

Development Team

- **Developer:** Mercy Housing California
- **Architect:** BAR Architects
- **Contractor:** Roberts-Obayashi
- **Sponsor/Funder:** San Mateo County
- **Local Partner:** El Concilio of San Mateo County
- **Property Manager:** MHMG
- **Service Provider:** MHC
 - *case management for homeless units to be provided by County of San Mateo*



Middlefield Junction Overview

♥ 179 units of Family Housing

- 1- Bedrooms 48 (27%) 2- Bedrooms 81 (45%) 3 - Bedrooms 50 (28%)
- 20 units will be reserved for formerly homeless persons
- Consists of 2 buildings. One with 5 stories of housing over a podium parking structure, and one with 4 stories of housing over commercial and community space.

♥ Childcare

- 11,200 SF early education center along with an 8,000 SF adjacent enclosed outdoor play area
- Operated by Peninsula Family Service
- Serving approx. 36 infants and toddlers

♥ Community space

- 3,000 S.F. public community space open for rental
- Will function as flexible programmatic space that the community can use for a variety of events and activities.

♥ Open space

- Central community plaza area, pedestrian mews with landscape amenity space, play areas on podium, community garden beds, dedicated outdoor space for childcare

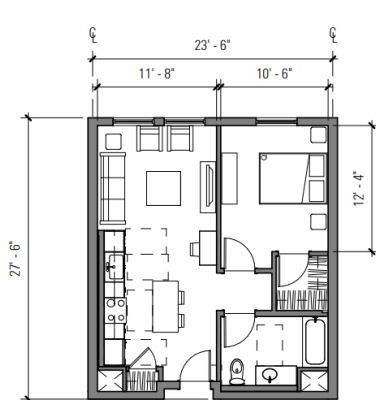
♥ Parking

- 0.75 spaces per unit, plus pickup/drop-off for childcare and parking for community space.



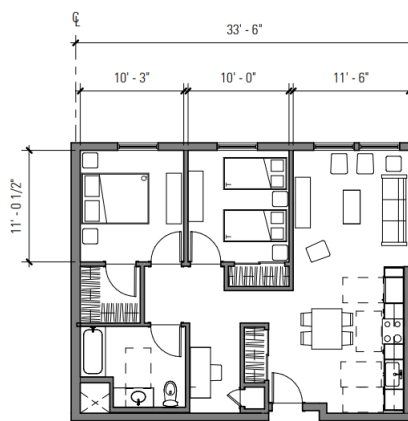
Target Population & Unit Mix

		15%	20%	30%	50%	60%	80%
	# of Units	AMI	AMI	AMI	AMI	AMI	AMI
1 Bedroom	48	8	12	0	11	11	6
2 Bedroom	79	0	0	22	28	19	10
3 Bedroom	50	0	0	14	14	16	6
Manager Unit (2B/1b)	2						
TOTAL	179	8	12	36	53	46	22
% of units		4%	7%	20%	30%	26%	12%



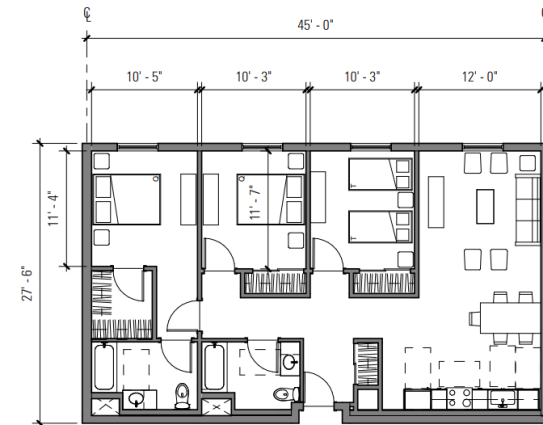
642 GSF*
555 NSF**
* GROSS SQUARE FOOTAGE INCLUDES
EXTERIOR, CORRIDOR AND PARTY WALLS
** NET SQUARE FOOTAGE INCLUDES FINISH
TO FINISH

1 BED



920 GSF*
820 NSF**
* GROSS SQUARE FOOTAGE INCLUDES
EXTERIOR, CORRIDOR AND PARTY WALLS
** NET SQUARE FOOTAGE INCLUDES FINISH
TO FINISH

2 BED



1235 GSF*
1110 NSF**
* GROSS SQUARE FOOTAGE INCLUDES
EXTERIOR, CORRIDOR AND PARTY WALLS
** NET SQUARE FOOTAGE INCLUDES FINISH
TO FINISH

3 BED



Milestone	Date
Construction Start	June 2023
Construction Completion	(A) Sept 2025 + (B) Jan 2026
Lease Up - Marketing	Feb + March 2025
Lease Up Process	May 2024 - April 2026
Anticipated Move In	(A) Oct 2025 + (B) Feb 2026

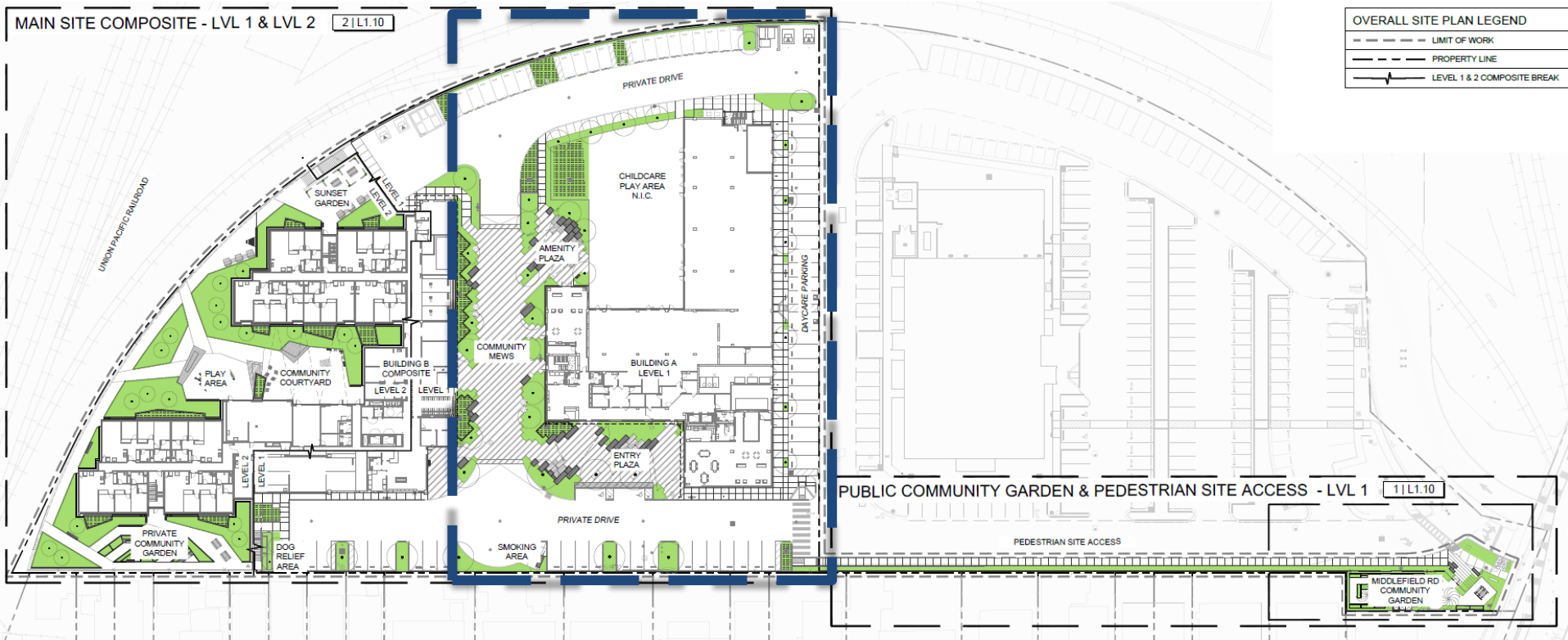
- ♥ Over 2000 applications were received
 - MHM has processed over 250 of the applications
- ♥ 79% of applicants were from Redwood City
- ♥ 3% of applicants were NFO applicants

- ♥ Currently, we are in the process of interviewing and showing potential residents the homes. After mutual approval, families can start moving in October 2025



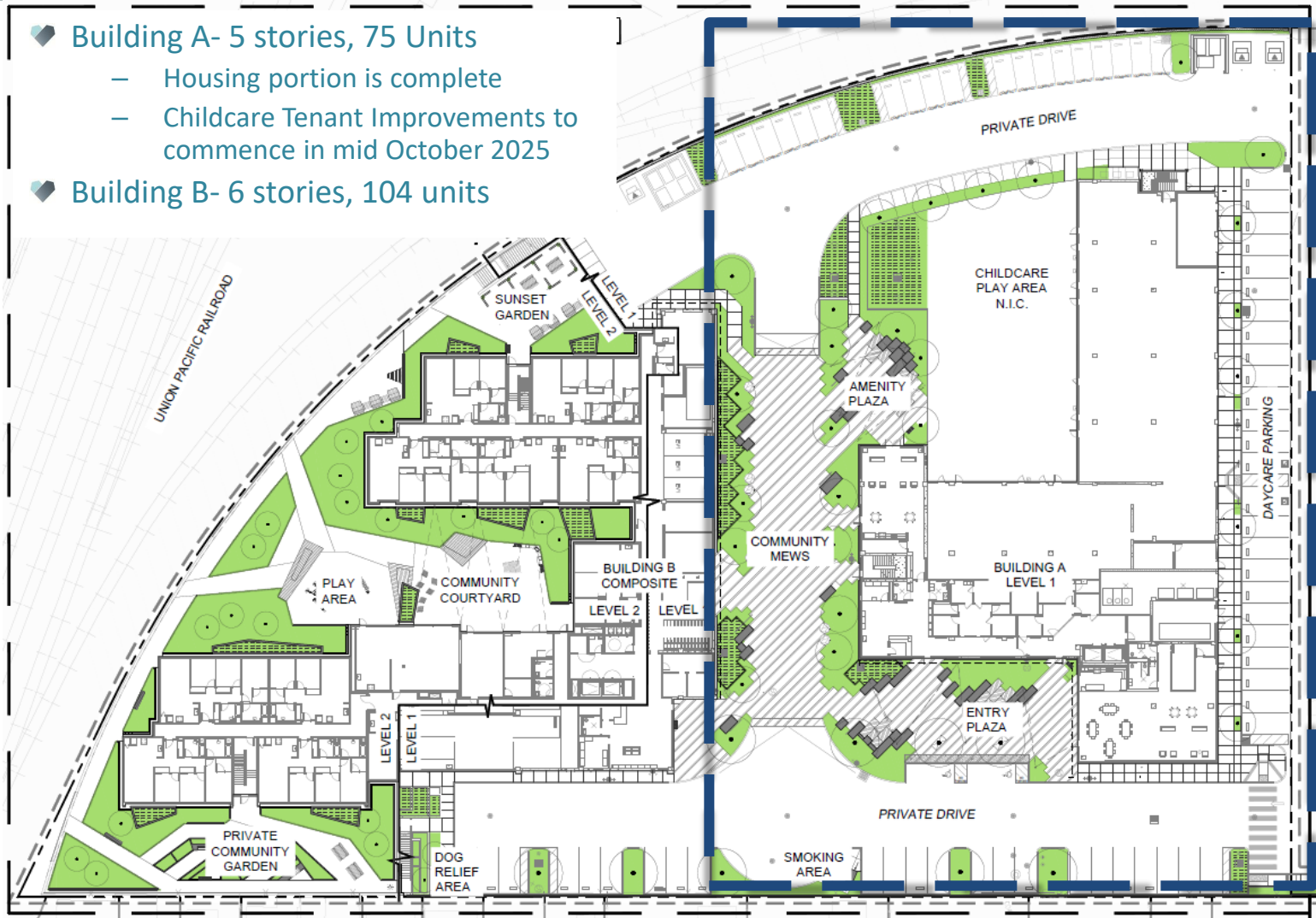
Overall Site Plan

Completed scope: Building A



Site Plan

- ♥ Building A- 5 stories, 75 Units
 - Housing portion is complete
 - Childcare Tenant Improvements to commence in mid October 2025
- ♥ Building B- 6 stories, 104 units



Design – Building A



Design – Building A



Design – Building A



Building A – Entry Plaza



Building A – Entry Plaza



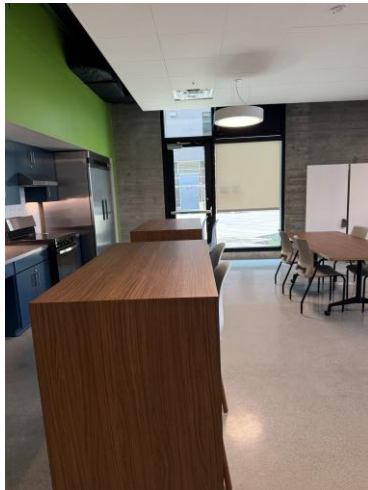
Community Muse



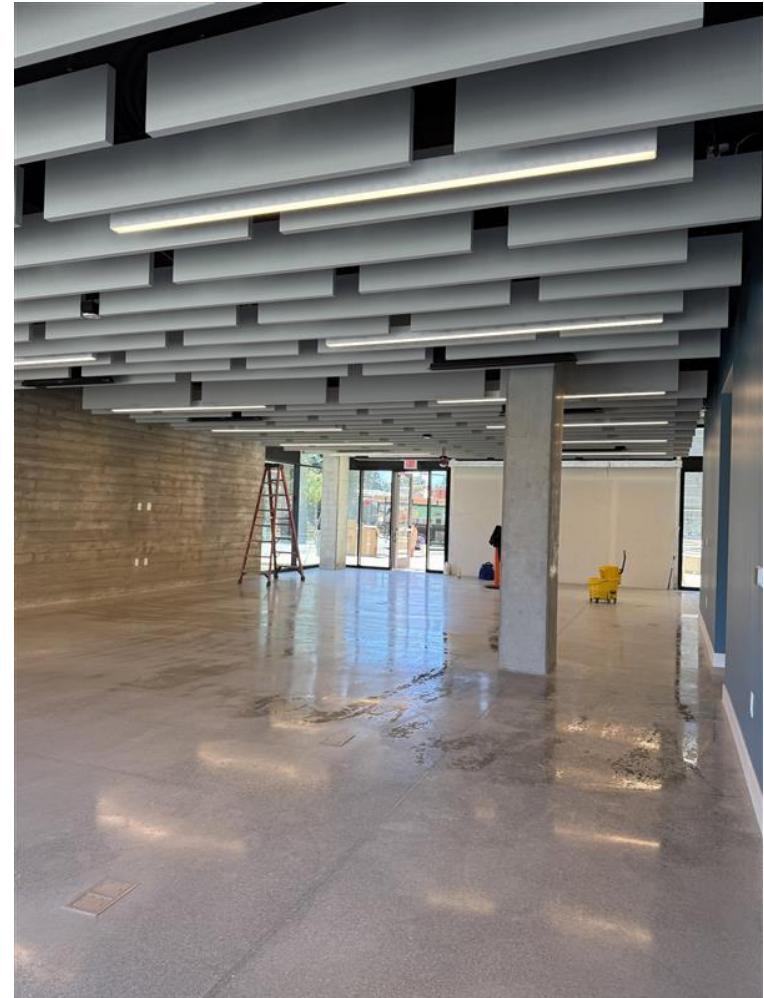
Design – Building A



One of seven murals done by Fernanda Martinez



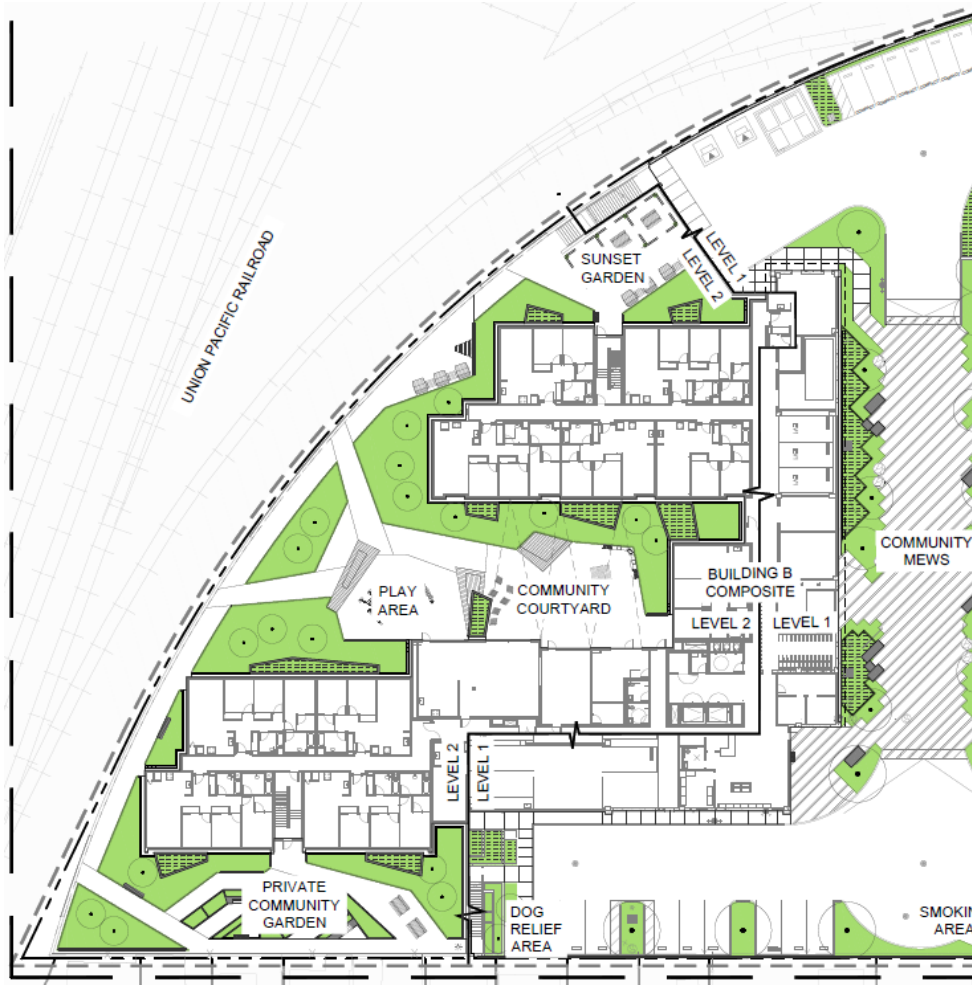
Resident Amenity Room



Community Room



Design – Building B



Design – Building B

Building B: 88% Complete



View of Building B from future Childcare play area

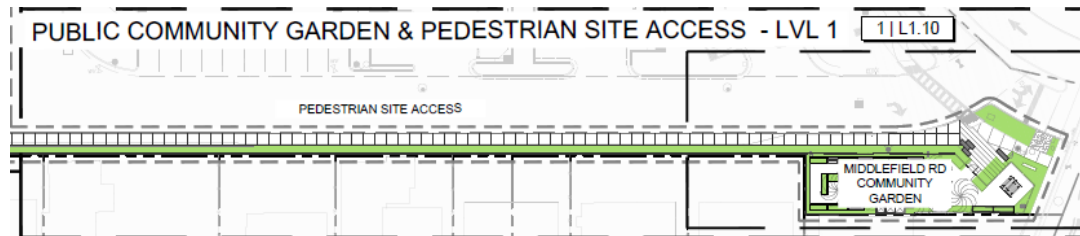


View of Building B from Community Muse





Design – Community Garden @ Middlefield



THANK YOU!

Middlefield Junction | Website
www.middlefieldjunction.com

Contact: Elaine Palacios, Project Manager
elaine.palacios@mercyhousing.org

