



STONE PINE COVE

830 Stone Pine Road, Half Moon Bay, CA 94019

New Affordable 1-, 2-, & 3- Bedroom Manufactured Homeownership Opportunities for Farmworkers

Accepting Pre-Applications Between March 17, 2025 through April 18, 2025

The County of San Mateo will begin accepting pre-applications for **Stone Pine Cove**, a brand new affordable manufactured home community. **Stone Pine Cove** offers a unique opportunity for eligible families to **own their first home** in the beautiful coastal city of Half Moon Bay. This community is just a short walk from downtown Half Moon Bay's restaurants, shops, and Main Street, and will be professionally managed to provide a high-quality living experience. Residents will enjoy the added benefit of being adjacent to a brand-new public park and playground.

A total of **46 homes** are available for **low-income farmworker families** who live and work in San Mateo County, offering a chance for homeownership in a thriving community. Apply today and take the first step toward owning your first home!

Homebuyers will have access to a **20-year, zero interest, deferred payment, forgivable loan** from the County of San Mateo for the full cost of the manufactured home. No down payment or monthly mortgage payments are required. Through a generous grant from the State of California's Joe Serna Homeownership Program, the County is able to make these loan terms available for the Community's homebuyers. Homebuyers will be responsible for paying space rent, insurance, utilities, property taxes, and ongoing repairs, and maintenance on their home (see current rent schedule attached).

Eligibility

- Low-income farmworker families who live and work in San Mateo County.
- Must be first-time homeowner.
- Homes are reserved for households with an annual income up to 60% of the Area Median Income (AMI).

Community Features

- On-Site Property Management
- Bicycle Parking
- Community Garden
- Two Parking Spots per Home
- Access to City-Owned Playground

Income Restrictions and Other Conditions

- Homeownership subject to income restrictions, resale controls, monitoring, and other conditions.
- Details on income levels, space/lot rent, and loan program available on Page 2.

HOW TO APPLY

- Apply online or download a paper application : www.smchousing.org/spc
- Paper applications must be received by US Mail at the following location by April 18, 2025:
 - Doorway Housing Portal
 - P.O. Box 194404
 - San Francisco, CA 94119



Full details on the Resident Selection Criteria will be available at www.smchousing.org/spc

2024 AREA MEDIAN INCOME (“AMI”) CHART*

Area Median Income Limit (AMI)	Family Size 1	Family Size 2	Family Size 3	Family Size 4	Family Size 5	Family Size 6	Family Size 7
30% AMI	\$0 to \$41,150	\$0 to \$47,000	\$0 to \$52,900	\$0 to \$58,750	\$0 to \$63,450	\$0 to \$68,150	\$0 to \$72,850
50% AMI	\$41,151 to \$68,550	\$47,001 to \$78,350	\$52,901 to \$88,150	\$58,751 to \$97,900	\$63,451 to \$105,750	\$68,151 to \$113,600	\$72,851 to \$121,400
60% AMI	\$68,551 to \$82,260	\$78,351 to \$94,020	\$88,151 to 105,780	\$97,901 to \$117,480	\$105,751 to \$126,900	\$113,601 to \$136,320	\$121,401 to \$145,680

*AMI levels are published annually and are subject to adjustments.

SPACE RENT AMOUNTS

Home Size	Total Number of Homes	Area Median Income Limit (AMI)	Monthly Space Rent **	Occupancy Standard
1 Bedroom	9	30%	\$657	1-3 people
	1	50%	\$1,370	1-3 people
	2	60%	\$1,726	1-3 people
2 Bedroom	1	30%	\$780	2-5 people
	6	50%	\$1,639	2-5 people
	15	60%	\$2,069	2-5 people
3 Bedroom	1	30%	\$885	3-7 people
	3	50%	\$1,881	3-7 people
	8	60%	\$2,379	3-7 people

**Space rents and income limits are subject to updates by the County.

INITIAL HOME PRICES/COUNTY LOAN VALUES***

Area Median Income Limit (AMI)	1 Bedroom Home	2 Bedroom Home	3 Bedroom Home
30%	\$30,000	\$40,000	\$50,000
50%	\$50,000	\$60,000	\$70,000
60%	\$60,000	\$70,000	\$80,000

***The County will provide households with a deferred payment, no interest loan for the full amount of the home price.

Renderings are conceptual images and may or may not reflect the final design, as they are subject to change without prior notice. San Mateo County reserves the right to alter its products at any time without notice. All square footage is approximate. San Mateo Housing and its consultants will not discriminate against any applicants on the basis of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income physical or mental disability, or genetic information.

