



Cypress Point
Presentation to the County of San Mateo Board of Supervisors
March 26, 2024

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
- 2023 – Conditional recommendation of approval from Coastside Design Review Committee



Cypress Point community meeting

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



Reduced units to 71;
increased parking ratio 2:1

Walking trail open to community









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!

Q&A



MidPen
HOUSING



County of San Mateo AMI Limits

<u>Income Limits by Family Size</u>						
<u>Income Category</u>	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