

Attachment A

AHF 13.0 Funding Recommendations

Developer	Project/City	Units	Request	Recommendation	From	Draft Conditions
CRP Affordable/Abode	Ridge@Ralston, Belmont	65	\$13,000,000	\$11,000,000	MK, HHAP	4% Tax Credit/Bond Award in 2026
MidPen Housing	Cypress Point, Moss Beach	71	\$3,547,913	\$3,547,913	MK/ Impact Fees	Preserve tax credit reservation by closing by Dec. 2025
Habitat for Humanity	Pierce Road, Menlo Park	8	\$1,000,000	\$1,000,000	MK, PLHA	CalHome & SAHF awards by 2026; value engineer to lower cost/unit
Beacon Dev/Rotary	Rotary Gardens, SSF	80	\$18,875,000	\$16,864,000	MK	NEPA by 12/31/25; Apply to increase City or sponsor funds; 4% Tax Credit/Bond Award
Sand Hill/Eden	851 Weeks, East Palo Alto	79	\$10,317,613	\$4,534,556.75	MK	Apply for City funds or increase inclusionary loan amount; 4% tax credit/bond award in 2026
MidPen Housing	Midway Village 3, Daly City	148	\$4,000,000	\$1,200,000	MHSA	50% Design Development by AHF 14
CRP Affordable/CDRC	Ridge on Masonic, Belmont	63	\$3,000,000	\$1,000,000	MK	Apply for City funds; 4% tax credit/bond award by 2027
MidPen Housing	Metzgar Street, Half Moon Bay	52	\$7,527,247	\$1,000,000	MK	SB 35 by 2026; replace Serna; 4% tax credit/bond award by 2027
Novin Development	3051 Edison, North Fair Oaks	70	\$8,100,000	\$1,000,000	MK	Apply for MHP in 2026; replace IIG; 4% tax credit/bond award in 2027
TOTALS:		636	\$69,367,773	\$41,146,469.75		