

MONARCH
AT REDWOOD

430-434 Douglas Avenue
Unincorporated San Mateo
County



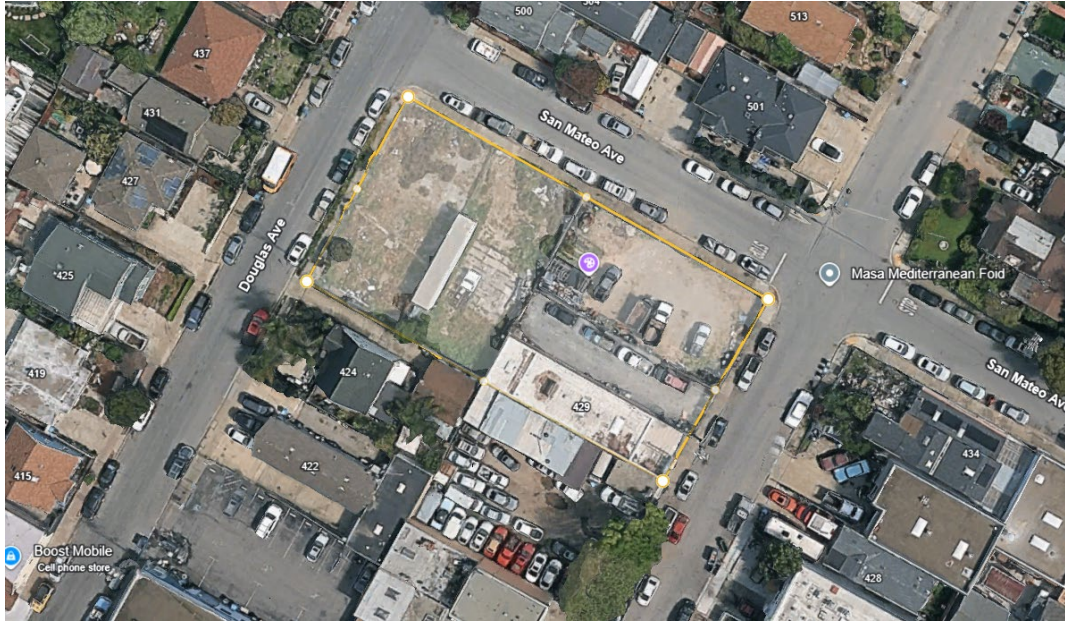
About Affirmed



- Founded in 1992
- Office in San Jose
- Successfully developed over 6,000 affordable Apartments
- Developed over 1,500 Supportive Housing Apartments
- Many community types including Senior, Special Needs, and Large Family

Location

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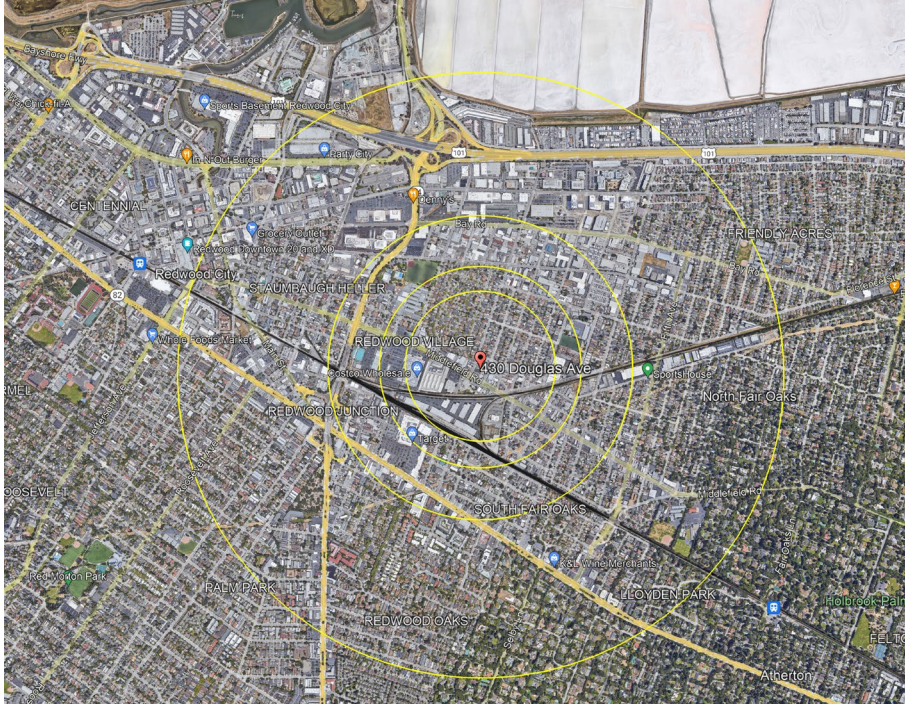


- 0.46 acre site
- Frontage on San Mateo Avenue
- Between Douglas and MacArthur Avenues

Why this location?

Amenities that make a community a home:

- Public Transportation
- Health Center
- Pharmacy/Grocery
- Community Center
- Park
- Library
- Services Center
- Schools



What is being built?

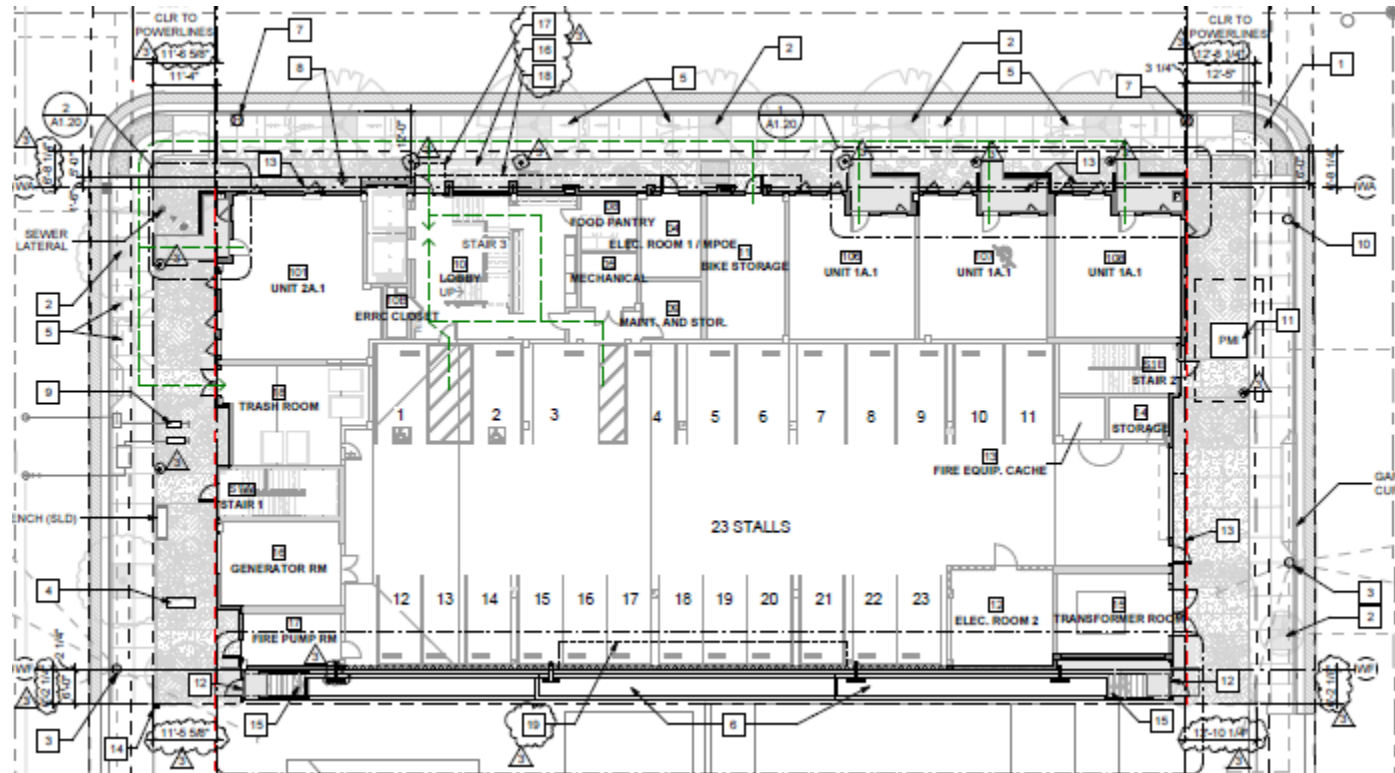


Service Enriched Apartment Homes:

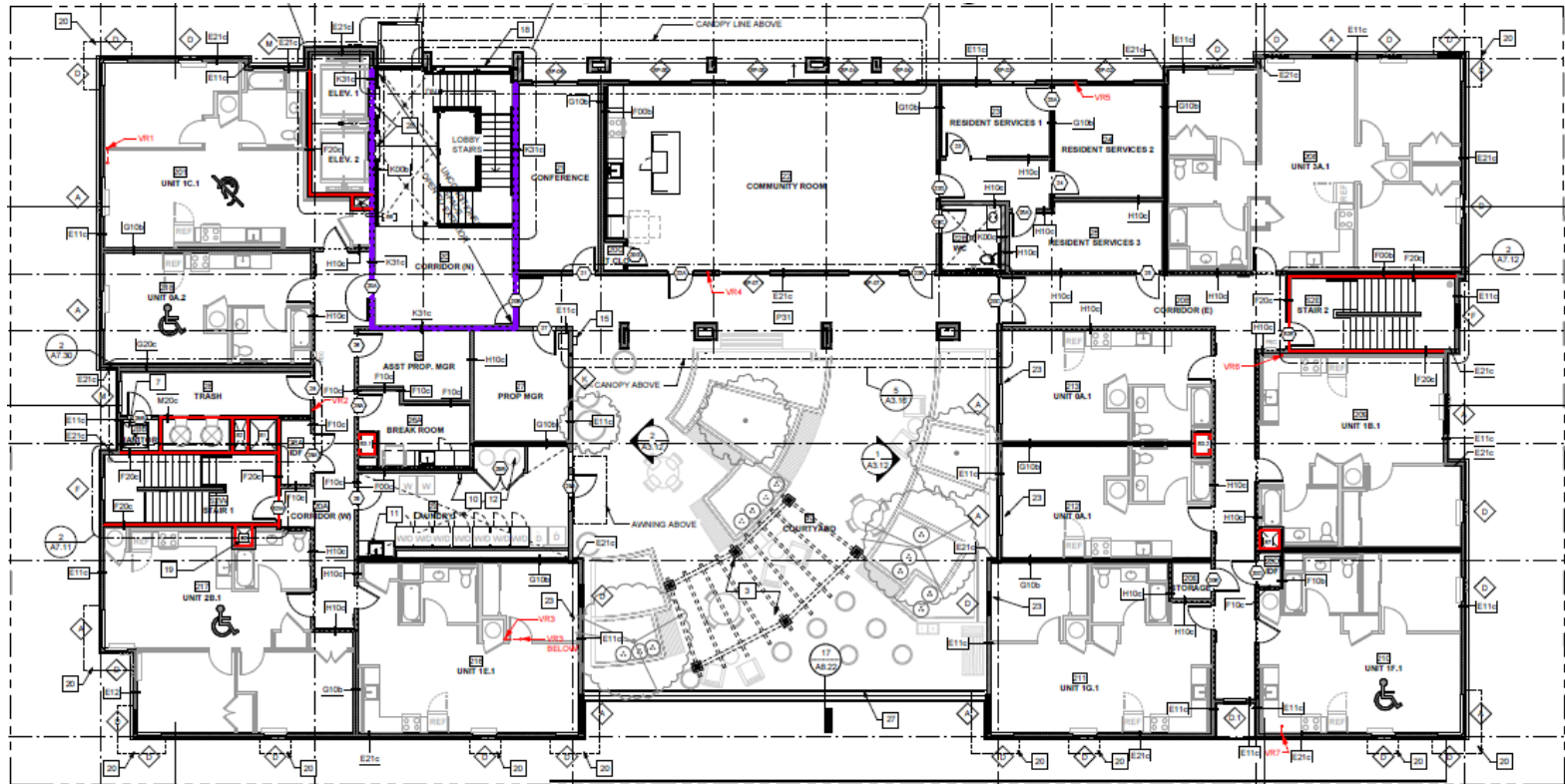
- 86 new homes: studio, one, two & three bedroom apartments
- 2,178 sq.ft. of outdoor recreational space
- 23 on-site parking spaces
- 76 bicycle parking spaces
- Approx. 1,000 sq.ft. community room
- On-site property management and supportive services



Ground Floor Plan



2nd Floor – Units, Resident Services, Amenity Spaces



Sample Unit Interiors





Sample Amenity Spaces



Apartment Affordability

Monarch at Redwood

86 total apartments:

1 property management staff

85 apartments:

39 households with mental or physical
health challenges (“HHC/MHSA”)

46 low-income households
 (“General Affordable”)

All Residents:

- sign a lease
- pay rent
- abide by House Rules.

Supportive & Resident Services

Supportive Services:

Case Management

Medical and Mental Health Support

Job Training

Resident Services:

Community Building

Wellness & Education classes

Computer Literacy

Liaison between intensive service providers, property managers, tenants and community





How much is MHSA and HHC Rent?

Maximum Annual Income:

Household Size	20%/ 30% AMI (2025 TCAC)**
1 Person	\$27,080/\$40,620 per year
2 Person	\$30,960/\$46,440 per year



Expected Rents:

\$677-\$1,088

range varies depending on household income,
apartment selected, and household size.

****Income limits and rents are adjusted annually.**



How much is General Affordable rent?

Maximum Annual Income:

Household Size	50%/ 60% AMI (2025 TCAC)**
1 Person	\$67,700/\$81,240
2 Person	\$77,400/\$92,880
3 Person	\$87,050/ 104,460
4 Person	\$96,700/ 116,040

Expected Rents:

\$1,692-\$3,017

income/apt/household size





How to apply?

Affordable Apartment Lease-Up:

- Winter 2026: Interest List Forms
- Spring 2027: Applications Mailed
- Applicants will be evaluated and interviewed in order of applications received



Health Housing California and Mental Health Services Act (HHC/MHSA): Potential residents are matched through the Coordinated Entry System (CES).

When will residents move in?

Estimated Schedule:

Construction Start: August 2025

Interest List Forms: Winter 2026

Move-In: Spring/ Summer 2027





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Frequently Asked Questions

Monarch at Redwood - Security

Building Design:

Crime Prevention through
Environmental Design (CPtED):

- Access Control, Surveillance

Examples:

lighting & landscaping
fences
storefront windows

Building Operations:

Cameras

Access Control/ Fobs

Leases w/ House Rules

On-site property management staff

Part Time Security Guard

Monarch at Redwood — Supportive Services

Supportive Service Provider:

Mental Health Association of San Mateo County (MHA)

Comprehensive Support Service Provided:

- On-site
- Individualized Case Management

Goals:

- Housing Stabilization
- Increased Benefits
- Tenant Satisfaction/ Quality of Life



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Q & A