



Horizons

Belmont, CA

Special Needs Housing

In early 1990, a suitable site was found in Belmont to build 24 units of rental housing for adults with developmental disabilities. The City of Belmont and HUD allocated funds for the development and in 1992, Mid-Peninsula Housing Coalition began construction.



Horizons provides permanent independent living for adults with developmental disabilities. The mix of studios, one-bedroom, and two-bedroom units is ideally suited for a variety of households, including single adults and families with children. With funding from the Golden Gate Regional Center, PARCA provides on-site training in independent living skills and other services.

A spacious community room lends itself to group activities as well as social gatherings. The interior courtyard is built to encourage resident interaction, with benches at one end and large planter beds where residents learn landscaping skills. An elevator tower is the primary vertical element within this courtyard space and serves to identify the project from Old County Road.

Horizons has won several awards, including the Maxwell Award of Excellence from the FannieMae Foundation, an Award of Merit for Program Innovation from NAHRO, and a Helen Putnam Award for Excellence from the League of California Cities.

Developer

Mid-Peninsula Housing Coalition

Property Management

Mid-Peninsula Housing Management Corporation

Development Type

1993 New construction: one and two story garden apartments and community center

Construction Type

Wood frame with composition shingle roofs

Site Area: 0.81 acres

Density: 30 units/acre

Parking Ratio: 0.58:1 14 spaces

Development Profile

Type	No/Units	Size (sf)	Rent
Studio	10	432	100% Section
1 BR	8	586	
2 BR	6	801	8
TOTAL	24		

Amenities

Community room; computer center; community gardens

Resident Profile

Individuals with developmental disabilities with incomes up to 50% of area median income

Funders

- HUD
- City of Belmont Redevelopment Agency

Architect

Kurtzman & Kudsma

Contractor

Dow Construction

For more information, contact:

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