



Affordable Housing Fund 13.0

Funding Recommendations

October 7, 2025 | Department of Housing



COUNTY OF
SAN MATEO



Impact of AHF



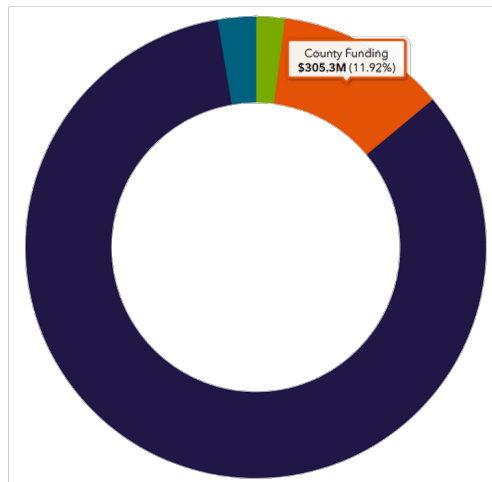
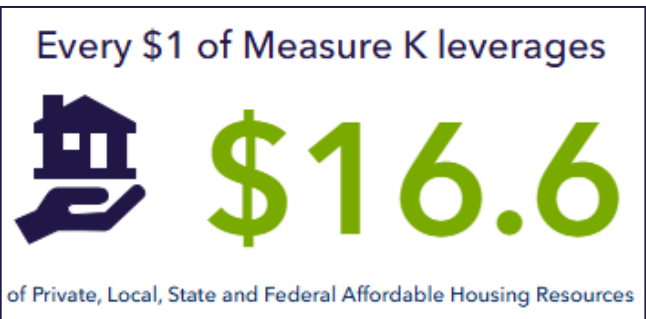
Total number of projects: **68**



Total affordable units: **4,939**



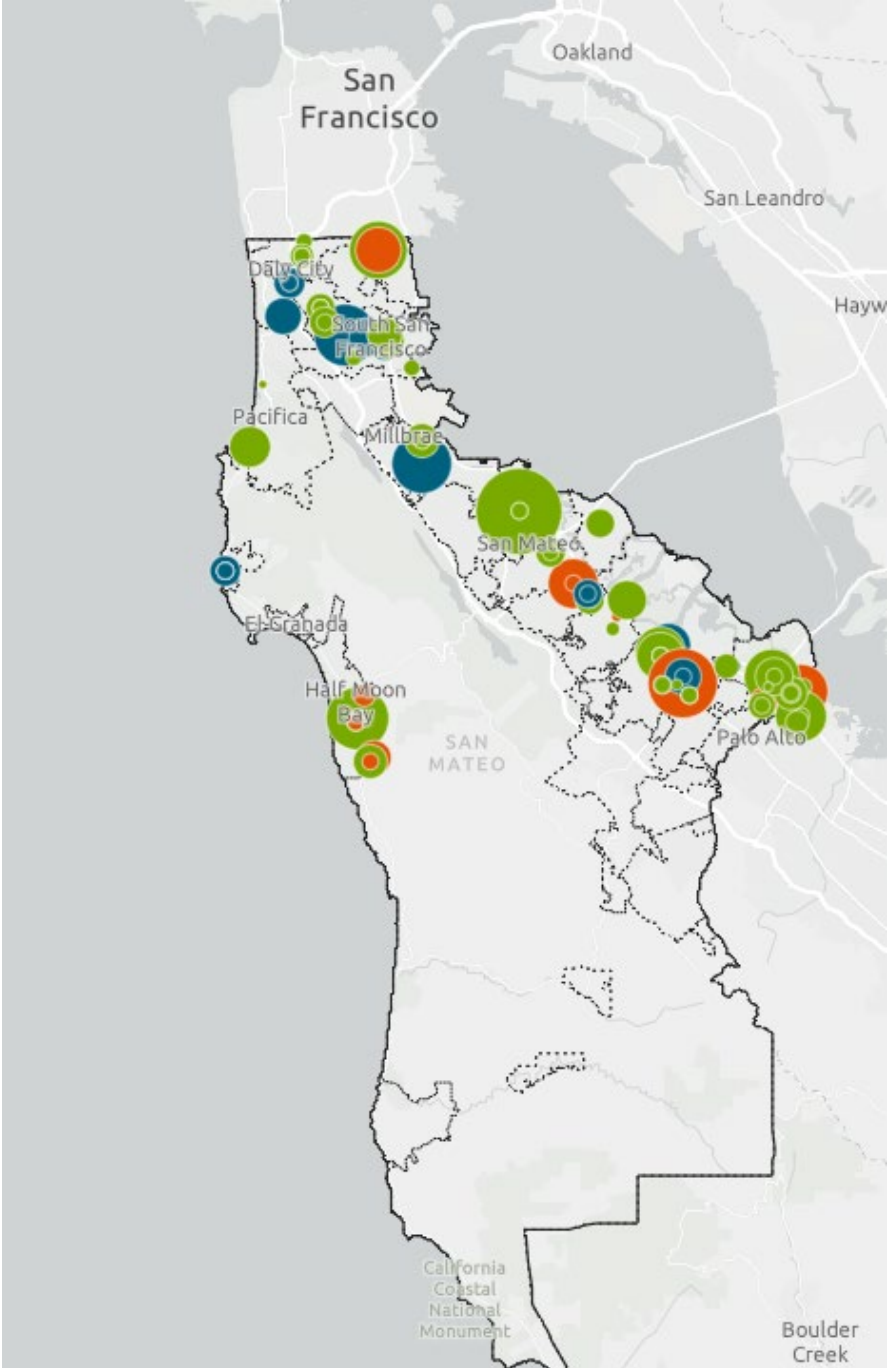
Total County funding: **\$305.3M**



Private/ Other Federal
County State



Complete: 2,875
Construction: 899
Predevelopment: 1,165



Affordable Housing Unit Locations

Affordable Housing Fund 13.0 Highlights

- Total Funds available: **\$41,146,469.75**

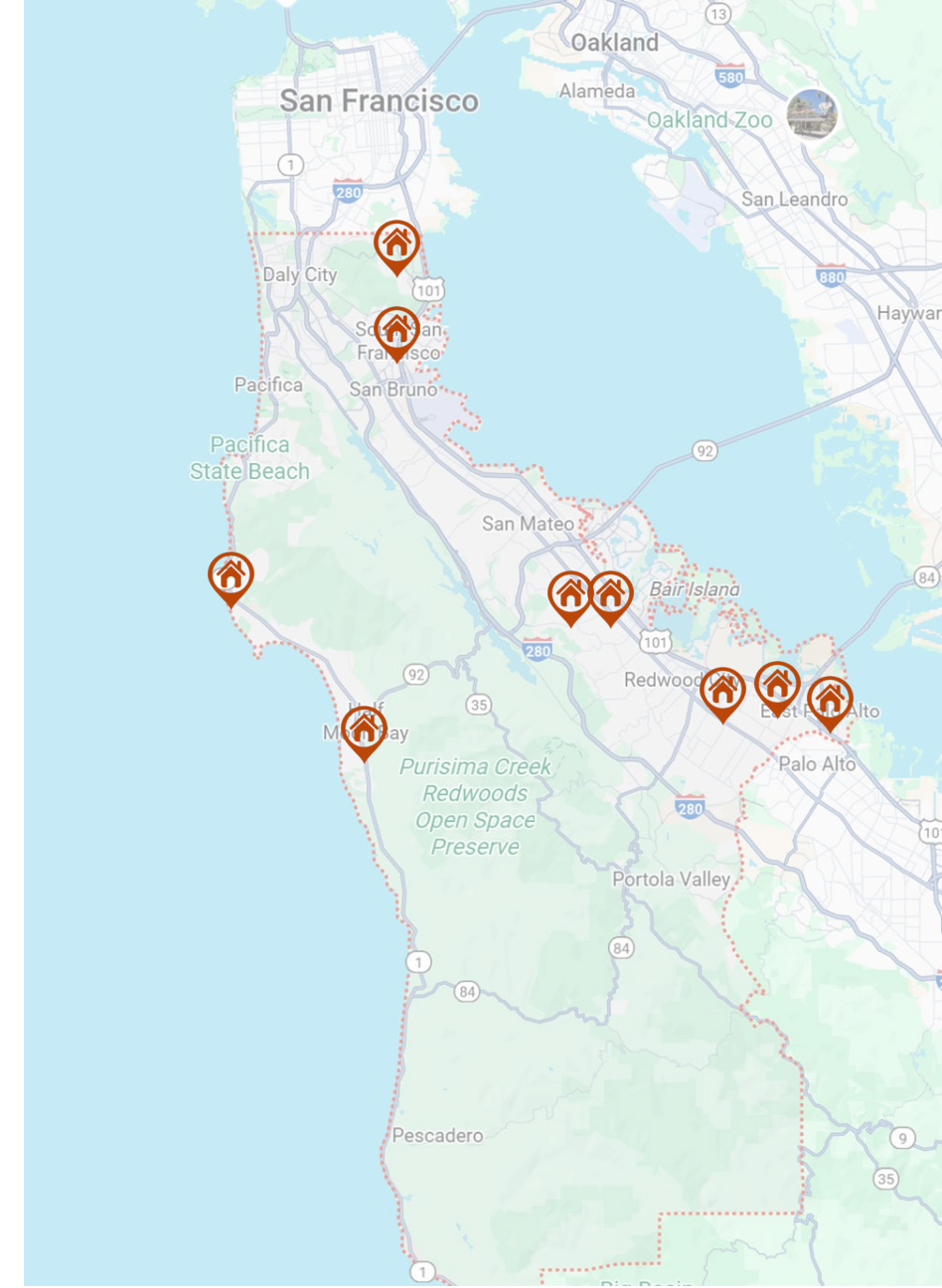
Measure K	\$37,022,198
County Impact Fees	\$100,000
Permanent Local Housing Allocation	\$824,271.75
Mental Health Services Act	\$1,200,000
Housing Homelessness Assistance and Prevention (added after release)	Up to \$2,000,000

- 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



Proposed Project Locations



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

Ridge at Ralston

CRP Affordable



Belmont



Recommended:
\$11,000,000



65 total units



17 homeless units
35 large family



48% Avg. AMI

Cypress Point

MidPen Housing



Moss Beach



Recommended:
\$3,547,913



71 total units



4 homeless units
18 farmworker units
54 large family



47% Avg. AMI

Habitat Pierce Road

Habitat for Humanity GSF



Menlo Park



Recommended:
\$1,000,000



8 townhomes for first
time homeowners



8 large family



60% Avg. AMI

Rotary Gardens Senior

Beacon Development/ Rotary



South San Francisco



Recommended:
\$16,864,000



80 senior units



10 senior homeless
10 frail elderly



41% Avg. AMI



851 Weeks

Senior Housing

Sand Hill/ Eden



East Palo Alto



Recommended:
\$4,534,556.75



79 senior units



4 senior homeless
16 frail elderly



42% Avg. AMI

Midway Village Phase-3

MidPen Housing



Daly City



Recommended:
\$1,200,000



148 total units



8 homeless units



87 large family



47% Avg. AMI



Ridge on Masonic

CRP Affordable



Belmont



Recommended
funding: \$1,000,000



63 total units



4 homeless units
41 large family units



60% Avg. AMI

Metzgar Street

MidPen Housing



Half Moon Bay



Recommended
funding: \$1,000,000



52 total units



3 homeless units
17 farmworker units
27 large family



49% Avg. AMI

3051 Edison Way

Novin Development



North Fair Oaks



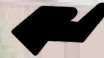
Recommended
funding: \$1,000,000



70 total units



4 homeless units



31 I/DD units
20 large family



50% Avg. AMI



Thank you!
Questions?



COUNTY OF
SAN MATEO

