

Affordable Housing Development in North Fair Oaks

Progress Report to the
North Fair Oaks Community Council
August 28, 2025



San Mateo County Department of Housing



Housing &
Community
Development
(HCD)

Housing Authority
of the County
of San Mateo

FIVE DOH STRATEGIES TO SUPPORT NORTH FAIR OAKS HOUSING GOALS

- **Plan in Collaboration with County Planning and Building**
 - 2023-2031 Housing Element Goals for North Fair Oaks
 - Assess the effectiveness of the NFO Community Plan
 - Implement zoning updates to reflect updated NFO Community Plan
 - Support infrastructure improvements in NFO that are needed for housing development
 - Housing Goals of NFO Community Plan
 - Spur the creation of new housing, new types of housing, and housing in appropriate locations
 - Encourage the creation of housing for all incomes and different groups, including special needs
 - Prevent displacement
 - Ensure safety
- **Target County-Owned Land** for Affordable Housing
- **Make Loans of County Funds** for Affordable Housing Development (Annual Affordable Housing Fund NOFA)
- **Provide Rental Assistance** from HACSM to promote affordability
- **Leverage State and Federal Funds** for housing-related investments

Completed Projects in North Fair Oaks

- **St. Francis Center - St. Leo's Apartments:**
 - 2626, 2642 Marlborough Avenue, and 97 Nottingham Ave
 - 16 Family Units
 - Completed 2017
- **Mental Health Association - Waverly Place Apartments:**
 - 105 Fifth Street
 - 15 Supportive Units
 - Completed 2018
- **St. Francis Center - La Casa de Sobrato Apartments:**
 - 180 Buckingham Avenue
 - 48 Family Units
 - Completed 2018
- **Alta Housing - Fair Oaks Commons:**
 - 2821 El Camino Real
 - 67 Units for Veterans/Families/Formally Homeless
 - Completed 2020

North Fair Oaks Projects On the Drawing Board

- **Novin Development - 3051 Edison Way**
 - Site acquired by Novin Development
 - 70 Units with 35 Homeless and Disability Units
 - 50 1 BR, 20 2 BR
 - Entitled by County Planning with Fee Waivers for affordable housing
 - No DOH Loan Yet
 - Needs state and federal funds to proceed
- **Alta Housing - Magnolia Senior, 2809 El Camino Real**
 - Site acquired by Alta Housing
 - 51 Senior Units with 13 Supportive Housing Units
 - Primarily studios with some 1 BR
 - Entitled by County Planning
 - DOH Loan of \$391K for Predevelopment and \$591K for acquisition
 - Needs state and federal funds to proceed



IN CONSTRUCTION: MIDDLEFIELD JUNCTION

LOCATION: 2700 Middlefield Road on County-owned Land

UNITS: 179 Units (1BR, 2BR, 3 BR)

TARGET POPULATION: Families and Supportive Housing (20 units for people with high health care needs); incomes ranging from 15% AMI to 60% AMI

TOTAL COUNTY INVESTMENTS:

- \$25,682,065 housing loans
- \$991,068 CDBG award for childcare facility
- \$3,000,000 childcare facility loan (pending HUD approval)
- 44 Project-Based Vouchers
- Ground Lease of County-owned Land

EXPECTED COMPLETION:

Building A (75 Units): September 2025

Building B (104 Units): February 2026





IN CONSTRUCTION: MONARCH AT REDWOOD

LOCATION: 2700 Middlefield Road on County-owned Land

UNITS: 86 Units (47 studios, 29 1-BR, 4 2-BR)

TARGET POPULATION: Families and Supportive Housing
(28 units for people with high health care needs; 11 units for people with mental health needs)

TOTAL COUNTY INVESTMENTS:

- \$ 20,810,339.35 County housing loans
 - \$7,453,509.35 Measure K
 - \$4,943,508 ARPA
 - \$2,200,000 Mental Health Services Act
 - \$6,213,322 Housing for Healthy California (from State award to DOH)
- 24 Project-Based Vouchers

EXPECTED COMPLETION: May 3, 2027

