



# **Cypress Point Family Community**

Presentation to San Mateo County Board of Supervisors

July 21, 2020

# Project Team



**Matt Franklin**  
President and CEO



**Jan Lindenthal**  
Chief Real Estate Development Officer



**Andrew Bielak**  
Associate Director of Housing Development



**Serena Ip**  
Project Manager

## Consultant Team

Architecture, Traffic, Environmental, Etc.



# Our Mission

Provide **safe, affordable housing of high quality** to those in need;

to establish **stability and opportunity in the lives of our residents**;

and **foster diverse communities** that allow people from all ethnic, social and economic backgrounds to **live in dignity, harmony, and mutual respect.**

*Building Communities. Changing Lives.*



# Our Properties on the Coastside



Main Street Park



Half Moon Village



Moonridge

# Existing Land Use

- 11 acre infill site
- Included in County's Housing Element
- One of three priority affordable housing sites in Local Coastal Program (LCP)
- First identified as priority site for LCP in 1979

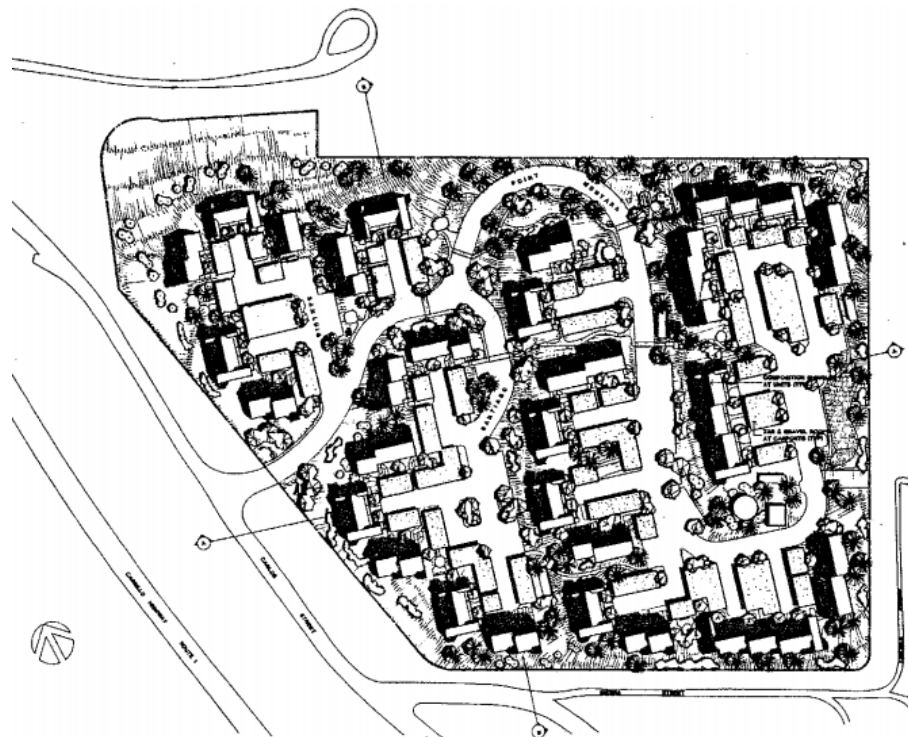




# Previously Approved Proposal

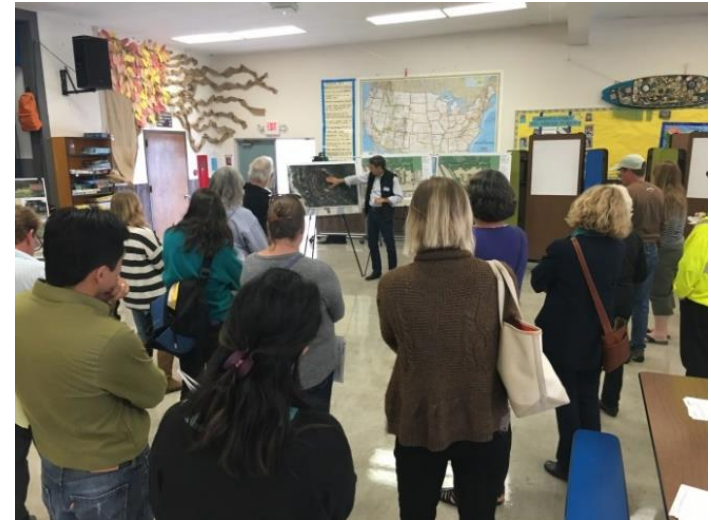
## Farallon Vista Proposal – 1986

- Planned Unit Development (PUD)
  - 148 units
  - Limited open space
  - 35% affordable



# Community Outreach – Our Approach

- Community outreach is fundamental to our work
  - 3 Community Open Houses  
>100 attendees at each
  - 50+ meetings with neighbors, businesses, local organizations
  - 2 public presentations – MCC + pre-application workshop
- Committed to transparency; open and honest dialogue



# What We Heard

- **Density** – Consider surrounding neighborhood
- **Design** – Respond to Coastside surroundings
- **Parking** – Provide sufficient number of spaces
- **Open Space** – Preserve buffer and open areas
- **Housing Need** – Address local housing challenges and provide access for people from the Coastside with a range of incomes



# MidPen Proposal - 2016



- **Density:** 80 units over 11 acres
- **Parking:** 1.8 spaces per unit
- **Open space:** Nearly half of site undeveloped
- **Affordability:** 100% excluding manager's unit

# MidPen Proposal - 2020



- **Density:** 71 units over 11 acres
- **Parking:** 2 spaces per unit
- **Open space:** Half of site undeveloped
- **Affordability:** 100% excluding manager's unit



# Density

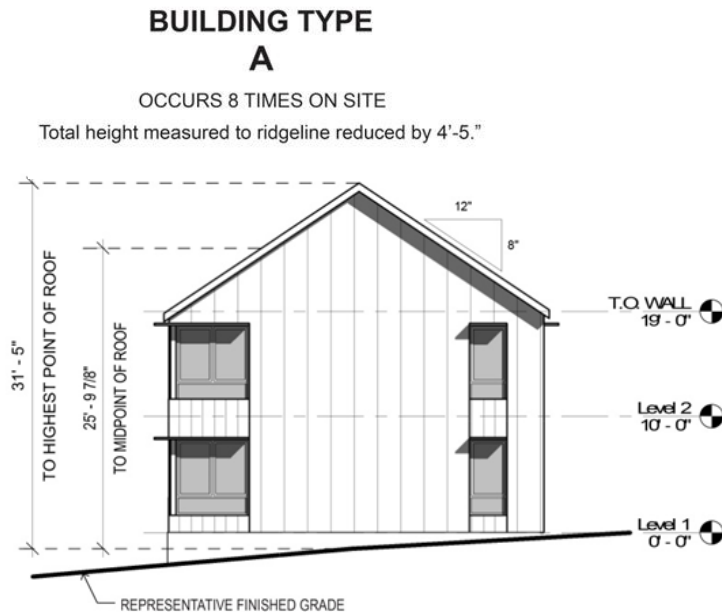


- Reduce allowable units from 148 to 71
- Reduce density from medium-high to medium to match surrounding neighborhood

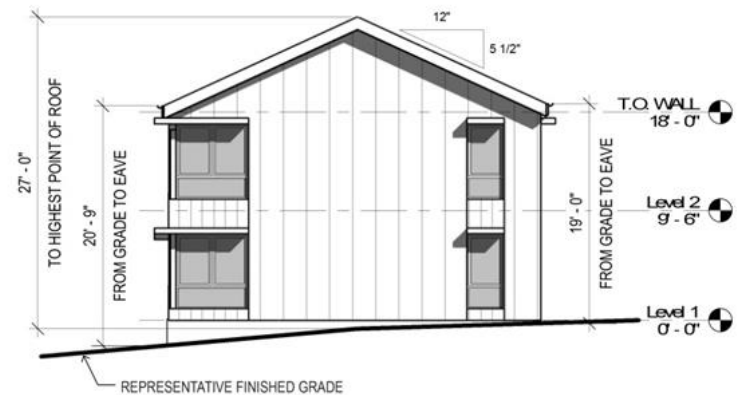


# Design – Height

- Reduced all building heights to a maximum of 28 feet to respond to feedback



Initial Submittal



Revised

# Design – Our Plan





# Design – Our Plan





# Design – Our Plan



# Housing Need in the Midcoast

- No income-restricted affordable housing in the Midcoast
- 1,644 jobs in Montara, Moss Beach and El Granada\*
  - 61.8% have salaries <\$40,000
  - 48.9% commute >10 miles to work
- Options for many workers are:
  - Long commutes, or
  - Unstable, substandard housing

# Housing Need – Our Response

## Range of Bedrooms Per Unit

1 Br	2 Br	3 Br	Total
16	37	18	71

## Range of Affordability

Area Median Income (AMI)	Maximum income for family of 4*	Number of Units
30% AMI	\$43,980	7
40% AMI	\$58,640	18
50% AMI	\$73,300	35
80% AMI	\$117,280	10
Manager	N/A	1
Total	Total	71

*\*Based on 2018 Income Limits for San Mateo County from California's Tax Credit Allocation Committee*



# Housing Need – Our Response

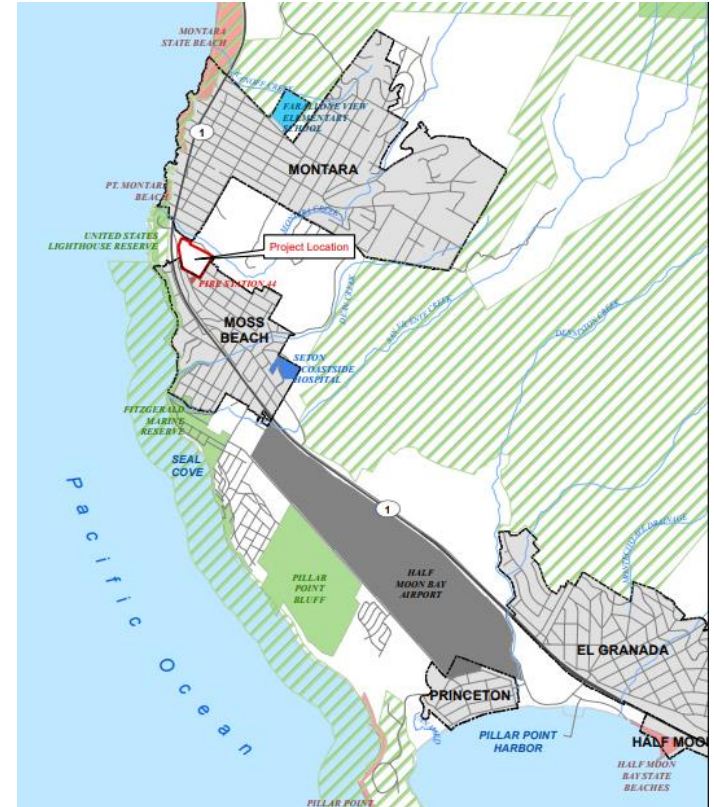
MidPen Proposed Live/Work Preference	Initial County Response – Jan 2020	Updated County Response – June 2020
100%	51%	<b>75%</b>
70 units*  *excludes manager unit	36 units	<b>52 units</b>

# What We Heard

- **Water/Sewer** – Ensure adequate capacity
- **Environmental Review** – Complete thorough review upfront
- **Traffic** – Examine current conditions and offer mitigations where needed

# Infrastructure and Environment

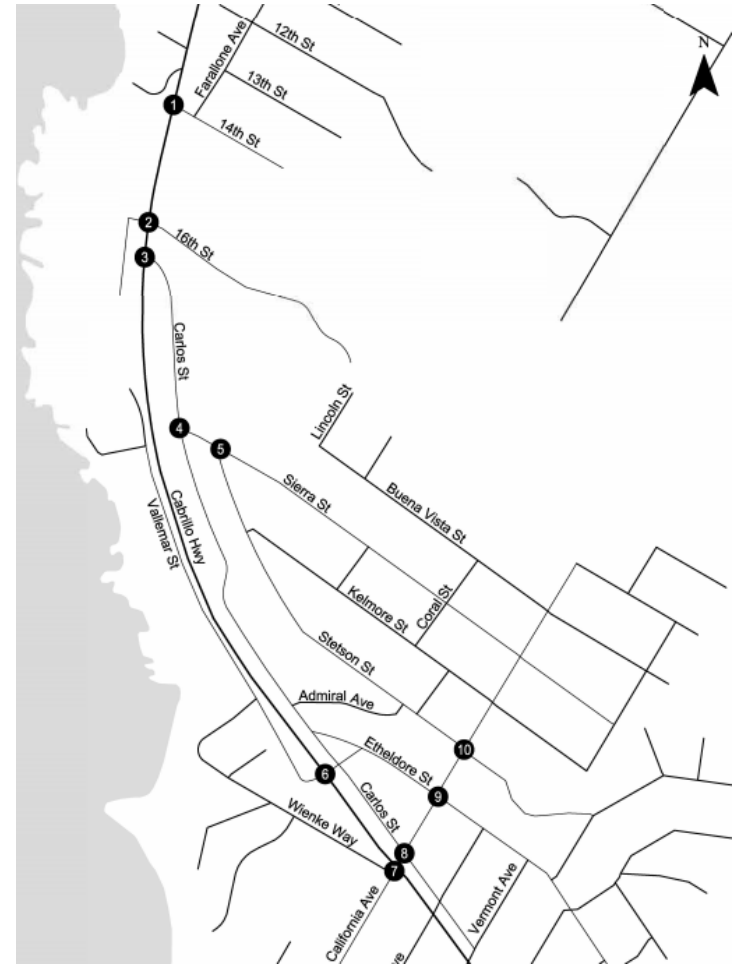
- **Water/Sewer:** Water and sewer allocation is designated and reserved for project
- **Environmental Review:** Completed 20 public reports to support County and California Coastal Commission environmental reviews





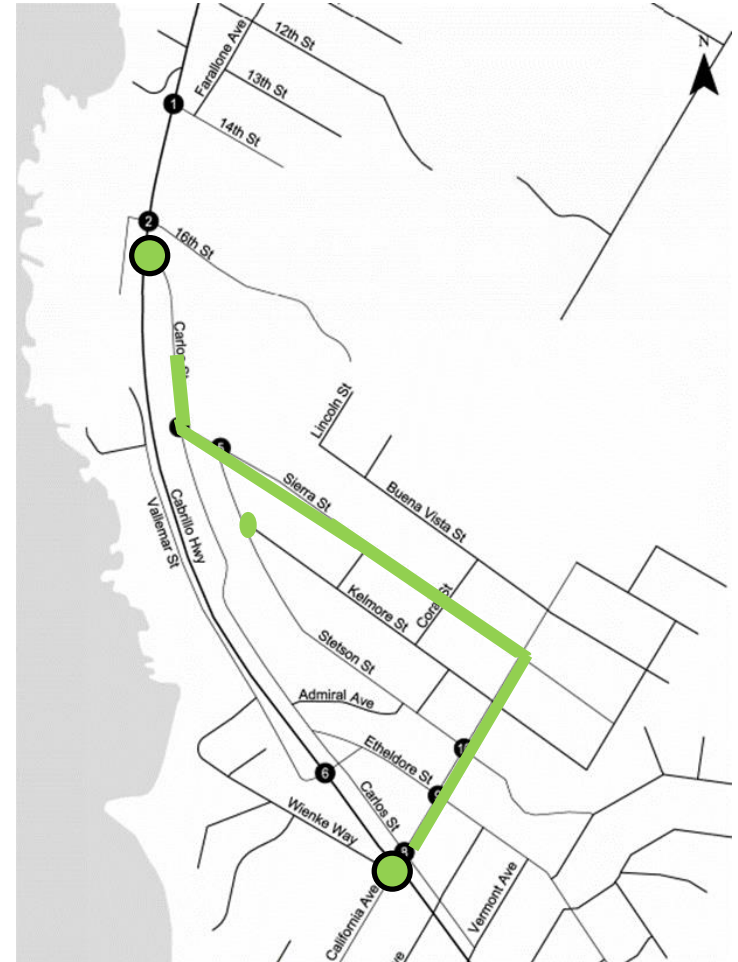
# Traffic and Mobility – Technical Study

- Completed comprehensive traffic study, identified multiple mitigation strategies and collaborating with public agencies on solutions
- 10 intersections evaluated
- Conditions studied:
  - Existing
  - Background
  - Cumulative

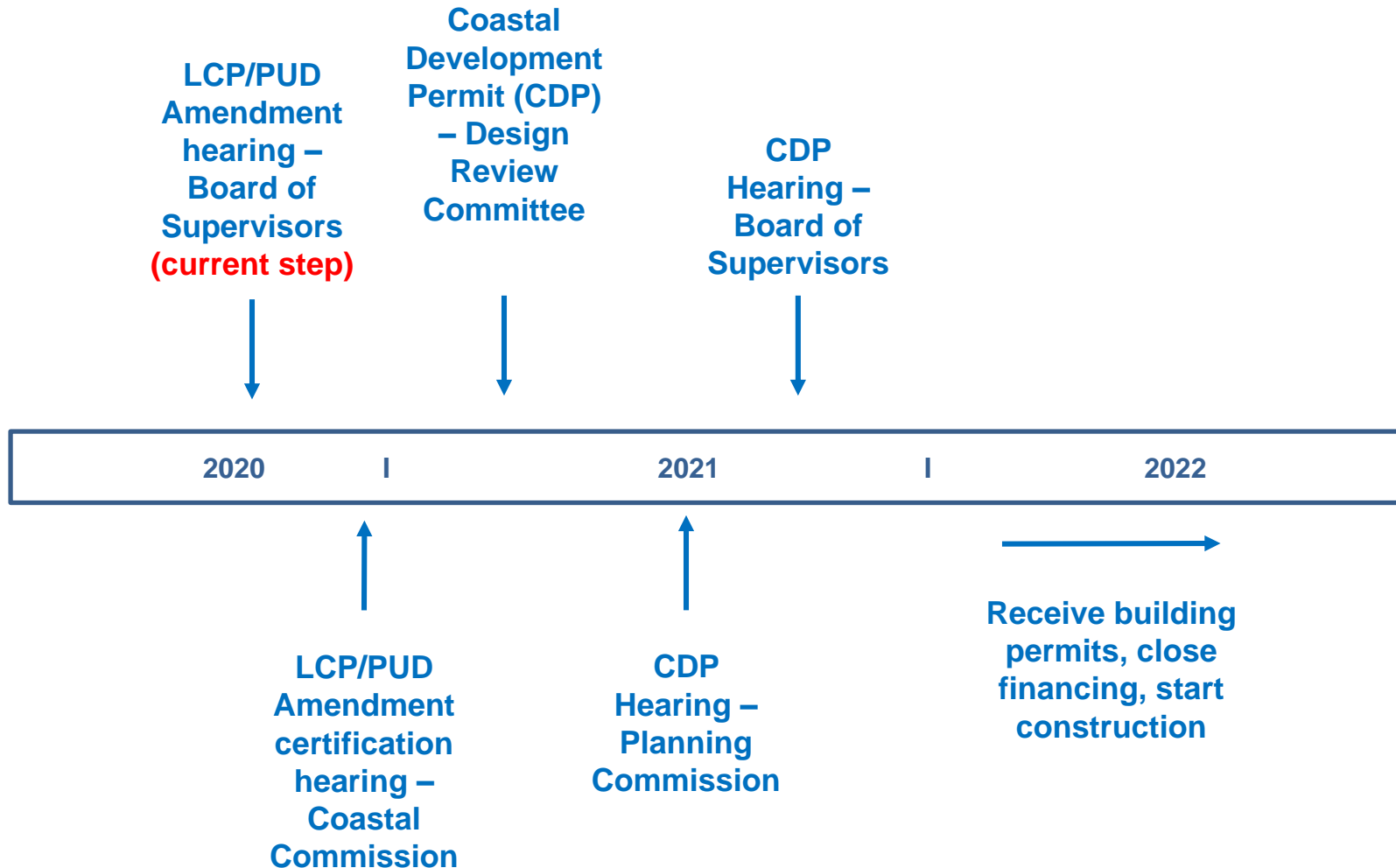


# Traffic and Mobility – Potential Improvements

- Improve existing safety issues at SR 1 & Carlos St.
- Pay fair share to intersection control at SR 1 & California
- Improve access and safety for the neighborhood through pedestrian and bicyclist upgrades



# Remaining Project Approvals





**Thank You!**

For further comment, please contact:

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