



# Moonridge I & II

Half Moon Bay, CA

*Farmworker Family Housing*

The opening of Moonridge I in 1999 and Moonridge II in 2001 marked the successful conclusion of a 15-year effort to develop affordable housing for farmworker families on the San Mateo County coast.

In 1996, San Mateo County turned to Mid-Peninsula Housing Coalition to help bring overcome various obstacles to the project's progress, including site access, financing, sewer and water issues and concerns about the potential impact on local schools.



Today, Moonridge offers 160 units of affordable housing for agricultural workers in a development designed to reflect the many turn-of-the-century farmhouses in the area. Duplex and four-plex-style buildings in small clusters give the development the feel of a small town. Mid-Peninsula Housing Services provides and coordinates a huge variety of services at Moonridge, including classes provided by the College of San Mateo and early child development services from Head Start. The development also features a computer center funded by Intel and several community gardens which are planted and tended by residents.

Moonridge has been awarded the prestigious National Low-Income Tax Credit Coalition's Award: "Best Rural Project in the Nation," a Gold Nugget Award from the Pacific Coast Builders Conference and an award from the California Council of the American Institute of Architects.



#### Developer

Mid-Peninsula Housing Coalition

#### Property Management

Mid-Peninsula Housing Management Corporation

#### Development Type

1999-2001 New Construction: two story flats and townhouses

#### Construction Type

Wood frame with composition shingle roofs

**Site Area:** 42 acres

**Density:** 4.2 units/acre

**Parking Ratio:** 1.8:1 194 spaces

#### Development Profile

Type	No/Units	Size (sf)
2 BR	32	800
3 BR	80	1106- 1119
4 BR	48	1360
TOTAL	160	

#### Amenities

Classrooms; Headstart Center; community room; computer center; playgrounds; tot lots; basketball court; soccer field; community gardens; picnic areas; BBQs

#### Resident Profile

Families earning up to 60% of area median income in agriculture

#### Funders

- California Equity Fund (tax credit investor)
- SAMCO
- Peninsula Community Foundation
- County of San Mateo
- Federal Home Loan Bank (AHP)
- Bay View Bank
- Wells Fargo Bank

#### Architect

David Baker Associates

#### Contractor

Douglas Ross Construction

#### For more information contact:

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