

CYPRESS POINT

FAMILY AND FARMWORKER HOUSING

Moss Beach, CA



Cypress Point will replace a former military training ground with critically needed affordable family and workforce housing in Coastside San Mateo County. Located on a sloping site above the Point Montara lighthouse, Cypress Point will be the first deed-restricted affordable housing development in the Midcoast area of San Mateo County.

Seventy-one units are clustered into sixteen buildings of two to six homes each, creating a scale and utilizing materials that reflect those of the surrounding neighborhood. Eighteen of the homes will be set-aside for agricultural households, and the remaining will have a Coastal Zone live/work preference.

The buildings are organized around a central open space, with homes oriented to take in ocean views while creating a close-knit community. A 3,370-square-foot community building at the heart of the project will provide indoor and outdoor gathering spaces, shared laundry, and resident services including after-school programs.

Developer	MidPen Housing Corp.			
Property Management and Resident Services	MidPen Property Management Corp. MidPen Services			
Development Type	New Construction			
Construction Type	Type V			
Site Area:	11.02 acres			
Density:	6.4 units / acre			
Parking Ratio:	2 : 1 – 142 spaces			
Development Profile	Type	No.	Unit Size (sf)	Rent Range
	1 BR	16	453	\$965 - \$1,692
	2 BR	37*	743	\$1,141 - \$2,446
	3 BR	18	935	\$1,295 - \$2,804
	TOTAL	71		
	<i>* includes one manager's unit</i>			
Amenities	Community room with computers; learning program; security cameras; laundry room; bicycle storage; services offices; picnic area; playground; BBQs			
Services Offered	• Services coordination • Adult education classes • Employment preparation • Health and wellness classes • Financial capacity building • ESL • After-school programs			
Resident Profile	Households earning between 30% - 60% of the Area Median Income			
Funders	• County of San Mateo (Affordable Housing Funds) • California Department of Housing and Community Development - Joe Serna, Jr. Farmworker Housing Grant Program - Multifamily Housing Program • Wells Fargo • California Tax Credit Allocation Committee			
Architect	Pyatok architecture + urban design			
Contractor	Devcon Construction, Inc.			

Cypress Point | 1800 Carlos Street | Moss Beach, CA 94038

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