

MAIN STREET PARK

FAMILY HOUSING

Half Moon Bay, CA



MidPen
HOUSING



Built on former agricultural land fronting Main Street in downtown Half Moon Bay, **Main Street Park** was begun in the early 1990s. The project design was approved in 1994, but limited sewer capacity required that the development be divided into two phases. Phase I includes 36 affordable family units and was completed in 1996. Phase II was completed in 2001 and adds 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 MidPen. 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) and Project of the Year from Merritt Community Capital Corporation.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	1996, 2001 new construction: two-story flats and townhouse-style 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.	Size Units (sf)
	1 BR	7	685
	2 BR	26	815 - 954
	3 BR	25	1124 - 1206
	4 BR	2	1365
	disabled & manager's units	4	
	TOTAL	64	
Amenities	Play areas; grassy courtyards; community center; computer lab; onsite resident services		
Services Offered	Computer training Afterschool programs Health, wellness, and fitness programs Financial literacy courses Connection to community resources		
Resident Profile	Families earning up to 60% of the Area Median Income		
Funders	<ul style="list-style-type: none"> • Merritt Capital • California Equity Fund • Washington Mutual Bank • County of San Mateo CDBG • County of San Mateo HOME • Wells Fargo Bank 		
Architect	Phase I: Carrasco & Associates Phase II: BDE Architecture		
Contractor	Phase I: J.M. Hershey, Inc. Phase II: Trident Construction, Inc.		

Main Street Park | 1101 Main Street, Half Moon Bay, CA 94019

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