

NEW BEGINNINGS RESIDENTIAL HOUSING VILLAGE



Bird's Eye View to West



Unit facing Monte Diablo Avenue



Monte Diablo Avenue

PROJECT OVERVIEW

- **Location:** 831 Monte Diablo Avenue, San Mateo, 94401
- **Unit Total:** 5 studio units (264 square feet each)
- **Unit Type:** Stick built at Pop-Up factory in Dublin, CA, FFCH Unit
- **Project Status:** Planning Application Submitted - Under Review
- **Team Partners:** St. James AME Zion Church, St. James Community Development Corporation, FOG Studio, Wood Rodgers, Firm Foundation Community Housing
- **Population Served:** Transitional Age Youth (young adults aging out of Foster Care)
- **Services:** New Beginnings Village will be a small, affordable multi-housing residential “village” located in the heart of North Central, a redlined district and the poorest neighborhood in the city of San Mateo. As transitional aged youth often need assistance in becoming work ready adults, wraparound services for New Beginnings residents will be provided. A case worker will meet with the residents to help them access the services the city, county and state have to offer, such as CalFresh, job training, financial management workshops etc. These wraparound services will be individualized, as each residents’ needs are unique.

Contact Information:

- Rev. Penny Nixon, St. James Community Development Corp. - revgpn@gmail.com
- Rev. Marlyn Bussey, St. James AME Zion Church - stjamesamezchurch@gmail.com
- Jordan Kim, Firm Foundation Community Housing - jordan@ffchousing.org

NEW BEGINNINGS PROJECT FINANCIAL OVERVIEW

Development Budget Uses

New Construction	\$1,412,445
Architectural & Engineering Fees	\$150,000
Reports & Studies	\$125,000
Financing Costs	\$10,000
Operating Reserve	\$35,000
Contingency Costs	\$88,111
Insurances	\$30,000
Fees, Taxes, & Inspections	\$65,000
Developer Costs	\$172,400
Total Development Cost	\$2,087,956

Development Budget Sources

Measure K District 2 Funding	\$60,000
LISC/SVCF Recoverable Grant	\$200,000
City of San Mateo - Permanent Local Housing Allocation	\$377,212
Private Donations (as of January 2024)	\$40,000
Total Development Funding to date	\$677,212

Additional Information

- **Lease:** St. James AME Zion Church will enter into a Master Lease Agreement with a service provider for use of the project site to provide housing and services to transitional age youth.