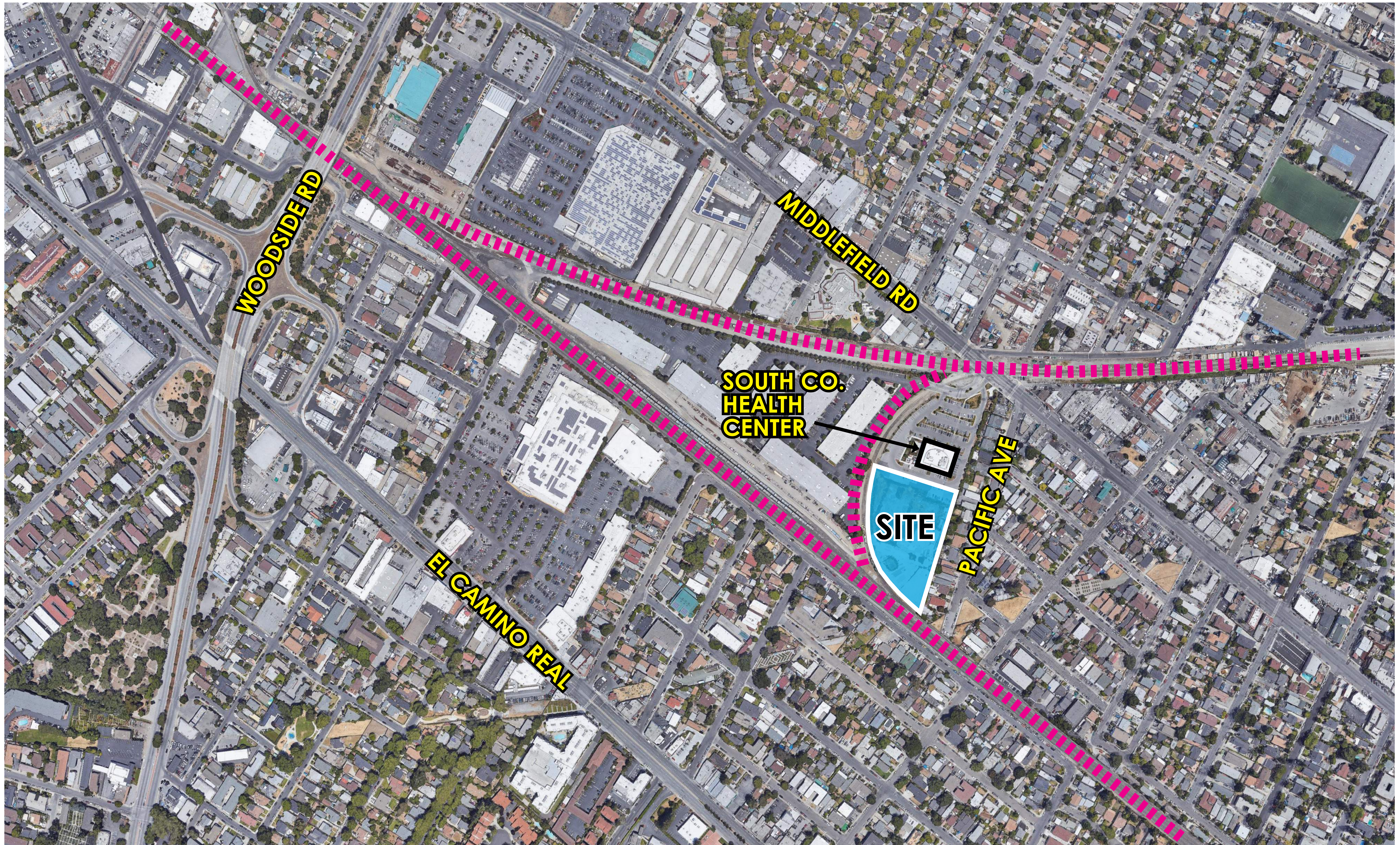
Who We Are

- Mercy Housing founded by Sisters of Mercy in 1981
- One of the largest nonprofit owners of affordable housing in the United States, over 22,000 apartments
 - 134 properties in California
 - 6 in San Mateo County
- Own and manage the buildings we develop
- Provide resident services

Our mission is to create stable, vibrant, and healthy communities by developing, financing, and operating affordable, program-enriched housing for families, seniors, and people with special needs who lack the economic resources to access quality, safe housing opportunities.



mercy
HOUSING



CONTEXT MAP 

Background

- 3 acre site behind North Fair Oaks Health Center purchased by San Mateo County
- Former recycling facility
- North Fair Oaks Community Plan
- County RFP issued to select developer
- Mercy Housing & El Concilio selected

Middlefield Junction

- Roughly 180 units of affordable housing
 - Mostly two and three bedrooms units, some one bedrooms
 - Serving residents 30%-80% of Area Median Income
 - 15% set aside for those who have experienced homelessness
- Childcare
 - Roughly 100 children
- Community space

Income and Rent

2018 Income Levels (San Mateo County)

AMI	One Person	Two Person	Three Person	Four Person
30%	\$30,810	\$35,190	\$39,600	\$43,980
40%	\$41,080	\$46,920	\$52,800	\$58,640
50%	\$51,350	\$58,650	\$66,000	\$73,300
60%	\$61,620	\$70,380	\$79,200	\$87,960
70%	\$71,890	\$82,110	\$92,400	\$102,620
80%	\$82,160	\$93,840	\$105,600	\$117,280

2018 Rents (San Mateo County)

AMI	One Bed	Two Bed	Three Bed
30%	\$825	\$990	\$1,143
50%	\$1,375	\$1,650	\$1,906
60%	\$1,650	\$1,980	\$2,287
80%	\$2,200	\$2,640	\$3,050

Staffing

- Property Manager
- Two Assistant Property Managers
- Two Maintenance Managers
- Two Janitors
- Two Resident Services Coordinators

- Staff member will live on site

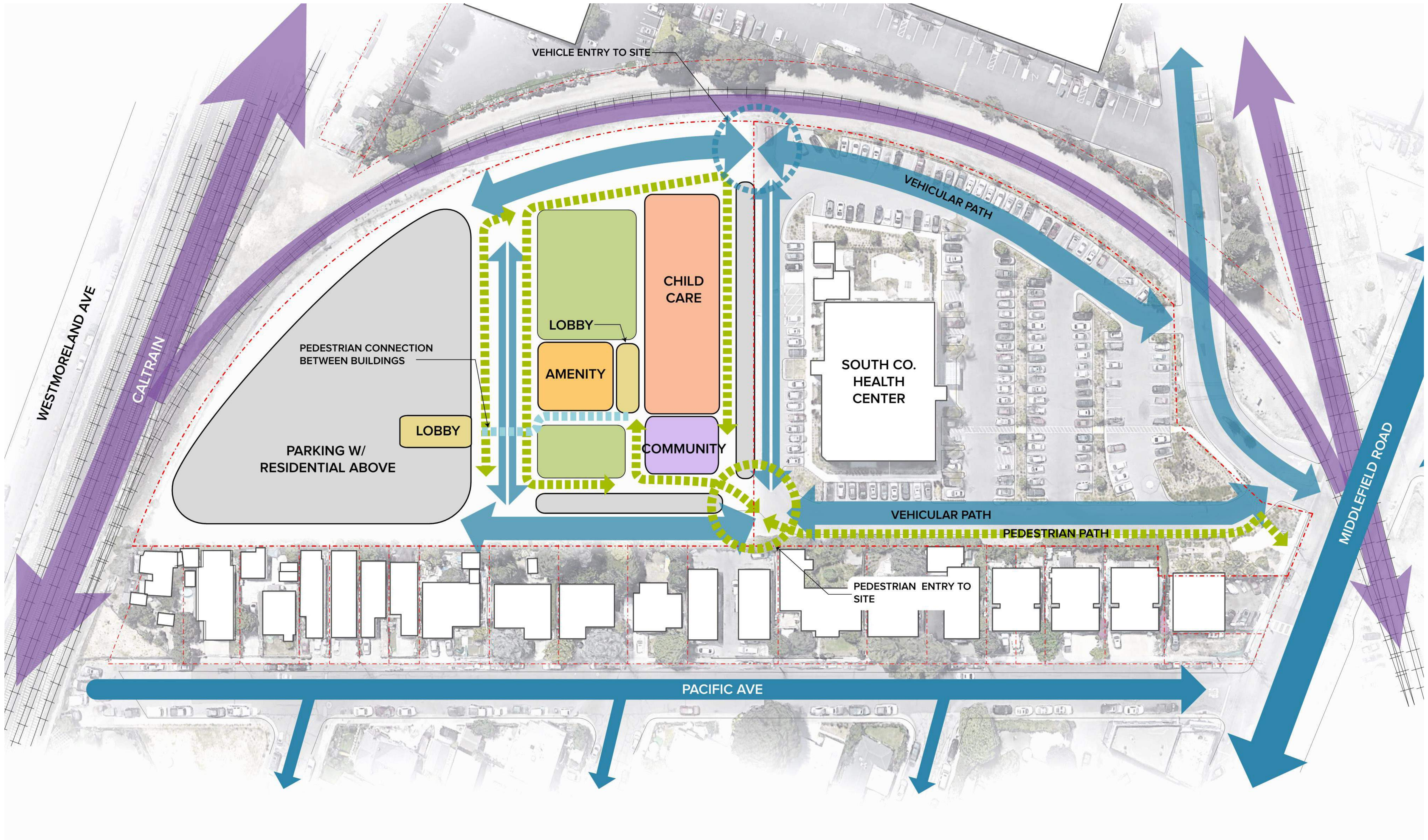
- Employment opportunities

Community Outreach

- February-May - Various members of the community
- April - Stakeholder meeting
- May - North Fair Oaks Council
- June - Community Meetings
- July 25th - North Fair Oaks Council
- Upcoming Community Meetings
 - Tuesday August 6th 6pm
 - Saturday August 10th 11am
 - At El Concilio's offices

Timeline

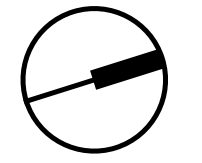
- 2020 - Funding applications
- 2021 - Construction start
- 2023 - Marketing and Lease-up outreach begins
- 2023 - Construction complete

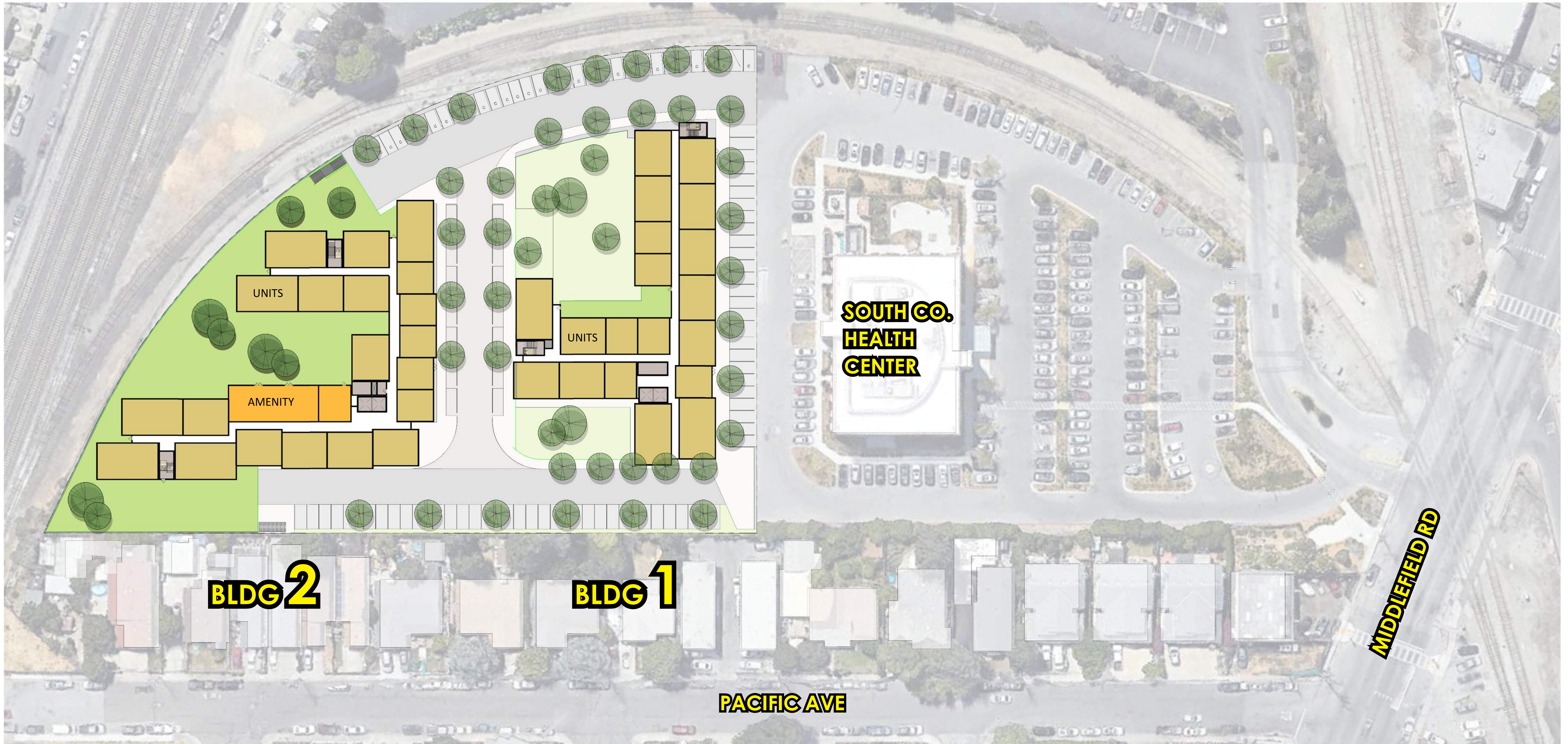


SITE DIAGRAM 0 30 60 120



UNITS : 184
PARKING: 195

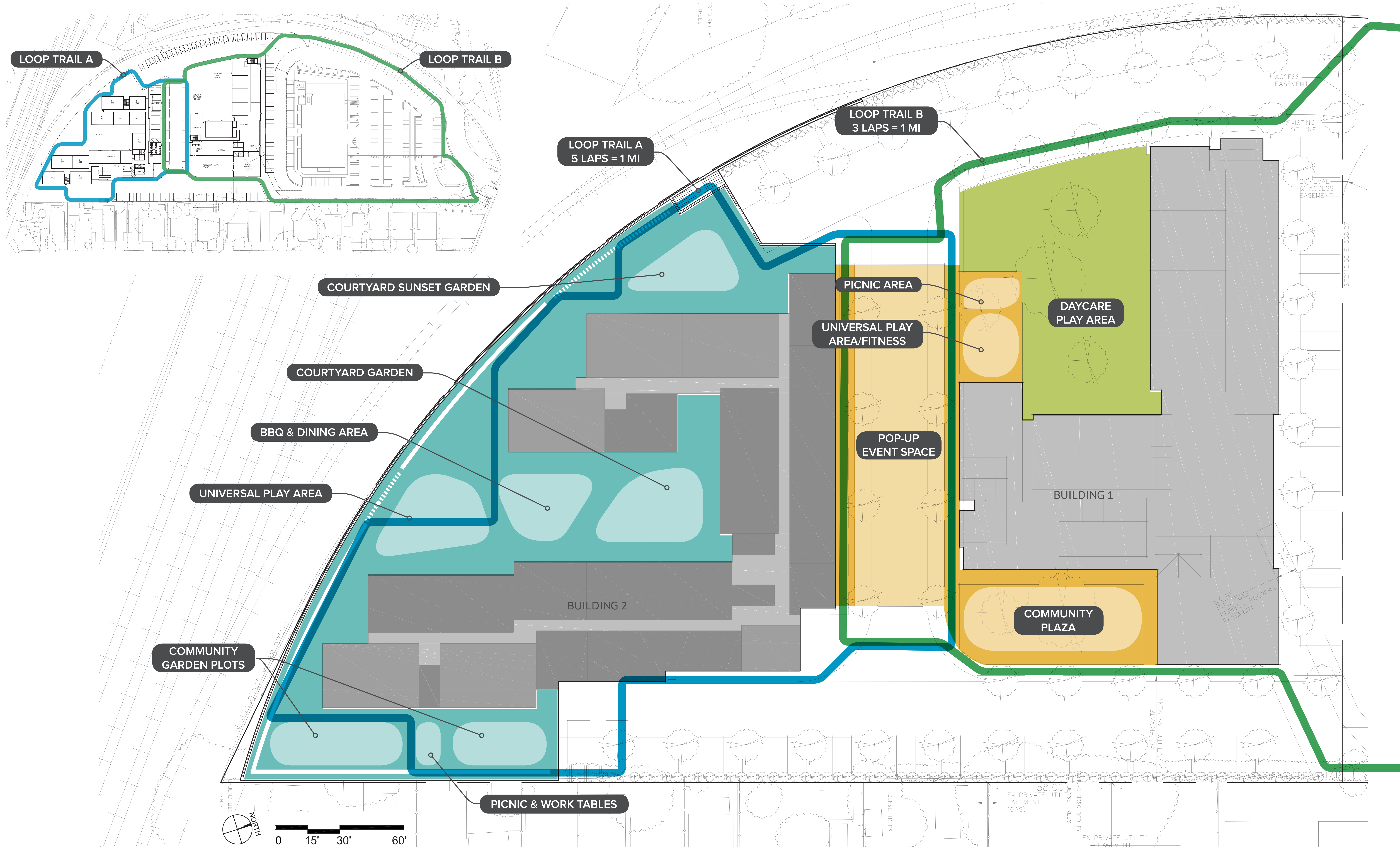
1ST FLOOR PLAN 0 30 60 120 



UNITS : 184
PARKING: 195

2ND FLOOR PLAN 0 30 60 120 

SITE PLAN





WEST ENTRY VIEW



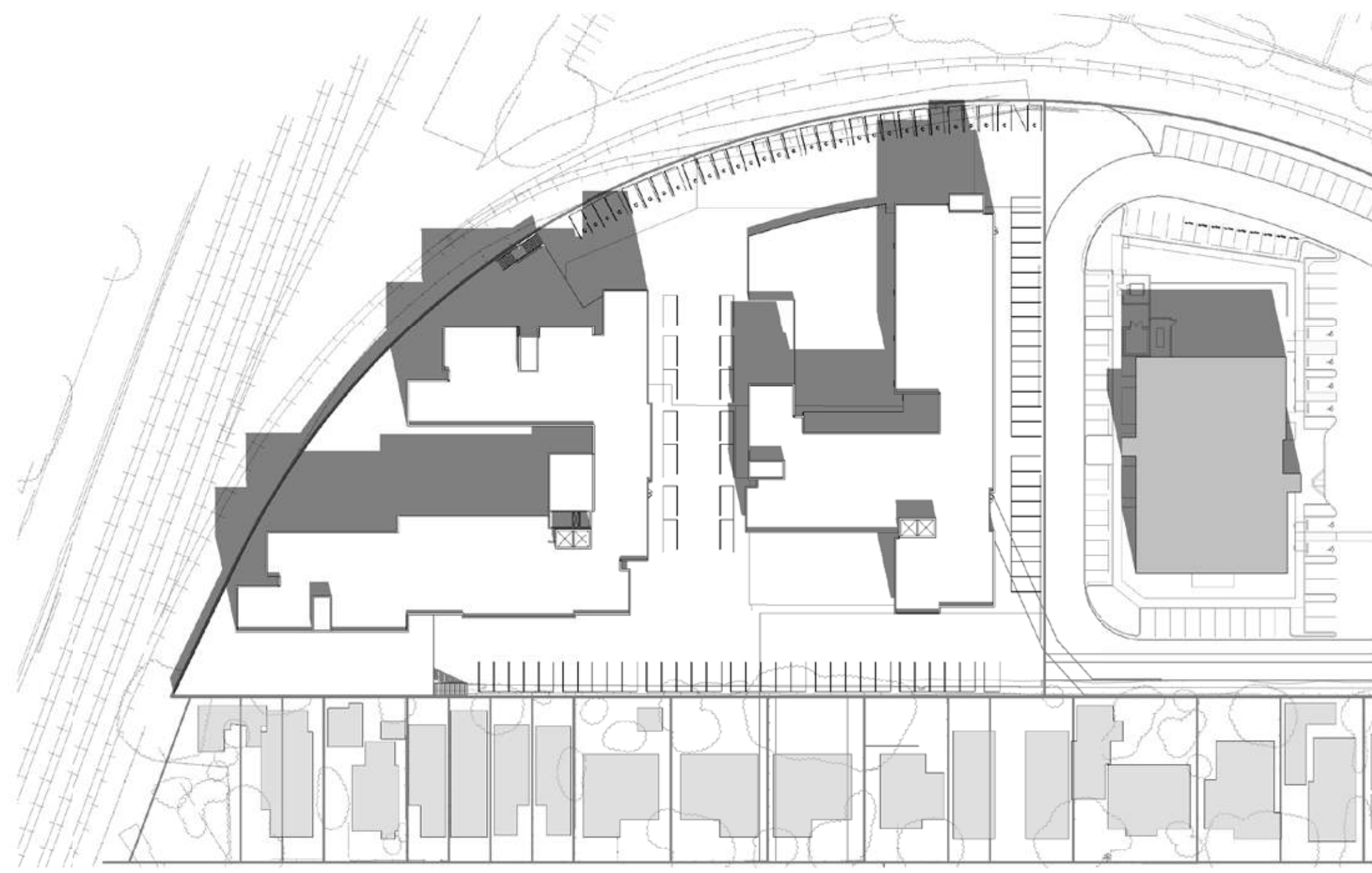
EAST ENTRY VIEW



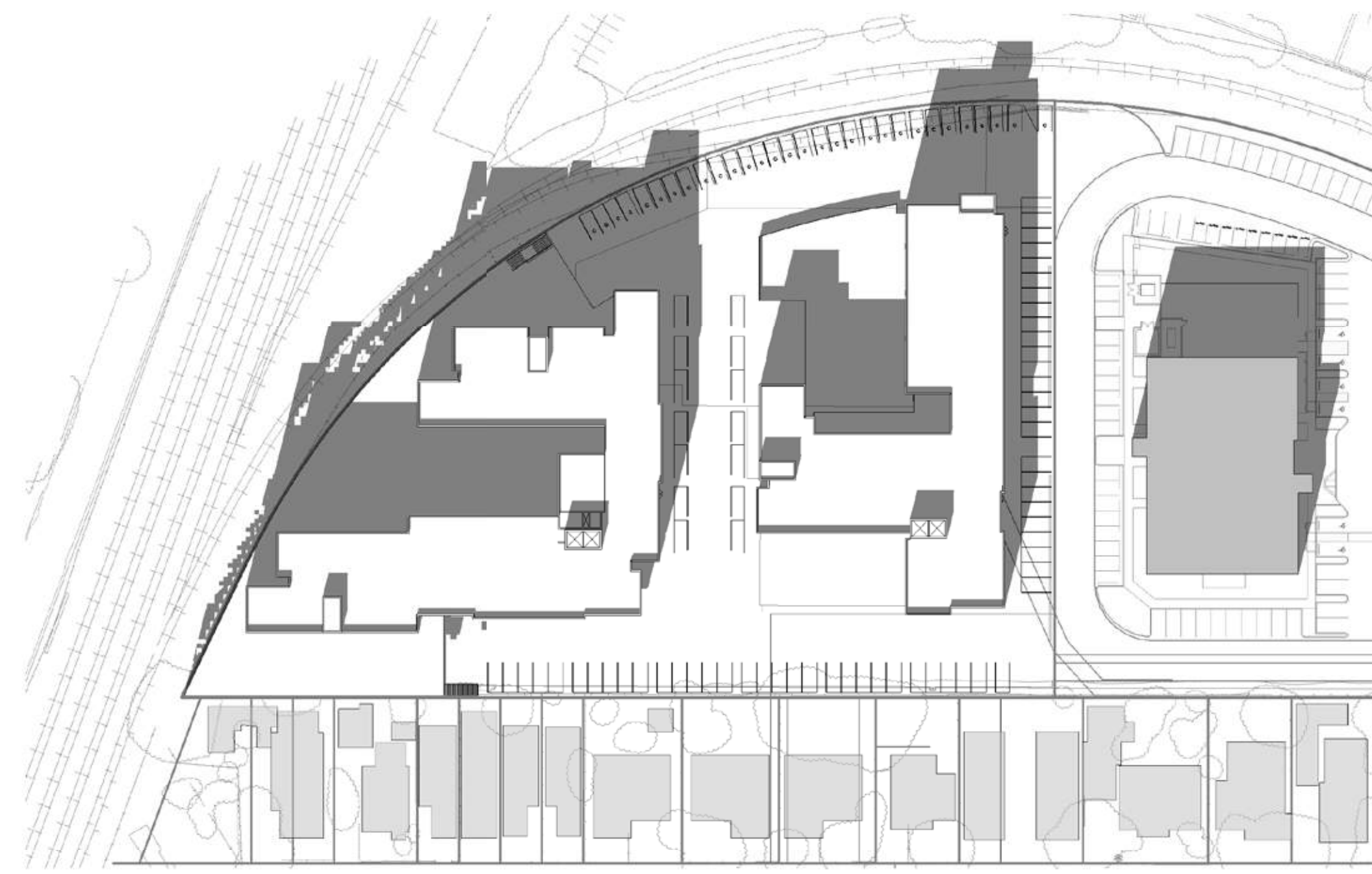
COMMUNITY PLAZA VIEW



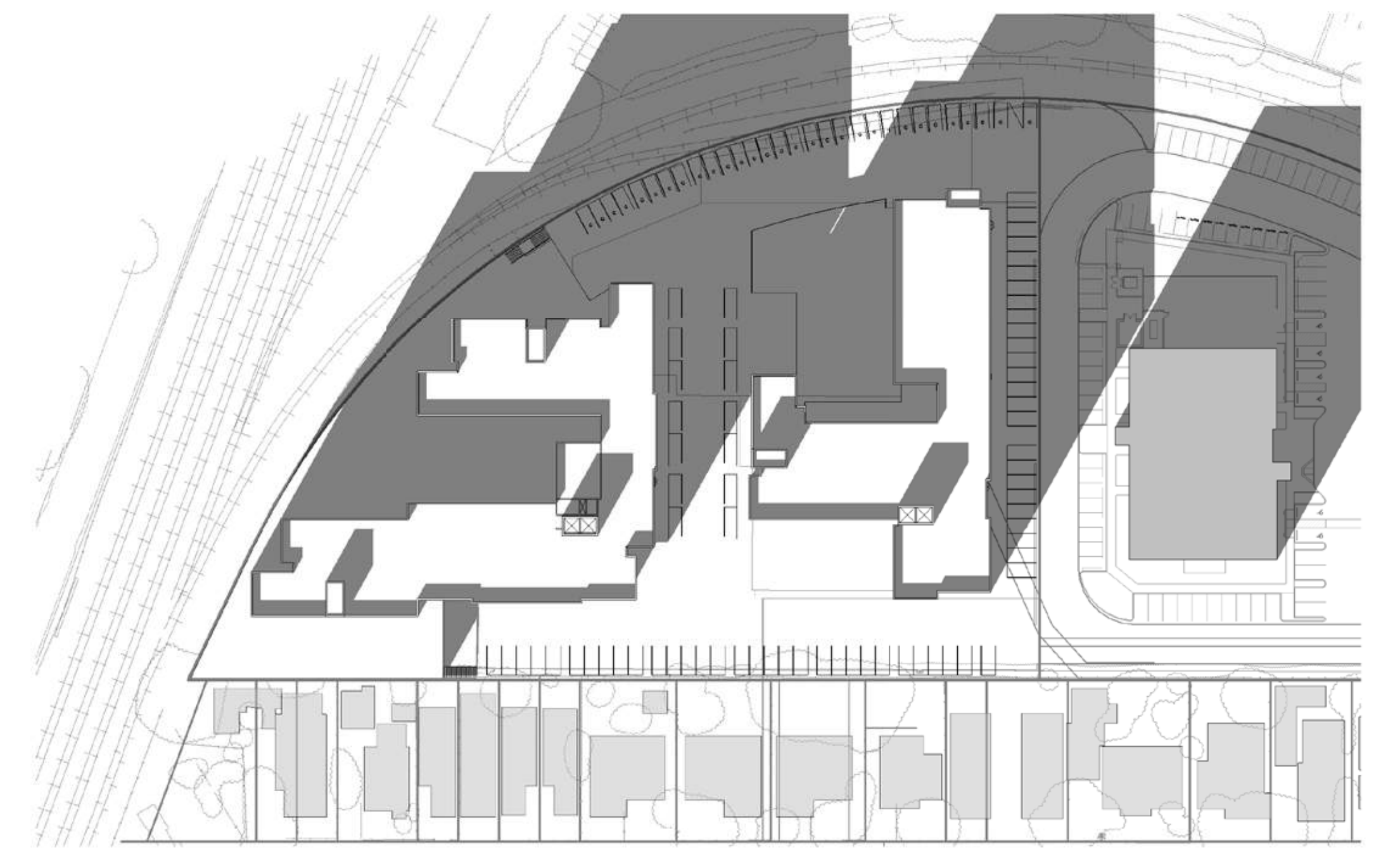
PASEO VIEW



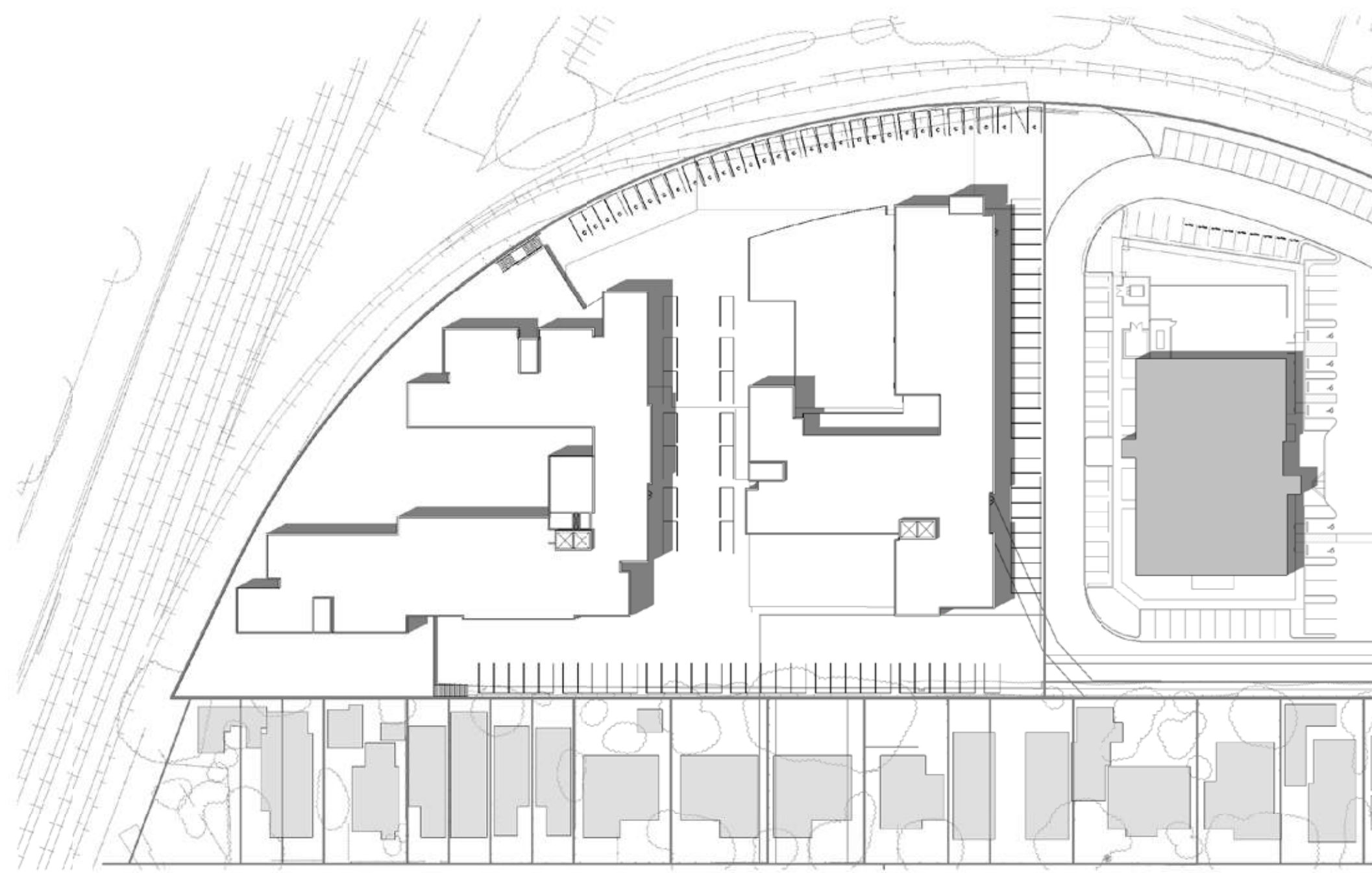
SUMMER SOLSTICE @ 9AM



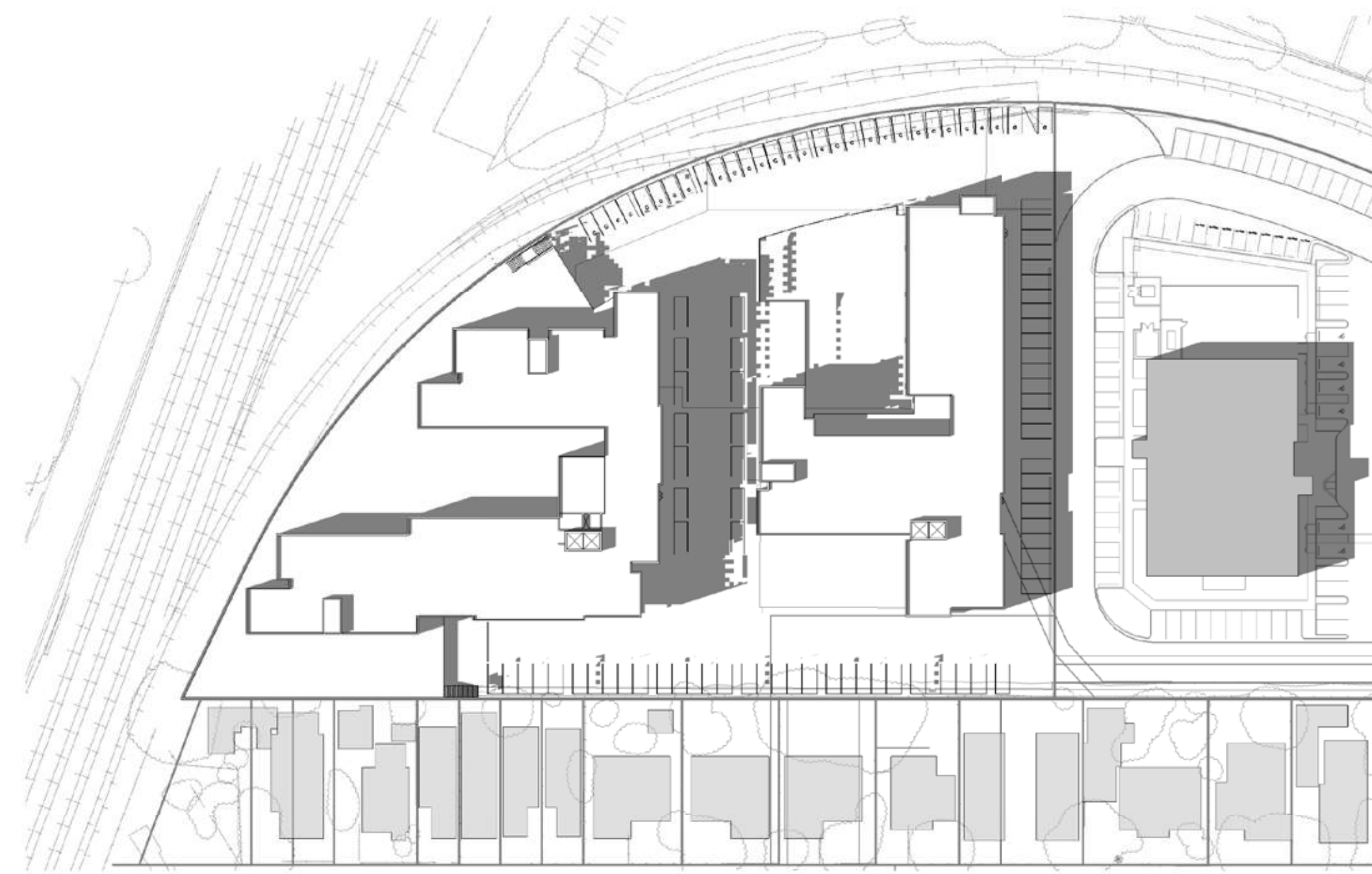
EQUINOX @ 9AM



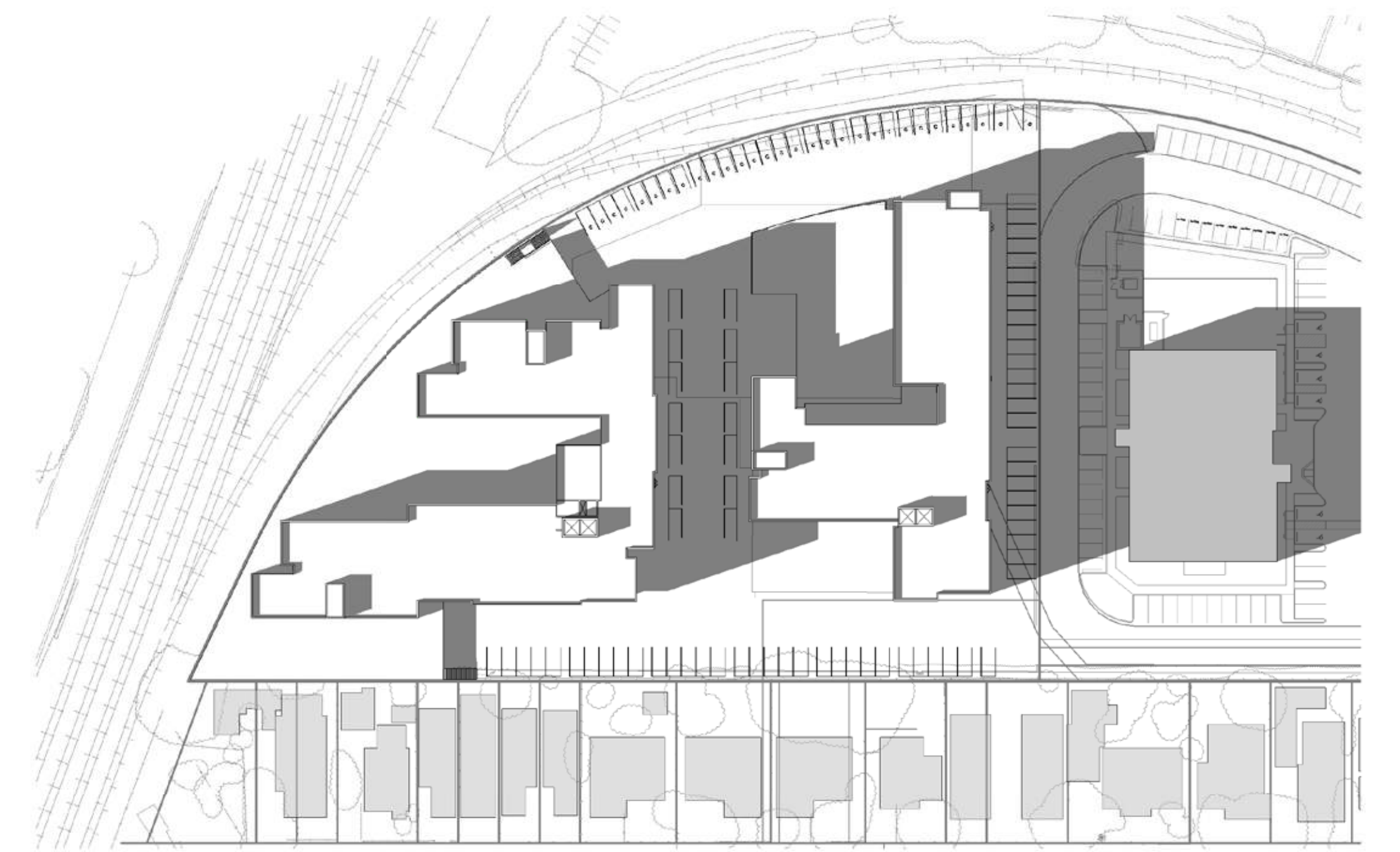
WINTER SOLSTICE @ 9AM



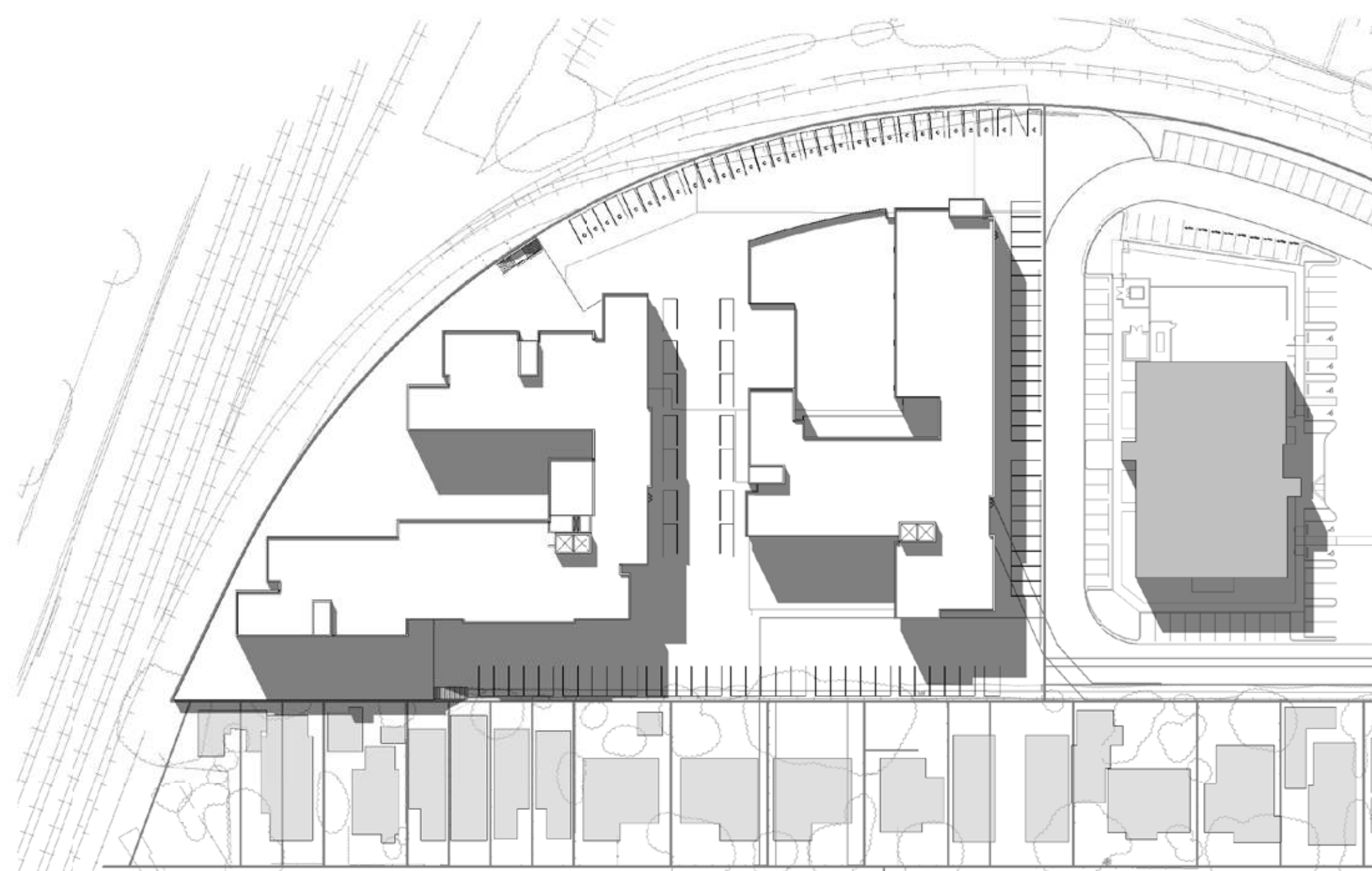
SUMMER SOLSTICE @ NOON



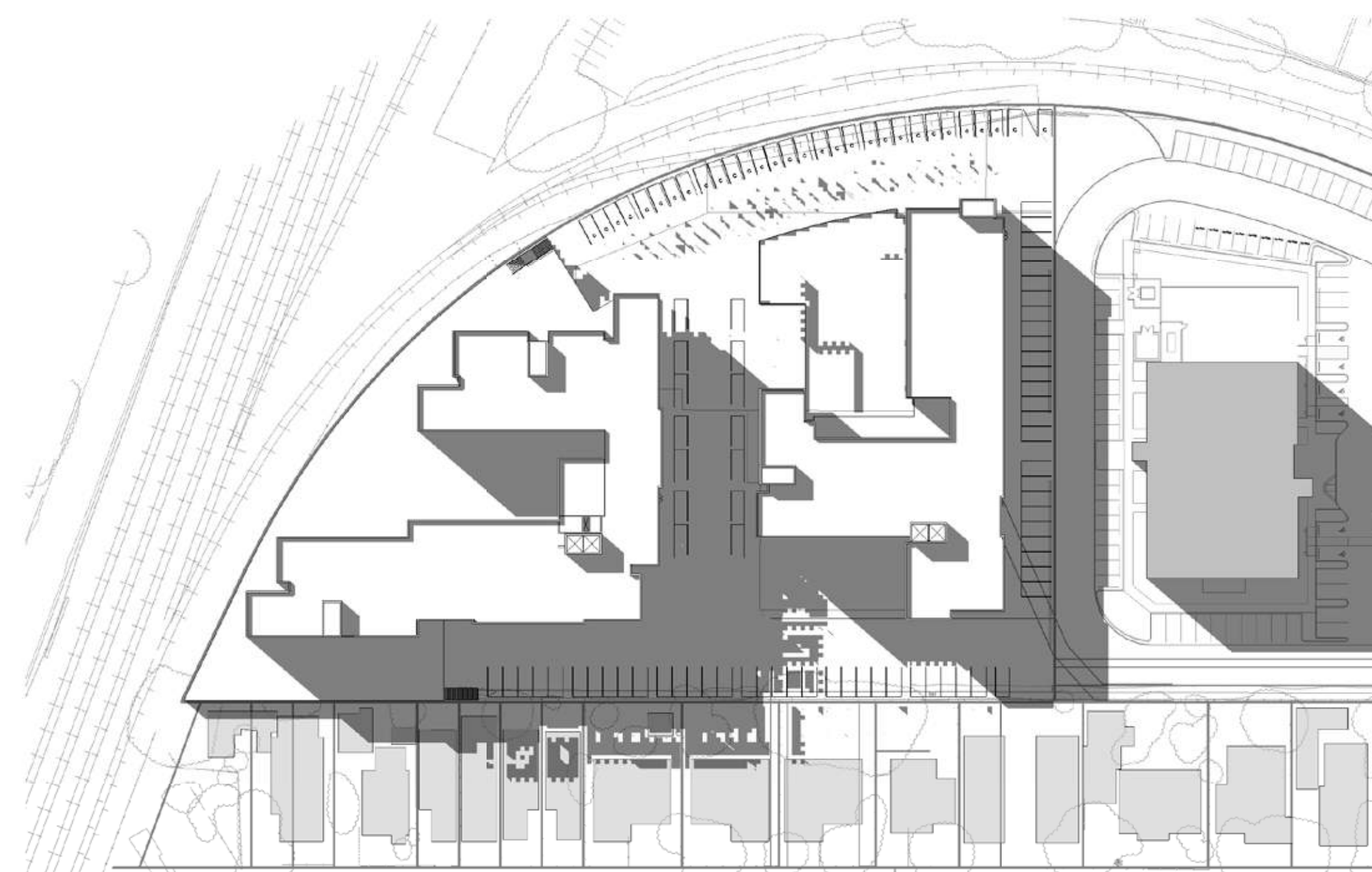
EQUINOX @ NOON



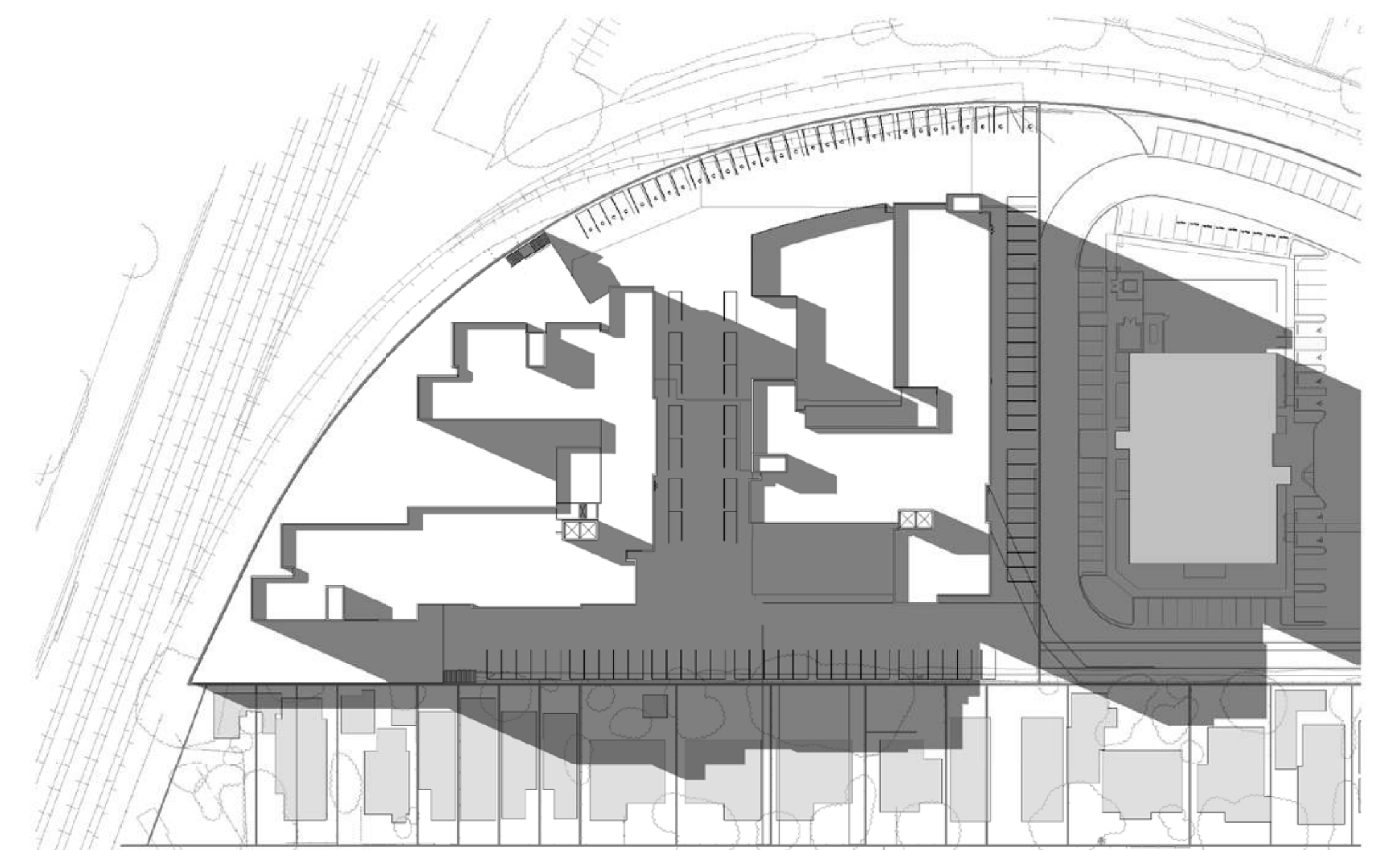
WINTER SOLSTICE @ NOON



SUMMER SOLSTICE @ 3PM



EQUINOX @ 3PM



WINTER SOLSTICE @ 3PM

SHADOW STUDY