

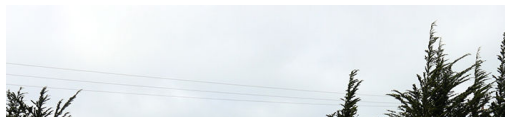
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MidPen Housing representatives plan community introduction

Developer exploring possible purchase of Moss Beach parcel

By Julia Reis [julia@hmbreview.com] Updated Feb 10, 2016

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Representatives from Mid-Peninsula Housing will be on hand at tonight's Midcoast Community Council meeting to introduce themselves to residents as the agency considers whether it will purchase a vacant Moss Beach parcel.

Last month, the Foster City-based developer confirmed it had been selected by the California School Employees Association, the owner of the 11-acre property, to enter into a purchase agreement for the land. The land was once a de facto skateboard park some in the community knew as "Spotti."

CSEA put the lot on the market in June 2015 for \$4.9 million, prompting concerns from nearby residents over the development possibilities on the property. It was zoned for up to 148 homes in the 1980s, but a prospective new owner would need to obtain a Coastal Development Permit prior to any construction.

MidPen Housing has developed three affordable housing complexes in Half Moon Bay: Half Moon Village, geared toward seniors, Main Street Park and the Moonridge development. It has an additional 19 properties in other parts of San Mateo County.

Director of Business Development Felix AuYeung and Vice President of Real Estate Development Jan Lindenthal plan to speak at tonight's MCC meeting.

"People think this is going to move forward really quickly, and the previous entitlement on the property is for 148 units, so they think that's going to move forward. That's not true," AuYeung said Monday. "It's going to be awhile before we have anything close to a plan. In order to put the right information out there, we want to introduce ourselves at the MCC so we can let people know that."

MidPen remains in its due diligence stage as it weighs all the factors to a potential development at the Moss Beach property. That will take into account facets like the zoning and the ground itself, as well as input from the neighborhood, AuYeung said.

MidPen Housing has scheduled an open house from 6:30 to 9 p.m. on March 16 in the Farallone View Elementary School multipurpose room. The event will provide residents an opportunity to drop by and discuss any questions or concerns with MidPen staff on a small group or one-on-one basis.

"We're holding the open house to try and see whether we can work collaboratively with the neighborhood to get something that's a win-win for everyone," AuYeung said.

The developer’s contract with CSEA allows it to close escrow on the property in June, should it choose to do so.

“The decision would come certainly by summer of this year. We can’t hold up the seller much longer than that,” AuYeung said. “If we decide this is maybe not something we want to pursue, they’ve got other developers that have made proposals, so they can go down the list to the next guy.”

The MCC meeting will begin at 7 p.m. in the Granada Community Services District meeting room, 504 Avenue Alhambra in El Granada. Residents with questions or comments can contact Felix AuYeung, fauyeung@midpen-housing.org.

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