

A Mission Driven Organization

Centering Equity in All We Do

- Deeply rooted in San Mateo County: 30 affordable communities totaling 1,920 homes
- We believe inclusive and responsive community engagement is what builds strong communities.
- Stewards of our communities. We are invested for the long-term.
- We serve working families, veterans, farmworkers, seniors, and people with special needs.



Main Street Park, family housing



Property Management

- Long Term Stewards of Community Assets. Manage over 8,100 units at over 120 communities serving over 19,400 residents.
- Commitment to being good neighbors. Ensure our communities are safe, beautiful, and well-maintained.
- Focus on Resident Satisfaction. Commitment to listening to and supporting our residents. Supporting a 97%+ occupancy rate



Half Moon Village, senior housing



Resident Services

- Invest \$10M annually in on-site resident services
- In-house **staff of 100** and leverage close to **2,000** volunteer hours annually; **300** third-party partners to deepen impact
- Intentional support to help residents advance in all areas of their lives, including:
 - Academically-based after school programs
 - Workforce development
 - Financial capability programs for adults





Who Cypress Point will serve

- There are 1,474 jobs in the Midcoast
 - □ 52% pay <\$40,000 annually*
 - □ 28% of jobs in accommodation and food services
- There is no deed-restricted affordable housing in the Midcoast
- Unmet need in San Mateo County of 1,020 1,140 affordable homes for agricultural workers**
- Cypress Point will have a live and/or work lease-up preference for 75% of the units, and the remaining 25% will be reserved for agricultural workers

*Source: United States Census Bureau, Year 2021 https://onthemap.ces.census.gov/

**Source: San Mateo County Agricultural Workforce Housing Needs Assessment, October 21, 2016



Proposed unit mix/affordability

Unit Mix

1 Br	2 Br	3 Br	Total
16	37	18	71

Range of Affordability

Area Median Income (AMI)	Maximum income for family of 2*	Maximum income for family of 4*	Proposed Number of Units
30% AMI	\$21,000	\$55,900	7
40-45% AMI	\$44,750 - \$63,000	\$70,000 - \$78,750	22
50% AMI	\$74,600	\$93,200	20
60% AMI	\$84,000	\$105,000	14
Manager	N/A	N/A	1
Total	N/A	N/A	71

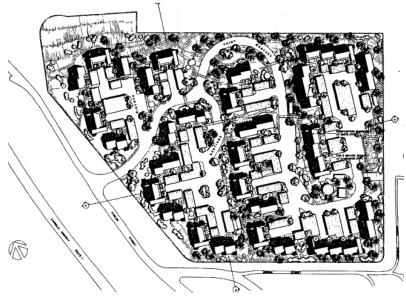
^{*}Source: County of San Mateo 2023 Income Limits: www.smcgov.org



Project site

- 11-acre infill site in Moss Beach
- Included in County's Housing Element
- One of three priority affordable housing sites in Local Coastal Program (LCP); reserved water/sewer capacity
- First identified as priority site for LCP in 1979
- MidPen requested to re-zone the site for 100% affordability and medium-density to match the adjacent neighborhood; certified by Coastal Commission in 2021





Previous developer's approved Farallon Vista proposal



MidPen's current Cypress Point proposal

Cypress Point history

- 2016-2017 Extensive community outreach, including series of open houses and pre-application meeting
- 2018 LCP Amendment application to re-zone the site submitted
- 2020 Planning Commission and Board of Supervisors hearings/approvals for LCP Amendment
- 2021 Coastal Commission hearing/approval of LCP Amendment
- 2022 CDP and local permit application submitted
- 2023 Award of \$17.8M from State HCD for project





Cypress Point community meeting

2023 – Conditional recommendation of approval from Coastside Design Review Committee



Incorporating community feedback

Cluster development to the northwest.

Reduce massing visually and incorporate coastal palette

Site access away from neighborhood streets



Maximum height of 28', preserve coastal views

Maximize buffer all around site











Green features include:

- All-electric design
- Drought tolerant, low maintenance plantings; bio-retention areas on-site
- Low-flow fixtures, water submetering, auto-shut off valves in community building
- Energy-Star appliances; energy efficient light fixtures
- Solar panels
- EV parking spaces and chargers
- Short-term and long-term bicycle parking and free annual SamTrans bus passes



Conditions of approval include:

- Impact fees to Montara Water and Sanitary District; Cabrillo Unified School District
- Pedestrian and bicyclist infrastructure improvements in the neighborhood
 - Filling in sidewalk gaps
 - Installing crosswalks, ADA-accessible curb cuts, sharrows
- Pay fair share contributions to support:
 - Moss Beach SR-1 Congestion and Safety Improvements Project
 - Pedestrian and bicycle access along Carlos Street



Thank you!



County of San Mateo AMI Limits

	Income Limits by Family Size							
Income Category	1	2	3	4	5	6		
Acutely Low (15% AMI)	\$18,400	\$21,000	\$23,650	\$26,250	\$28,350	\$30,450		
Extremely Low (30% AMI)	\$39,150	\$44,750	\$50,350	\$55,900	\$60,400	\$64,850		
Very Low (50% AMI)	\$65,250	\$74,600	\$83,900	\$93,200	\$100,700	\$108,150		
Low (80% AMI)	\$104,400	\$119,300	\$134,200	\$149,100	\$161,050	\$173,000		
Median (100% AMI)	\$122,500	\$140,000	\$157,500	\$175,000	\$189,000	\$203,000		

^{*}Source: County of San Mateo 2023 Income Limits: www.smcgov.org

