Foster Square is a new, age-qualified, mixed-use community “Town Center” in the heart of Foster City. Highly social, walkable and full of design-forward planning, Foster Square features homes and apartments, creative retail, parks, a public plaza, and 32,000 square feet of retail along 15 acres. The town center includes 155 senior assisted-living units; 200 age-restricted for-sale luxury residences, and Alma Point at Foster Square, 66 affordable apartments developed by MidPen Housing.

Alma Point at Foster Square includes ground-level commercial and residential community space, which contain offices and meeting rooms, a computer lab, laundry room, and a balance studio. Residents enjoy a landscaped terrace and other outdoor areas. Thirty-nine parking spaces for residents are provided on an adjacent surface parking lot just east of the community. Apartments are preferred for local Foster City and San Mateo seniors; two apartments are reserved for formerly homeless seniors and five apartments are reserved for frail elderly residents.

Alma Point at Foster Square offers a continuum of care to address the high costs of living and health care for seniors with fixed incomes. Service providers offer a range of health care services and other supportive programs that residents can access. MidPen Resident Services Corporation provides additional onsite services – all designed to help the senior residents live healthy, independent lives.

### Development Profile

<table>
<thead>
<tr>
<th>Type</th>
<th>No.</th>
<th>Size Units (sf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 BR</td>
<td>65</td>
<td>539 - 636</td>
</tr>
<tr>
<td>manager's unit</td>
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<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>66</td>
<td></td>
</tr>
</tbody>
</table>

### Amenities
Community room with kitchen; computer lab; laundry room; conference rooms and offices; storage space; balance studio; open courtyard

### Services Offered
- **Health & Wellness Programming:**
  - Educational workshops
  - Group exercise classes
  - Health fairs/health screens
  - “Brown Bag” food assistance programs
- **Social Programming:**
  - Bingo nights
  - Holiday celebrations
  - Other social events
- **Connection to Community Resources**

### Resident Profile
Seniors earning up to 50% of the Area Median Income

### Funders
- City of Foster City
- County of San Mateo
- Housing Authority of the County of San Mateo
- City of San Mateo
- Federal Home Loan Bank of San Francisco
- Wells Fargo Bank, N.A.
- Wells Fargo Affordable Housing Development Corporation
- California Tax Credit Allocation Committee

### Architect
BAR Architects

### Contractor
Devcon Construction, Inc.