

## Welcome to MidPen's Moss Beach Open House

March 16, 2016

### MidPen does NOT believe high density housing is appropriate for Moss Beach.

The private owner of the 11-acre property bounded by Carlos Street, Sierra Street, and Lincoln Street in Moss Beach has put its property up for sale in the open market. The site has a land use designation for medium-high density residential, and has a prior approved entitlement from the 1980's for 148 homes.

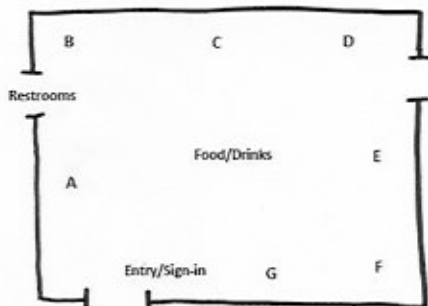
### MidPen does NOT intend to build 148 units on this site.

Instead, MidPen is committed to:

1. Community outreach and engagement to develop a **better plan** for the site;
2. Crafting a thoughtful proposal that is **compatible with the surrounding neighborhood**;
3. Dedicating a significant portion of the site as **permanent open space**.

#### Open House Format

At tonight's Open House, we have MidPen staff and professional design consultants to take your input, organized by topics:



- A. Property Management
- B. Resident Services
- C. Architectural Character
- D. Zoning and Density
- E. Open Space
- F. Traffic
- G. Infrastructure and Sustainability

There are comment cards and aerial maps for you to write your comments on and return. We want to hear from everyone and will publish all comments online following the meeting. We do have to end the Open house promptly at 9pm to return the room to the school, which graciously allowed us to use their space.

MidPen Housing is a 45-year-old, mission-based, nonprofit, affordable housing development and management organization based here in San Mateo County. Over the years, we have developed three communities on the Coast in Half Moon Bay and an additional nineteen properties in other parts of San Mateo County. We own and operate our properties long-term. We take pride in the collaborative partnerships we have built with communities in San Mateo County and believe our properties reflect this: MidPen is committed to being good neighbors and to providing high-quality, affordable housing to the County's workforce and retired citizens.

Please visit our website at [www.midpen-housing.org](http://www.midpen-housing.org), and if you have questions or comments after the Open House, please contact Felix AuYeung at [fauyeung@midpen-housing.org](mailto:fauyeung@midpen-housing.org). Thanks for stopping by!