

MOONRIDGE

FARMWORKER FAMILY HOUSING

Half Moon Bay, CA



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 MidPen Housing to help 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. MidPen Housing Services provides and coordinates a huge variety of services at Moonridge, including classes provided by the College of San Mateo and early childhood 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	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
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.	Size Units (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		
Services Offered	<ul style="list-style-type: none"> Computer training Afterschool programs Health, wellness, and fitness programs Early childhood development services Financial literacy courses Connection to community resources 		
Resident Profile	Families earning up to 60% of the Area Median Income in agriculture		
Funders	<ul style="list-style-type: none"> California Equity Fund SAMCO Peninsula Community Foundation County of San Mateo Federal Home Loan Bank Bay View Bank Wells Fargo Bank 		
Architect	David Baker + Partners		
Contractor	Douglas Ross Construction		

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