

Affordable Housing Fund 13.0 Funding Recommendations

October 7, 2025 | Department of Housing





Impact of AHF



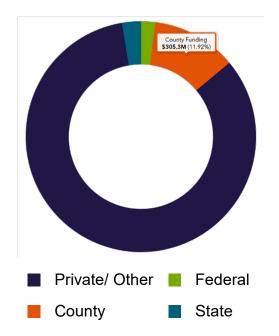
Total number of projects: **68**

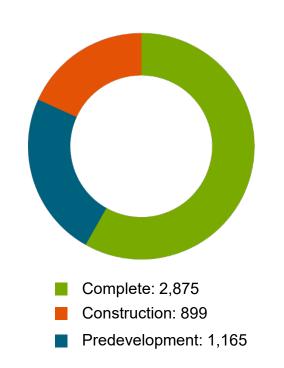


Total affordable units: 4,939



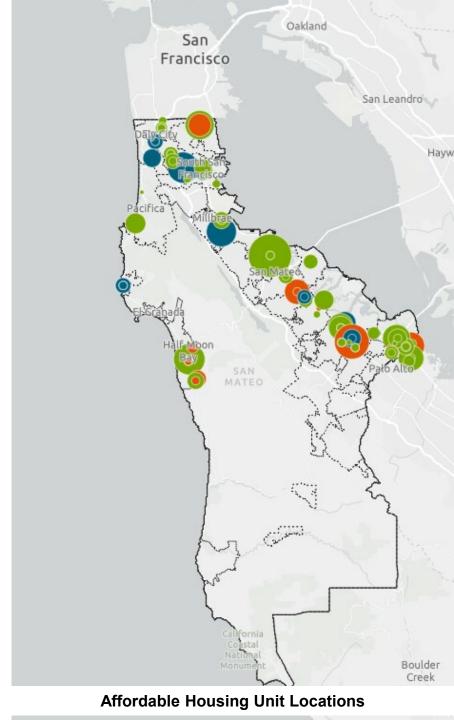
Total County funding: \$305.3M





Every \$1 of Measure K leverages

of Private, Local, State and Federal Affordable Housing Resources



Affordable Housing Fund 13.0 Highlights

Total Funds available: \$41,146,469.75

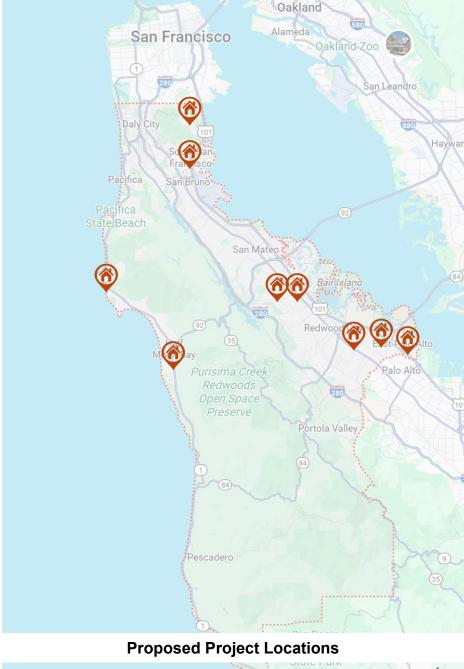
Measure K	\$37,022,198		
County Impact Fees	\$100,000		
Permanent Local Housing Allocation	\$824,271.75		
Mental Health Services Act	\$1,200,000		
Housing Homelessness Assistance and Prevention (added after release)	Up to \$2,000,000		

- 17 Applications requested: \$134,287,638 (funding gap of \$93.1 Million)
 - 2 withdrew during Threshold review
 - 5 did not meet Threshold
 - 10 met Threshold
 - 1 withdrew during scoring because funds from another source were confirmed.
- Total Funds Requested by 9 remaining applications: \$69,367,773
- Funding Gap for 9 projects receiving awards: \$28,321,303.25

AHF 13.0 Highlights

Geographic Spread of Projects Under Consideration:

- Belmont
- Daly City
- Half Moon Bay
- Menlo Park
- East Palo Alto
- South San Francisco
- Moss Beach
- North Fair Oaks



Projects Recommended for Awards

Developer	Project/City	Units	Request	HCDC Recommendation	Source	Priority Needs
CRP Affordable/Abode	Ridge@Ralston, Belmont	65	\$13,000,000	\$11,000,000	MK, HHAP	17 homeless 35 large family
MidPen Housing	Cypress Point, Moss Beach	71	\$3,547,913	\$3,547,913	MK/ Impact Fees	4 homeless 18 farmworker 54 large family
Habitat for Humanity	Pierce Road, Menlo Park	8	\$1,000,000	\$1,000,000	MK, PLHA	8 large family
Beacon Dev/Rotary	Rotary Gardens Senior Housing, SSF	80	\$18,875,000	\$16,864,000	MK	80 seniors 10 senior homeless 10 frail elderly
Sand Hill/Eden	851 Weeks Senior Housing, East Palo Alto	79 seniors	\$10,317,613	\$4,534,556.75	MK	4 senior homeless 16 frail elderly
MidPen Housing	Midway Village 3, Daly City	148	\$4,000,000	\$1,200,000	MHSA	8 homeless 87 large family
CRP Affordable/CDRC	Ridge on Masonic, Belmont	63	\$3,000,000	\$1,000,000	MK	4 homeless 41 large family
MidPen Housing	Metzgar Street, Half Moon Bay	52	\$7,527,247	\$1,000,000	MK	3 homeless 13 farmworker 27 large family
Novin Development	3051 Edison, North Fair Oaks	70	\$8,100,000	\$1,000,000	MK	4 homeless 20 large family 31 disabilities





Belmont



Recommended: \$11,000,000



65 total units



17 homeless units 35 large family









Menlo Park



Recommended: \$1,000,000



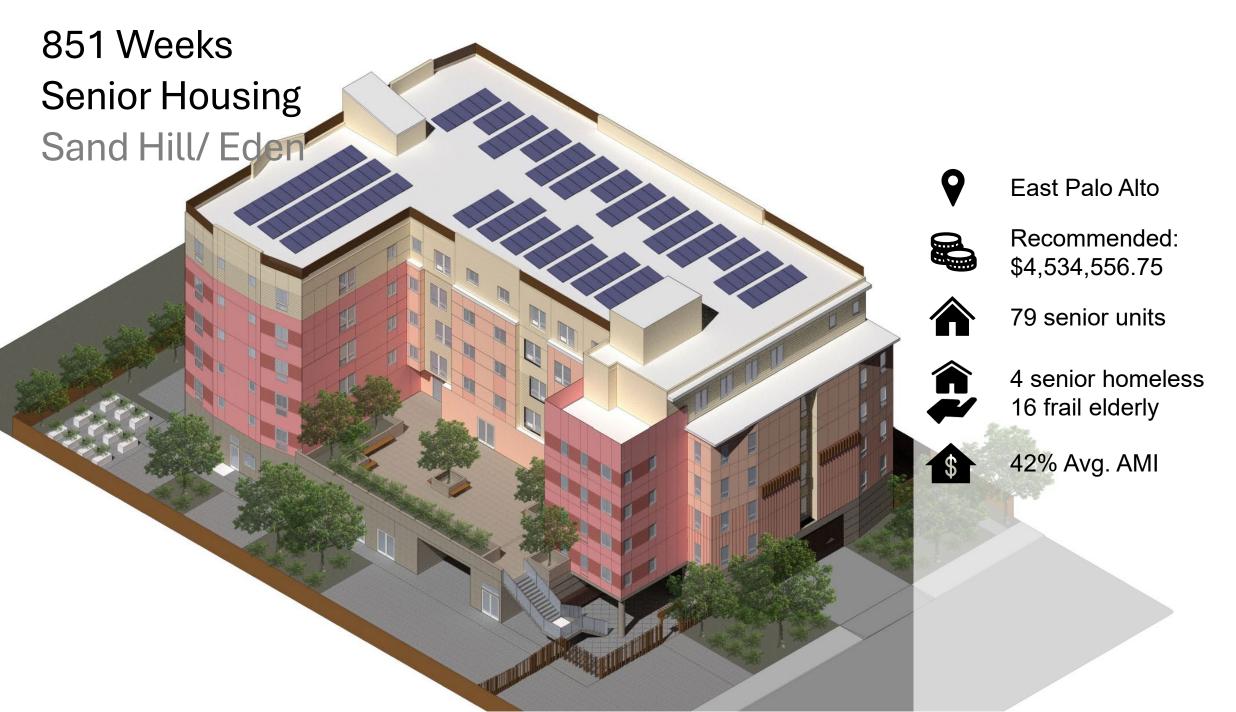
8 townhomes for first time homeowners



8 large family













Belmont



Recommended funding: \$1,000,000



63 total units



4 homeless units 41 large family units



Metzgar Street

MidPen Housing





Half Moon Bay



Recommended funding: \$1,000,000



52 total units



3 homeless units
17 farmworker units
27 large family







Thank you!

Questions?



