



# Main Street Park

Half Moon Bay, CA

*Family Housing*

Built on former agricultural land fronting Main Street in downtown Half Moon Bay, Main Street Park was begun in the early 1990's. The project design was approved in 1994, but limited sewer capacity required that the development be divided into two phases. Phase I included 36 affordable family units and was completed in 1996. Phase II was completed in 2001 and added 28 more units. The "shiplap" siding was chosen to fit in with the surrounding coastal community. Main Street Park maintains the charming, small-town feel of Main Street with front porches and traditional details.



At Main Street Park, the buildings are arranged in quads enclosing grassy courtyards which provide safe play areas for children. At the center of the site is a small public park built and maintained by Mid-Peninsula Housing. The park contains a play structure used by area children and a verdant open space for both active and passive uses. Adjacent to the park is the community building, the computer center, and the management office.

Main Street Park was awarded the prestigious Gold Nugget award for Best Affordable (Attached) property at the 2002 Pacific Coast Builders Conference (PCBC).



### Developer

Mid-Peninsula Housing Coalition

### Property Management

Mid-Peninsula Housing Management Corporation

### Development Type

1996, 2001 New construction: two-story flats and townhouse-type units

### Construction Type

Wood frame with composition shingle roofs

**Site Area:** 4.3 acres

**Density:** 14.9 units/acre

**Parking Ratio:** 2:1 128 spaces

### Development Profile

Type	No/Units	Size (sf)
1 BR	7	685
2 BR	26	815-954
3 BR	25	1124-1206
4 BR	2	1365
	4	Disabled & Manager's Unit

TOTAL 64

### Amenities

Play areas; grassy courtyards; community center with computer lab; on-site resident services

### Resident Profile

Families earning up to 60% of area median income

### Funders

- Merritt Capital (tax credit investor)
- California Equity Fund (tax credit investor)
- Washington Mutual Bank
- County of San Mateo CDBG
- County of San Mateo HOME
- Wells Fargo - construction loan

### Architects

Phase I Carrasco & Associates

Phase II Berger Detmer Architects

### Contractors

Phase I J.M. Hershey, Inc

Phase II Trident Construction, Inc.

### For more information, contact:

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