

HALF MOON VILLAGE PHASE 1

SENIOR HOUSING

Half Moon Bay, CA



Half Moon Village Phase 1 is part of a visionary plan by a long-standing stakeholder group of public and private partners to create a 10-acre Senior Campus where seniors live, socialize and connect to community resources.

This innovative Senior Campus creates a continuum of care to address the high costs of living and health care on the coast for seniors with fixed incomes.

With development set in two phases, Half Moon Village Phase 1 was completed in February 2014 and provides 45 affordable apartment homes for seniors. Expected to open



in summer of 2015, Phase 2 will provide an additional 115 homes. Just steps from downtown Half Moon Bay, Half Moon Village is in close proximity to many amenities and community services, including a public park, public library, supermarket, and pharmacy. There are two samTrans bus lines near the campus which easily allow residents to travel to neighboring cities.

The Senior Campus includes Coastside Adult Day Health Center and a community center managed by Senior Coastsiders – both of which provide a range of health care services and other supportive programs that Half Moon Village residents can access. MidPen Resident Services Corporation offers additional onsite services – all designed to help the senior residents live healthy, independent lives.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	New construction/re-development as part of a "Senior Campus" - Completed February 2014		
Construction Type	Type V Construction		
Site Area:	1.1 acres		
Density:	40.0 units / acre		
Parking Ratio:	.75 : 1 – 34 spaces		
Development Profile	Type	No.	Size Units (sf)
	1 BR	42	616 - 653
	2 BR	3	826
	TOTAL	45	
Amenities	Community room; computer lab; fitness center; courtyard		
Services Offered	Health & Wellness Programming: <ul style="list-style-type: none"> • Educational workshops • Group exercise classes • Health fairs/health screens • "Brown Bag" food assistance programs Social Programming: <ul style="list-style-type: none"> • Bingo nights • Holiday celebrations • Other social events Connection to Community Resources		
Resident Profile	Seniors earning up to 60% Area Median Income		
Funders	<ul style="list-style-type: none"> • San Mateo County Department of Housing • Housing Authority of the County of San Mateo • US Department of Housing and Urban Development • California Tax Credit Allocation Committee • Union Bank 		
Architect	Herman Coliver Locus Architecture		
Contractor	Segue Construction, Inc.		

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