

PREMIUM DESTINATION
EST. 2015

GATEWAY

at Millbrae Station

A PLACE to CONNECT

NEW AFFORDABLE APARTMENTS FOR VETERANS

200 Rollins Rd, Millbrae, CA 94030

The Bay Area

In 2015, collectively, approximately 140,000 new jobs were created in the SF Bay Area. During that same period, only 7,000 new residential units were delivered in the region. The 1:20 ratio of homes to jobs is dramatically insufficient, leading to drastic increases in cost of housing, relocation of long-time residents and workforce out of the Bay Area, and increased commute times and traffic congestion.



Our Plan

The proposed affordable housing development at Gateway Millbrae will be funded by a combination of State and Federal Low Income Housing Tax credits, equity contribution by developer and other state and local proceeds as necessary. The 65 unit affordable project will provide housing for Low Income Residents (below 60% of the area median income) and Very Low Income Residents (below 50% of the area median income). There will also be affordable units within the market rate apartment. This exceeds the Millbrae Station Area Specific Plan (MSASP) requirement of 15% affordable housing and the MSASP community benefits section.

Our Veterans

The US Census in 2014 calculated that, out of an American population of 319.2 million, 21.8 million men and women are veterans of the US Armed Forces. There are many Veterans who are priced out of the local rental market. Even with housing vouchers, given the high market rents and low vacancy, vouchers are often unusable. By creating a preference for Veterans and coordinating with the local VA Palo Alto Domiciliary Staff, the Housing Authority of San Mateo County, Department of Housing of San Mateo County, and veteran service non-profits, the project would target its leasing outreach to this population of veterans.

What We Will Provide – 65 Units of Affordable Housing

- **TOD 2: New Affordable Housing**
 - **5B:** 10 units of Affordable Housing within 321 unit apartment
 - **6B:** Stand-alone project on TOD 2 with 55 units of Affordable Housing
 - **Exceeds the Millbrae Station Area Specific Plan (MSASP) requirement of 15% affordable housing and the MSASP community benefits section.**
- 4-story building to maximize the yield of apartments parked to encourage transit ridership.
- LEED Certified
- A mix of studio apartments and 1-bedroom apartments available to Millbrae's and San Mateo County's veterans, seniors, and workforce
- Clipper cards provided for each resident to attract transit riders and believers with its close proximity to BART, CalTrain and bus.
- An amenity rich environment including community room, community kitchen, gym and workspace for residents and resident services.

Gateway at Millbrae Station is an Equal Opportunity Housing provider, admitting applicants in accordance with Local, State and Federal Fair Housing Laws.





Project Data (Preliminary Unit Mix for Stand-Alone Project)		
Apartment Type	Number of Apartments	Square Footage
Studio	25	482 Sq. Ft.
1 Bedroom	29	650 Sq. Ft.
2 Bedroom (Manager's Apartment)	1	965 Sq. Ft.
Total*	55*	47,136 Sq. Ft.

*10 Additional Affordable Units in Market Rate Apartment for Total of 65 Units

Veterans Housing Initiative – Republic Family of Companies

The Veterans Housing Initiative (hereafter, “VHI”) was conceived in 2014 to deliver a variety of housing and enhanced housing products to meet the needs and desires of the U.S. veteran population. VHI is sponsored under the leadership of the Republic Family of Companies (“Republic”). Reflecting the variety of housing products and ambitions for a nationwide program, Republic intends to involve development, and in some cases operating partners, to take advantage of local knowledge, capacity and management expertise. Projects will be comprised of existing housing acquired and repositioned to meet VHI standards and ground-up assets constructed by Republic entities and/or its partners.

To help guide this effort, Republic has formed an Advisory Board chaired by Senator Robert Dole, a celebrated veteran himself, and perhaps the most widely recognized supporter of programs for American Veterans and their special needs. Senator Dole will be joined by a bipartisan group of distinguished Board members, including Senator Tom Daschle, Senator Trent Lott, Secretary Norman Y. Mineta, and Policy Specialist Tricia Canzeri, who will be actively involved in this endeavor. The Advisory Board will provide strategic advice on development of community and housing product lines that address the particular requirements and preferences of veterans. Further, the board – utilizing the substantial contacts established over the years by Board members – will assist in identifying and following up with potential investors in financial vehicles for delivery of successful veteran housing programs. As appropriate, certain of the housing products will include provision of needed services. The Advisory Board will be assisted by a Technical Support Committee, made up of experts on a variety of specialized veteran issues.

www.republicfamilyofcompanies.com

The Developers

The Veterans Housing development is a joint venture between The Republic Family of Companies (“Republic”) and The Core Companies (“Core”). Republic in the East, created the Veterans Housing Initiative in 2014 and Core completed its Willow Veterans Housing November of 2015.

REPUBLIC
FAMILY OF COMPANIES

THE CORE companies
Building Better Communities™

Our Experience – Willow Veterans Housing in San Mateo County

The Core Companies is currently completing a 60 unit apartment project in Menlo Park on the VA campus. Willow Housing is a 60-unit affordable rental community designed for veterans of the United States Military who are homeless or at risk of imminent homelessness. Willow Housing was completed in November 2015.

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