



NEW HOUSING
OPPORTUNITY



Middlefield Junction

MARCH 12, 2025

MIDDLEFIELDJUNCTION.ORG



Next Meetings:

- March 26th, 2025
- April 14th, 2025

MEETING AGENDA

MARCH 12, 2025

1. Team Introductions
2. Meeting Etiquette
3. Development Overview
4. Building Information
5. Timeline
6. How to Apply
7. Application & Qualification Process
8. Website and Contacts
9. Questions



Team Introduction

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Developer - Mercy Housing California

- Elaine Palacios - Project Manager
- Monica Poblano - Assistant Project Manager

Property Management - Mercy Housing Management Group

- Milena Elperin - Area Director of Operations
- Judith Torres-Hondoy - Area Manager of Operations

Local Partner - El Concilio of San Mateo County

- Ana Angel Avendaño - Executive Director
- Marlen Medina - Housing Program Coordinator



Meeting Etiquette

- **Respect Others**
 - Wait your turn to speak, avoid interrupting others
- **Minimize Distraction**
 - Silence phones
- **Questions**
 - Please wait to ask questions. There will be various pauses for questions throughout the meeting

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DEVELOPMENT

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PROJECT OVERVIEW

- Total 179 Units
 - Building A - 75 units
 - Building B - 104 units
- Building A complete construction Spring 2025
- Building B complete construction February 2026

- Units come with access to both ATT and Comcast/Xfinity
 - Community IT

BUILDING A UNIT MIX

- 1 Bedroom - 23 units
- 2 Bedroom - 40 units
- 3 Bedroom - 12 units

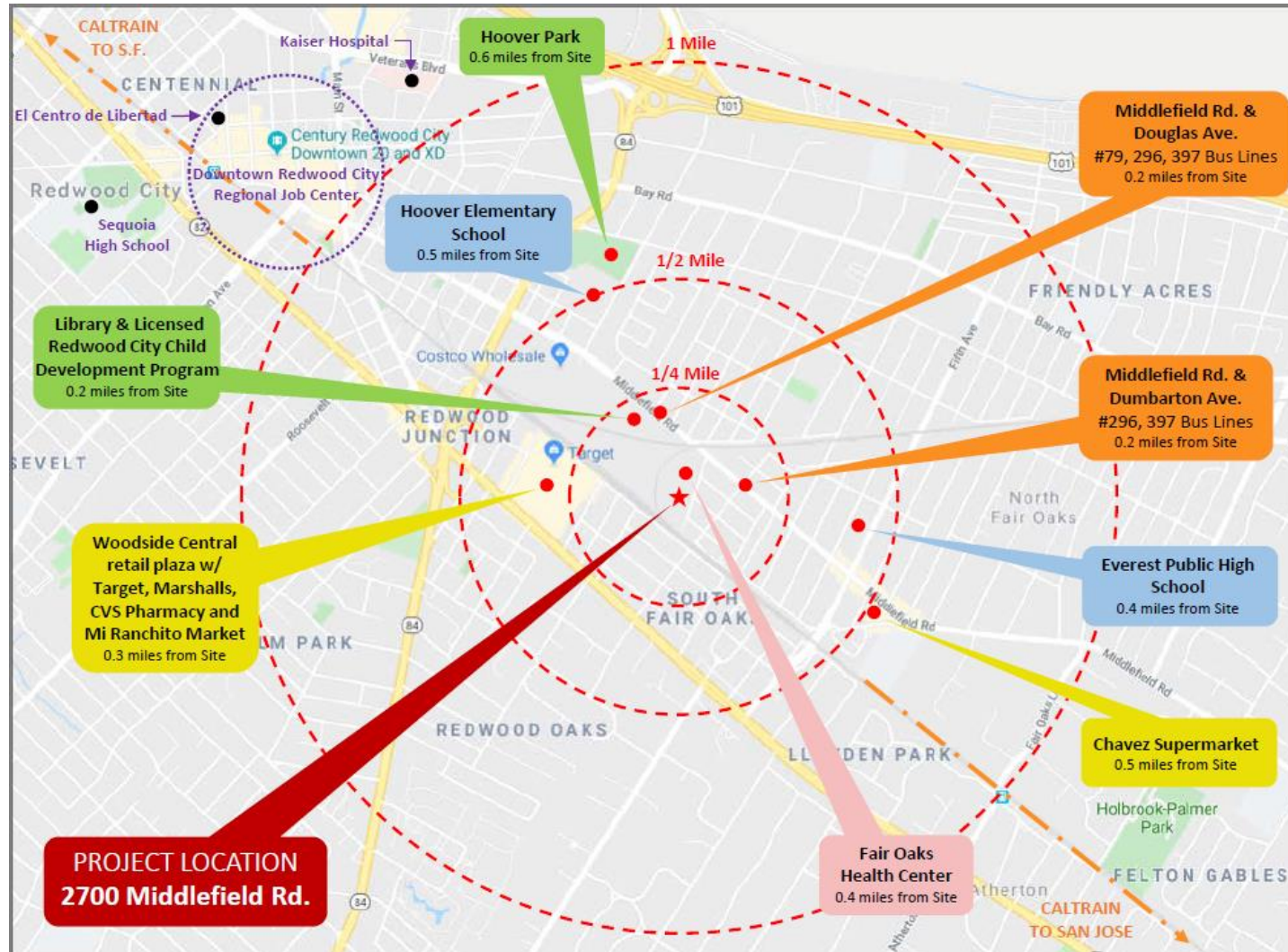
INCOME ELIGIBILITY

- Qualifying household income is between 30% and 80% of the Area Median Income for San Mateo County.



THE NEIGHBORHOOD

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BUILDING AMENITIES



- Free Limited Parking
- Controlled access bike parking
- On-site Property Management
- Exclusive Amenity Room for Residents
- Community Room - Open to Community for Rent
- Laundry on-site
- Courtyards including:
 - Social Gathering
 - Active Play Area
- Close access to shopping, groceries, and restaurants
- Free Transit Passes for Households
- Future Childcare Operated by Peninsula Family Service



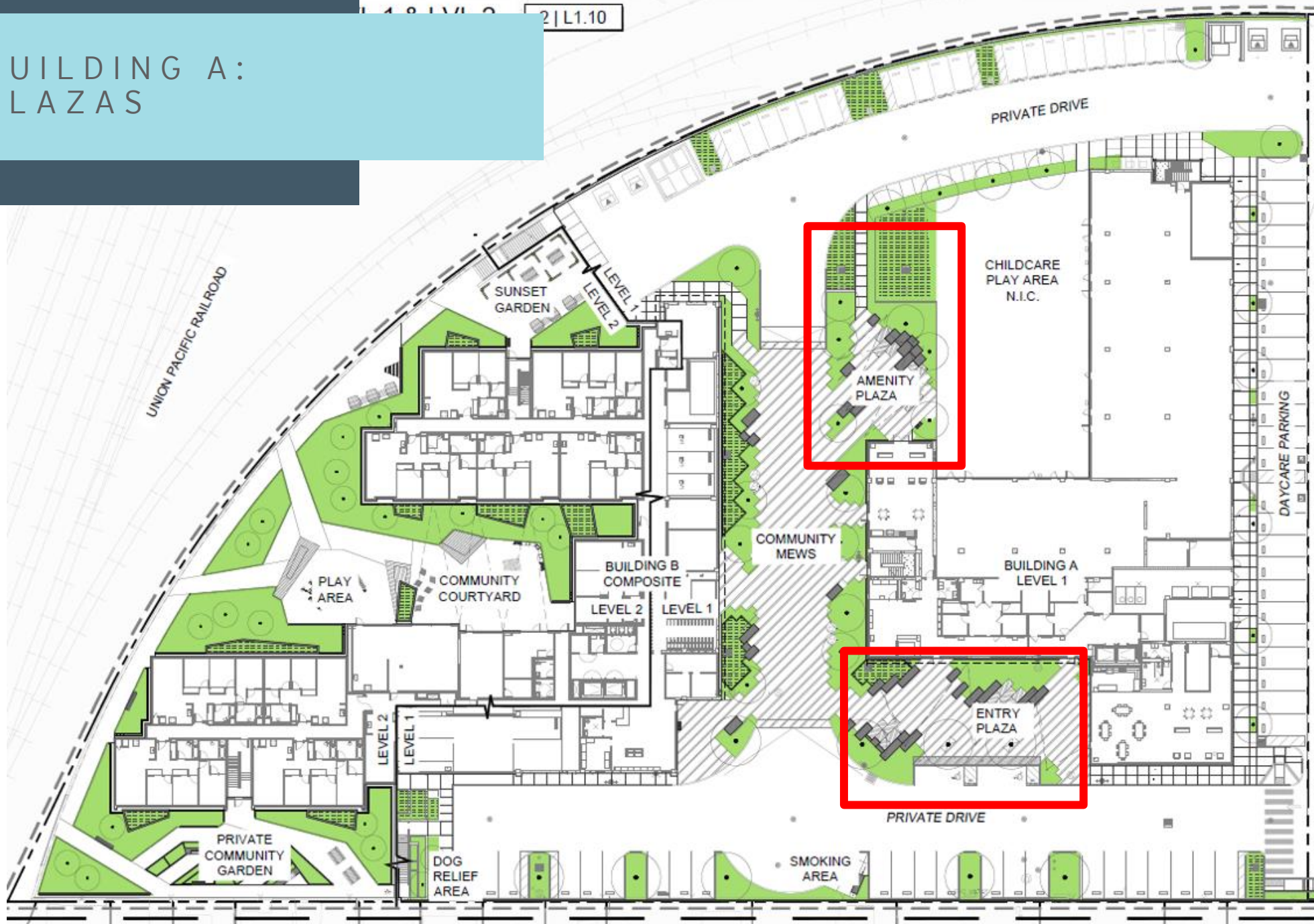
VIEW FROM SOUTH
ENTRY





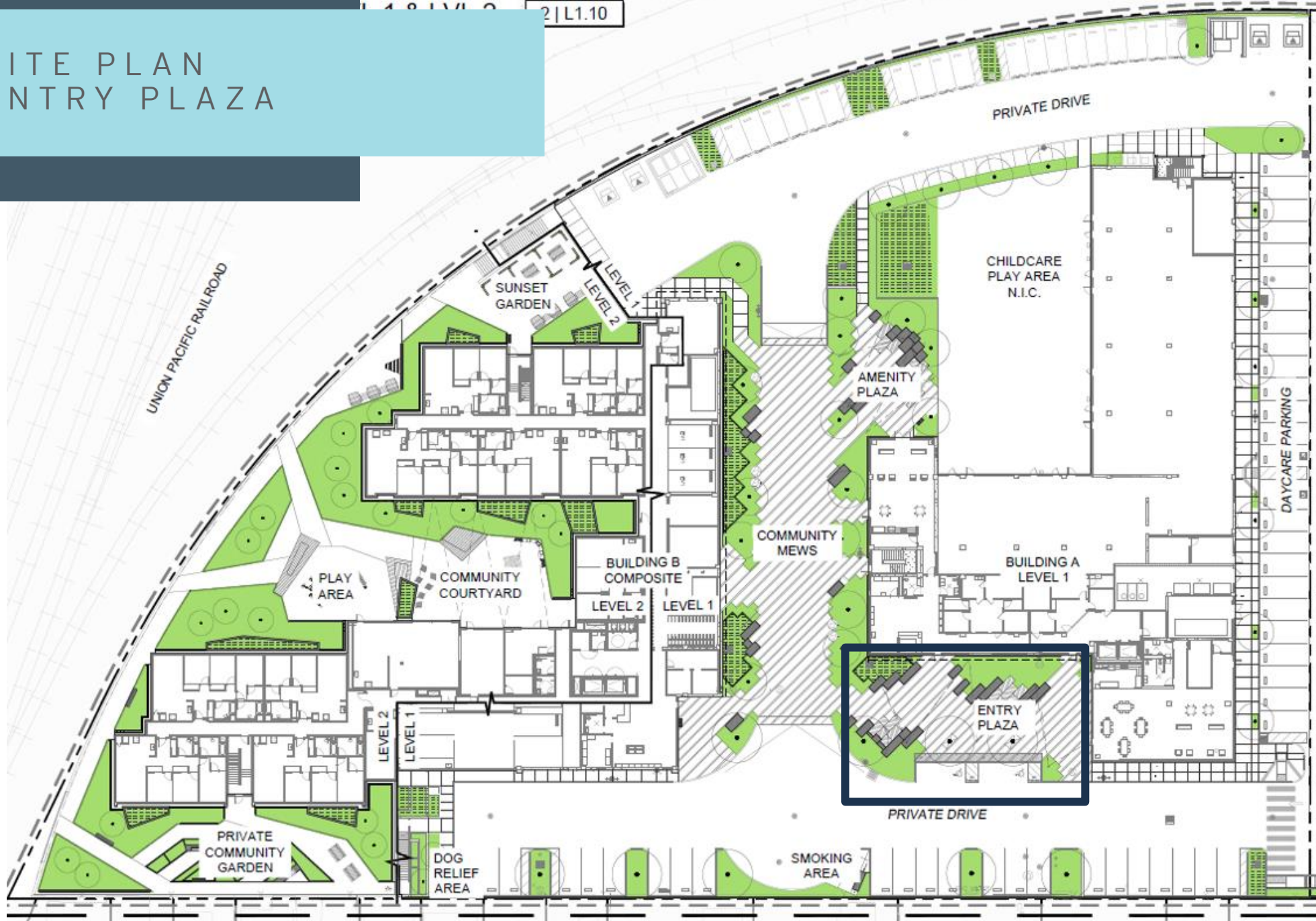
VIEW FROM NORTH
ENTRY

BUILDING A: PLAZAS



SITE PLAN ENTRY PLAZA

1.8 | V. 2 | L1.10



BIORETENTION PLANTER

THERMALLY
MODIFIED WOOD

INTEGRAL COLOR
CONCRETE TO
MATCH PAVING

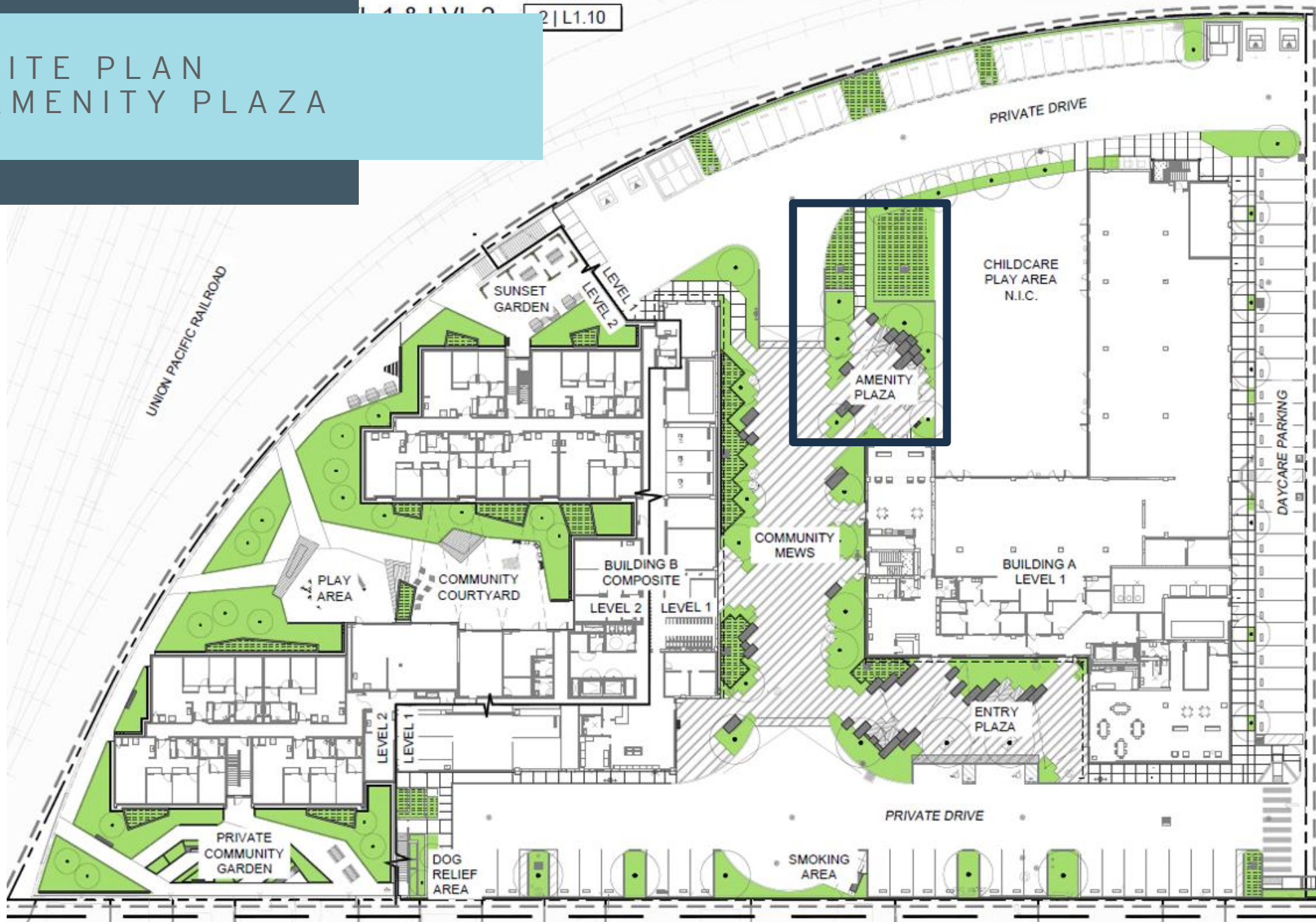
CATENARY
LIGHTING
MFR: TEGAN

BIORETENTION
PLANTER

ENTRY PLAZA



SITE PLAN AMENITY PLAZA



CATENARY
LIGHTING
MFR: TEGAN

BERM BUILT
FROM ON-SITE
EXCAVATION
MATERIAL

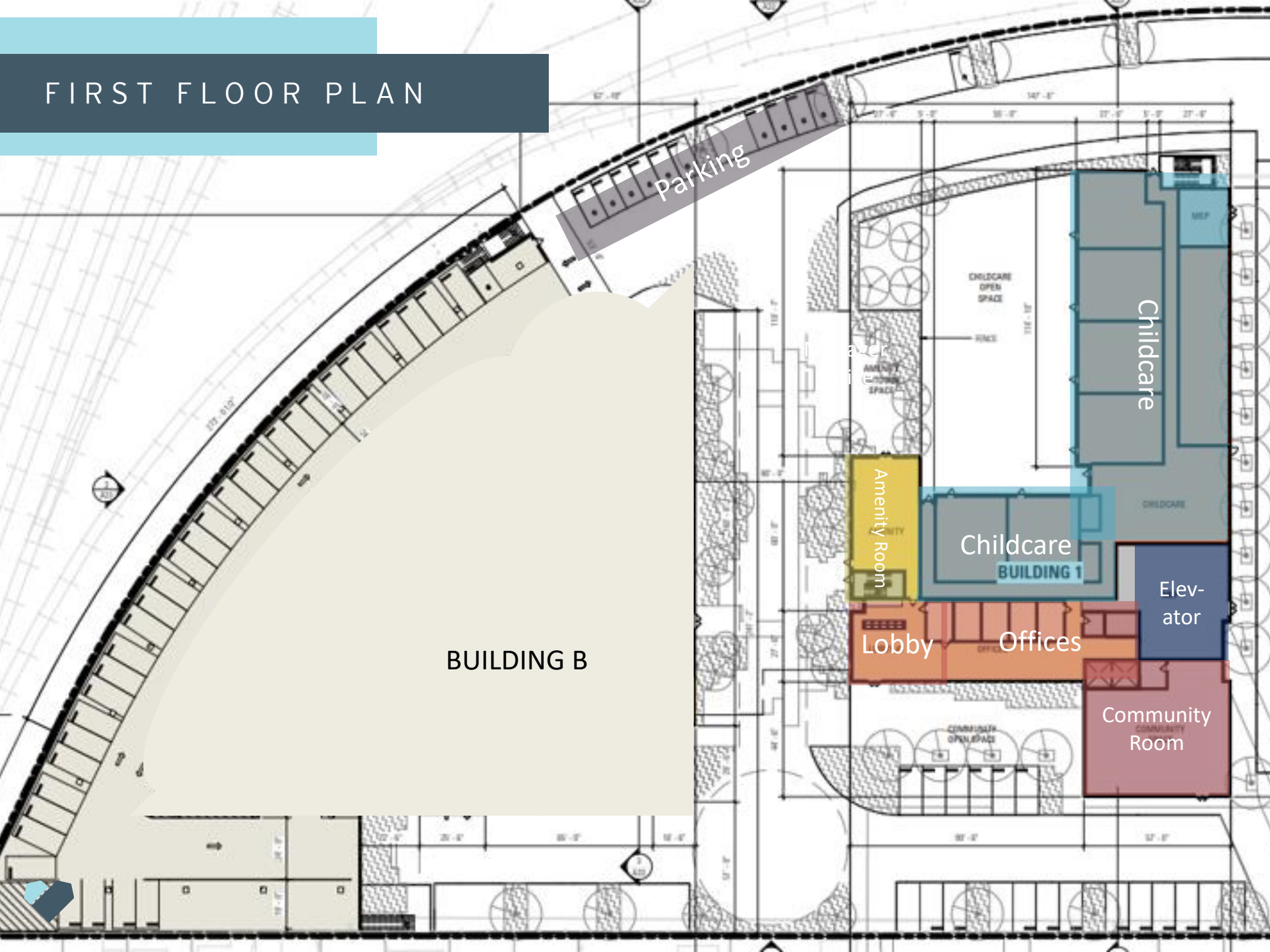
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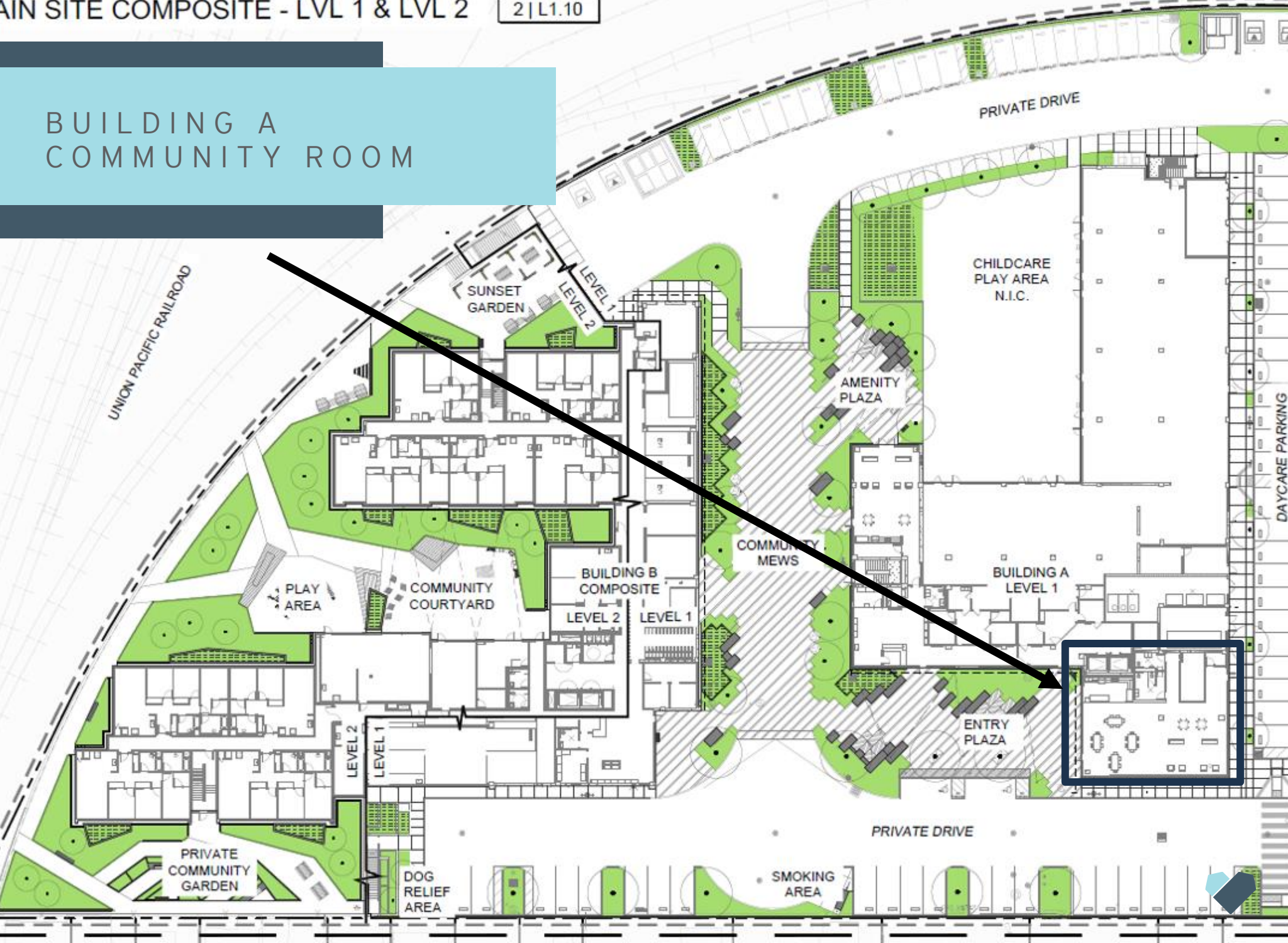
AMENITY PLAZA

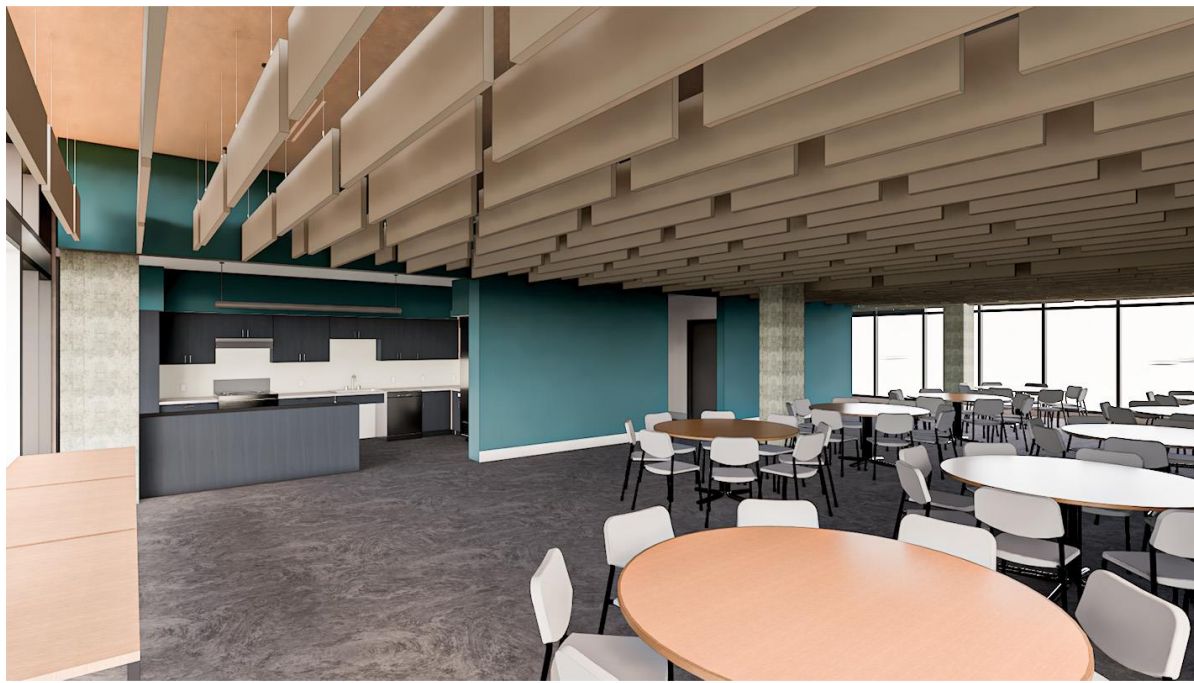


FIRST FLOOR PLAN



BUILDING A COMMUNITY ROOM

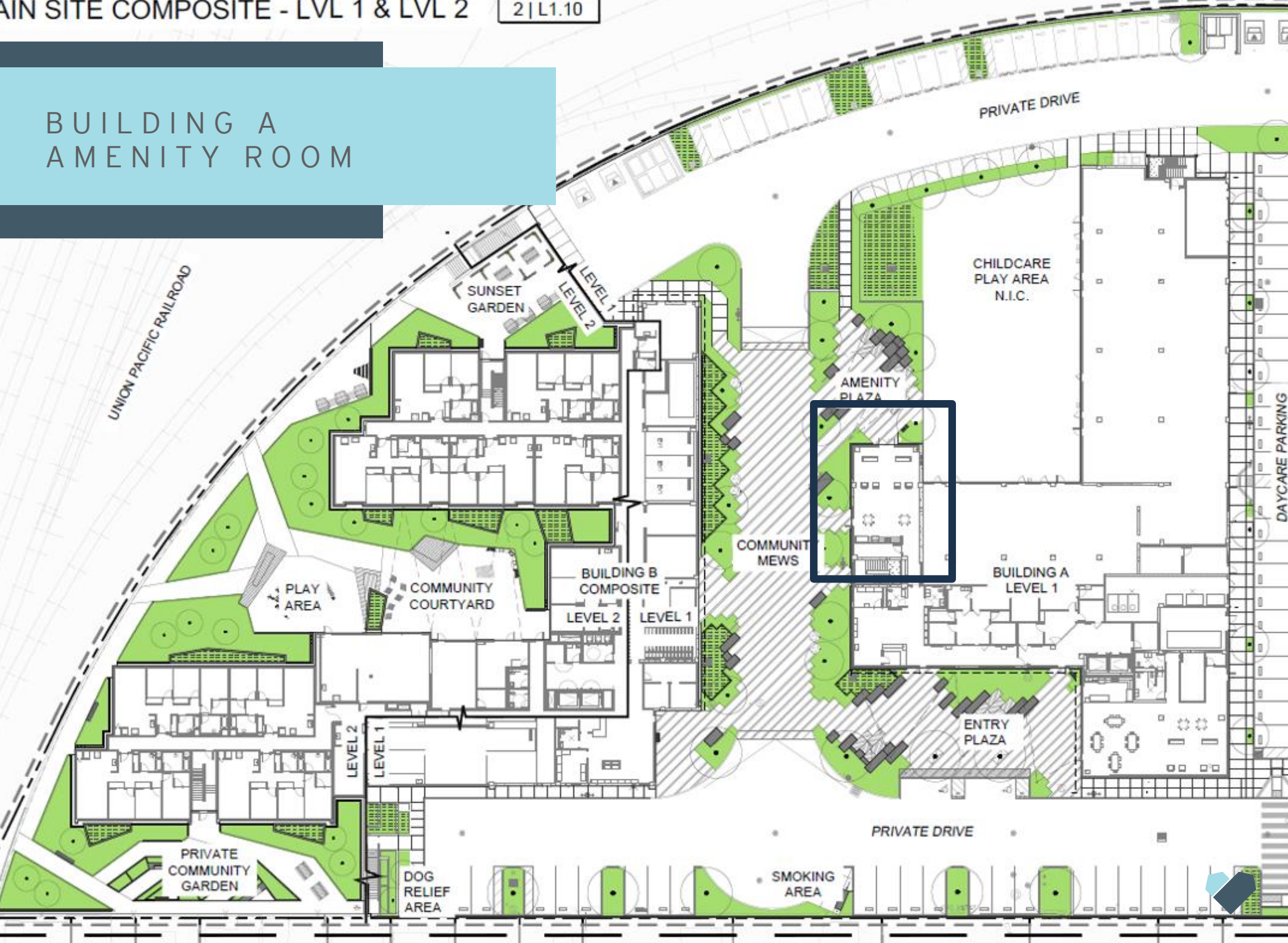




COMMUNITY ROOM
Open to Community Members



BUILDING A
AMENITY ROOM



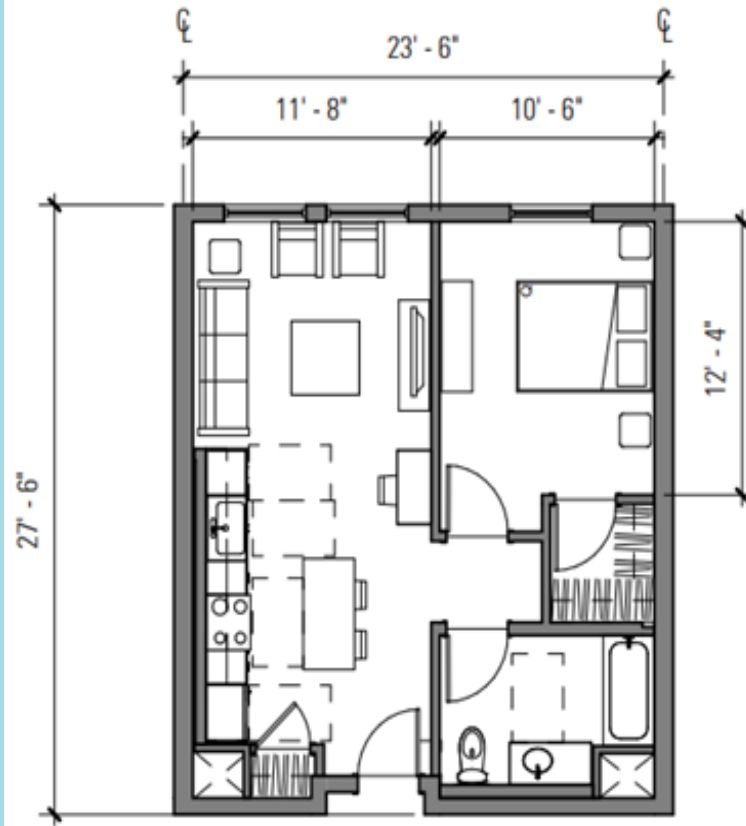


AMENITY ROOM
Exclusive to Residents



1 BED

UNIT INTERIOR | 555 SQUARE FEET

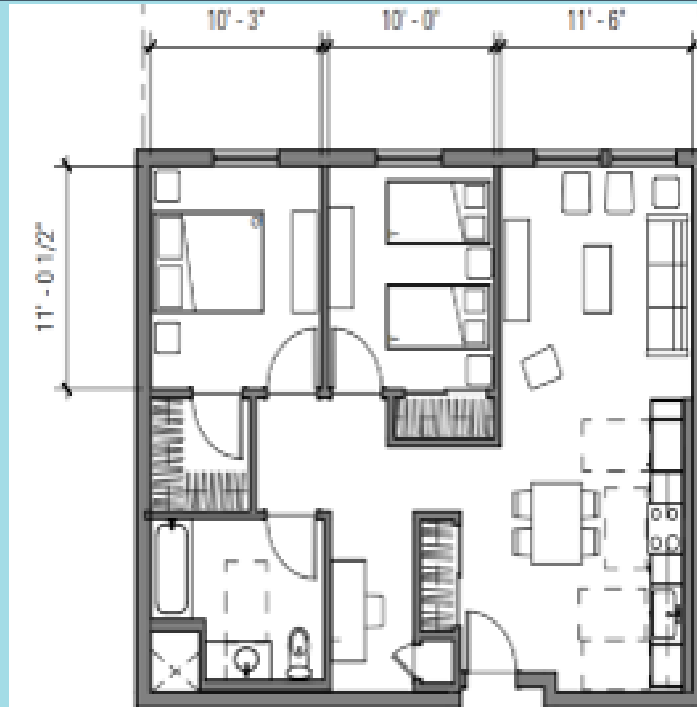


BUILDING A - 23 1-BEDROOMS



2 BED

UNIT INTERIOR | 820 SQUARE FEET



920 GSF*

820 NSF**

* GROSS SQUARE FOOTAGE INCLUDES
EXTERIOR, CORRIDOR AND PARTY WALLS

BUILDING A - 40 2-BEDROOMS



3 BED

UNIT INTERIOR | 1,110 SQUARE FEET



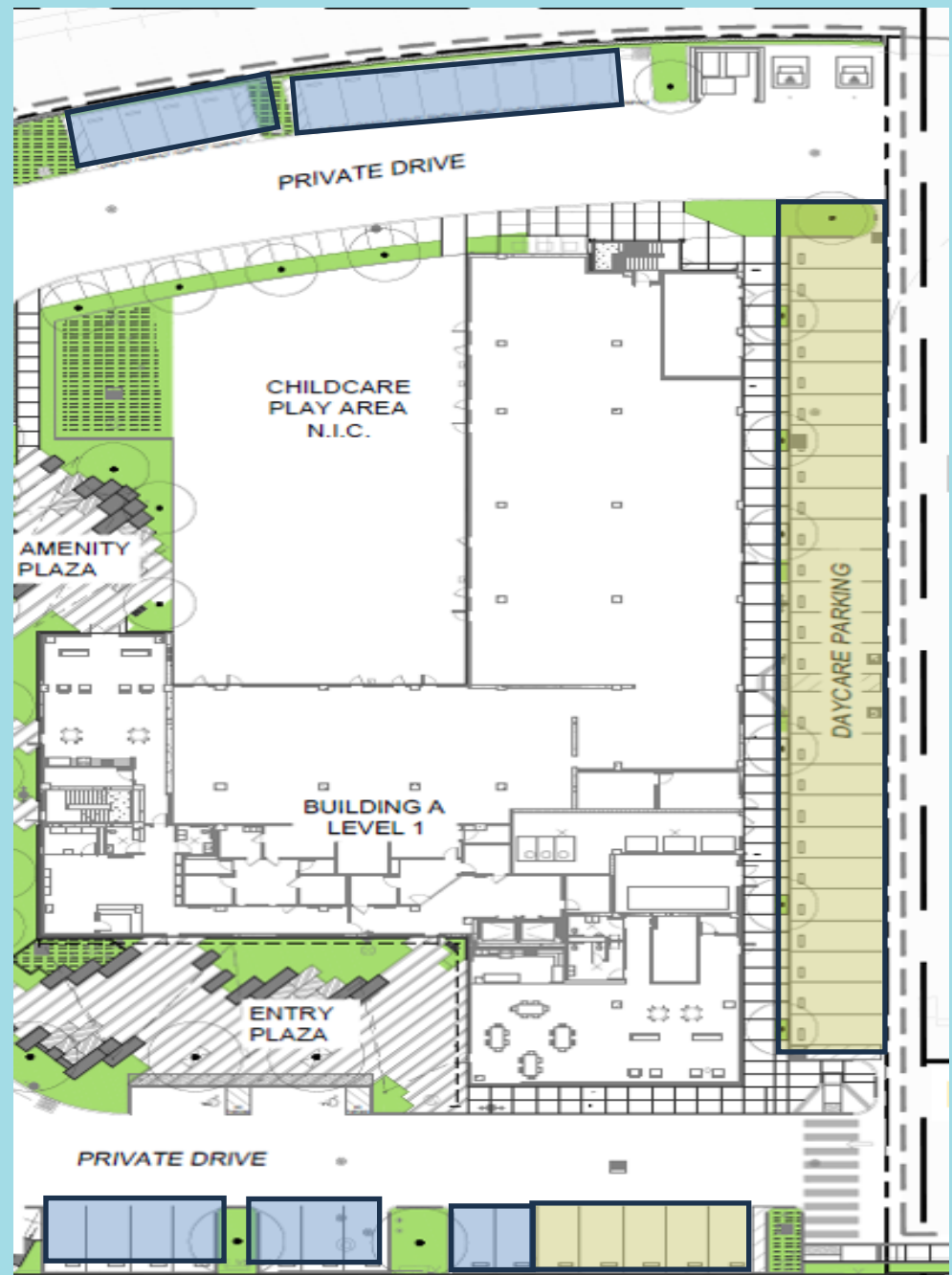
BUILDING A - 12 3-BEDROOMS



PARKING

Residential Parking Space Building A

- 48 Total Spaces Available
 - 22 Residential Spaces
 - 26 Commercial Spaces
- Type of Spaces Available
 - 13 Compact Spaces
 - 12 EV Spaces
 - 2 Accessible Spaces
 - 2 Van Spaces



QUESTIONS



- Parking
- Courtyard Plazas
- Community Room
- Amenities Room
- Unit Layouts



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TIMELINE

LEASING ROLLOUT

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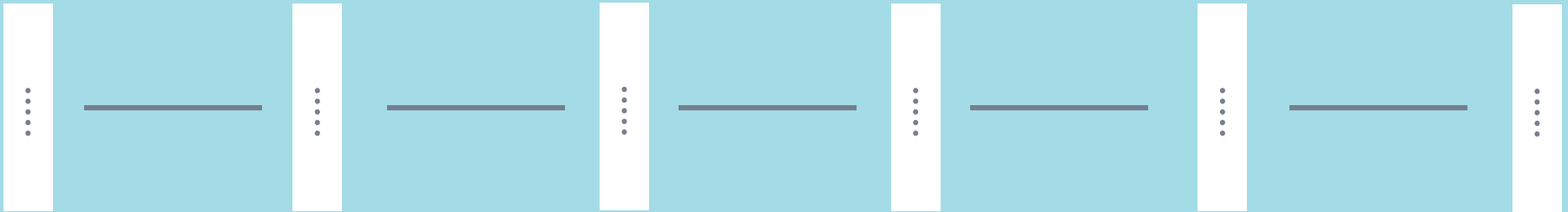
MARCH - APRIL

MARCH - APRIL

MAY 2025

MAY-JULY 2025

JULY - AUGUST 2025



MARKETING & OUTREACH

SUBMIT LOTTERY APPLICATION

LOTTERY

COMPLETE CERTIFICATION DOCUMENTS

SIGN LEASE & MOVE IN!

Meeting with community and potential residents

Applications to open in March with 1 month period

Developer runs the lottery and lottery results emailed to applicants

Applicants will be contacted by leasing staff in lottery order + interview

If eligible, schedule move in date



WHO QUALIFIES?

Individuals and Households who meet the Minimum and Maximum Income Limits and other Eligibility Criteria

Minimum income requirement = 2 times the monthly rent

(Example: If Rent is \$2070, minimum monthly income must be at least \$4140)

All adult household members will need to pass a credit and criminal background check.

Application fee is \$30/adult



MOVE IN COSTS

Security Deposit = 1 month rent

Utilities included in rent (water/sewer, water heating, garbage collection)

Residents are responsible to pay for their in-unit electricity usage.

Laundry Rooms on site - will be using WASH Laundry pay app and loaded laundry cards

Parking is free but limited (Parking spaces will be distributed in Lottery rank order)



HOW TO QUALIFY?

Occupancy Standards

Bedroom Size	Minimum	Maximum
1-bedroom	1	3
2-bedroom	2	5
3-bedroom	4	7

QUALIFICATION IS BASED ON INCOME

- ✓ Households earning less than 30% of AMI
- ✓ Households earning less than 50% of AMI
- ✓ Households earning less than 60% of AMI
- ✓ Households earning less than 80% of AMI

WHAT IS AREA MEDIAN INCOME (AMI)?

AMI is determined by the incomes in each county and based on the size of the household. For this project, we are using AMIs set by CA Department of Housing and Community Development (HCD).



RENTS & QUALIFYING INCOME

MAXIMUM HOUSEHOLD ANNUAL INCOME

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons
30% AMI	\$41,130	\$47,010	\$52,890	\$58,740	\$63,450	\$68,160	\$72,840
50% AMI	\$68,550	\$78,350	\$88,150	\$97,900	\$105,750	\$113,600	\$121,400
60% AMI	\$82,260	\$94,020	\$105,780	\$117,480	\$126,900	\$136,320	\$145,680
80% AMI	\$109,680	\$125,360	\$141,040	\$156,640	\$169,200	\$181,760	\$194,240

Other restrictions apply. See Resident Selection Criteria for full qualifying criteria and full selection process.

Applicants must meet all regulatory program requirements in order to enter into a lease agreement.

Income provided by HCD Table: <https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/2024-mtsp-regular-limits.pdf>

These represent gross (pretax) incomes. Incomes are based on 2024 AMI and are subject to change.



RENTS & QUALIFYING INCOME

AFFORDABLE RENTS

Please refer to the maximum household income on the table below to determine which set aside and rents you may qualify for

	30% Units	50% Units	60% Units	80% Units
One bedroom:	N/A	\$1,741	\$1,999	\$2,350
Two bedroom:	\$1,189	\$2,070	\$2,381	\$2,950
Three bedroom:	\$1,351	\$2,369	\$2,735	\$3,475

Monthly Income must be at least two times the monthly rent.
Income and rents subject to change when new rates publish.

These represent gross (pretax) incomes. Incomes are based on 2024 AMI and are subject to change.



⚠ This is a listing preview only.

✕



Middlefield Junction

2700 Middlefield Road , Redwood City, CA 94063

San Mateo County

Mercy Housing

[VIEW ON MAP](#) ↗

30% AMI Unit

Unit Type	Minimum Income	Rent	Availability
2 beds	\$2,378 per month	\$1,189 per month	8 Vacant Units
3 beds	\$2,702 per month	\$1,351 per month	4 Vacant Units

🕒 Application Due Date: Apr 18, 2025 at 5:00PM

VACANT UNITS AVAILABLE

Applicants will be reviewed in lottery rank order until all vacancies are filled.

133 VACANT UNITS

HOW TO APPLY

[Apply Online](#)

PUBLIC LOTTERY

MAY 2, 2025

11:00am - 12:00pm

WHAT TO EXPECT

Please note, the lease-up of these units will occur in 2 phases (Phase 1 in 2025 and Phase 2 in 2026). Applications will be accepted for both phases. Applications will be processed in lottery rank order. If all of the apartments in phase 1 are filled, the remaining applications will be processed for phase 2. Applicants will be contacted by the property agent in rank order until vacancies are filled. All of the information that you have provided will be verified and your



Create a Doorway Housing Portal Account
by following this QR code link:
<https://housingbayarea.mtc.ca.gov/create-account>

You will be required to create
an account to apply.



[Back](#)

Here are your lottery results

40 applications were submitted for 2 units

Your raw rank

13

Raw rank is the basic randomized order of all applications received for the listing before the preferences are applied. For example, if 1,000 applications are submitted, each will be assigned a raw rank of 1 to 1,000.

[What is raw rank?](#)

Your lottery preference(s)

Lottery preferences for your application are shown here in priority order. If you do not qualify for any lottery preferences, you will be part of the general lottery category. The general lottery category is the last group processed.

[What are lottery preferences?](#)

These results are based on the information you provided in your application. Preference eligibility is subject to change once your information is verified.

#1

Live in the City

Out of 1 applicants on this list

#1

Live and Work in the City

Out of 1 applicants on this list

What happens next?

The property manager will contact applicants in preference order. They will start with the highest priority preference. If the property manager contacts you, they will ask you to provide documentation to support what you answered in the application. That documentation could include, but not be limited to:



Doorway
BAY AREA AFFORDABLE HOUSING

MIDDLEFIELD JUNCTION LISTING & APPLICATION

MIDDLEFIELD JUNCTION LOTTERY



Required Documents Requested for Income Certification Interviews

- Picture IDs for all adults
- Birth Certificates for those under age 18
- Paystubs for last 3 consecutive months (7 if paid biweekly, 3 if paid monthly)
- Tax Returns (Last filed and 2024 W2s)
- Award letters not more than 90 days old for any fixed income received (Social Security, SSI, TANF, Pensions, Child Support/Alimony Order, Unemployment)
- If Self-Employed - Profit Loss Statement and/or other proof of income
- Asset Statements - Most recent month of (Checking, Savings Acct, CDs, Stocks, Bonds, Life Insurance, Retirement Savings Plans)
- Name, Address and Phone # for Landlords for past 3 year



QUESTIONS



El Concilio of San Mateo County

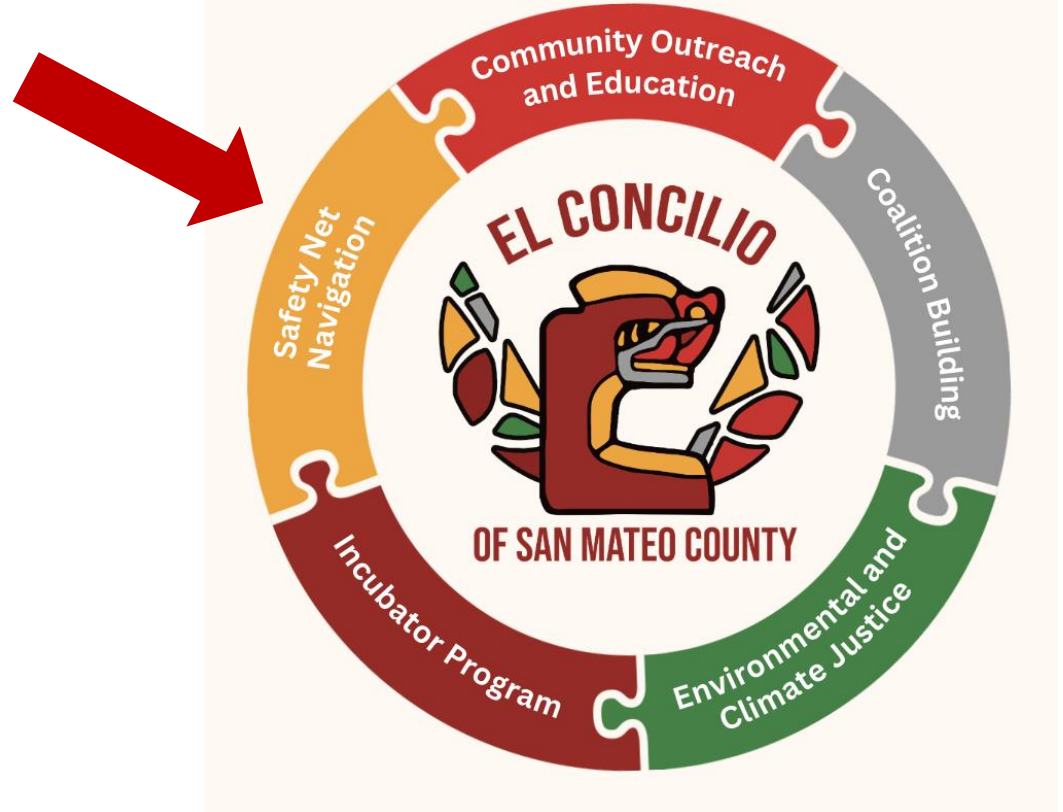
Our mission is to increase education, employment and access to quality of life services for underserved communities in San Mateo County.

Our Housing Assistance Services include:

- Help you learn about local resources for affordable and low-income housing
- Help you get on waitlists and interests list
- Help you gather the appropriate documentation needed for housing applications
- Prepare for your housing interview

Additionally, our **Case Management Health and Wellness Program** can help you with:

- Benefits Assistance
- Consumer Awareness



For Appointments Call 650-373-1080

****Special Mercy Housing Application Assistance**

Tuesday-Thursday April 15-17, 5-7:30PM

3180 Middlefield Rd. Redwood City

CONCLUSION

THANK YOU!



VISIT WEBSITE FOR UPDATES

WWW.MIDDLEFIELDJUNCTION.ORG



PLEASE USE CONTACT FORM ON WEBSITE
FOR INQUIRES AND QUESTIONS

CONTACT INFORMATION

PLEASE USE CONTACT US IF
YOU HAVE ANY QUESTIONS

Mercy Housing California

- middlefieldjunction@mercyhousing.org

El Concilio San Mateo

- Phone - (650) 373 - 1080
- 3180 Middlefield Road Redwood City, CA
94063