

555 Kelly

Future Affordable Senior Farmworker Housing



Quick Facts:

- Forty 100% affordable apartment homes for current or former senior farmworkers, 55 and older
- Meets the unique cultural, economic, and social needs of Coastside farmworkers
- On-site property management and resident services provided by Mercy Housing California
- Services and resources for senior residents provided by the Community Resource Center
- 5-story building including 3 studio, 34 one-bedroom, and 3 two-bedroom apartments
- 18-parking spaces for residential use
- Reconfiguration of the 28 existing Ted Adcock Center parking spaces

About 555 Kelly:

Mercy Housing California (MHC) and Ayudando Latinos a Soñar (ALAS) have partnered to develop 555 Kelly, a deeply affordable rental community in downtown Half Moon Bay that responds to the urgent housing needs of senior farmworkers on the San Mateo County Coast. This community is designed specifically for senior farmworkers, offering stability, culturally rooted support services to enable residents to age in their homes.

The Community Resource Center (CRC) will first serve onsite residents but also be available to the farmworker community and local residents in need of support.

In addition, the CRC community room will be available to the broader Half Moon Bay non-profit community for community meetings, gatherings, and celebrations.

CRC Services:

- Mental health support
- Immigration resources
- Healthcare navigation in partnership with Stanford Medical and San Mateo County.

MHC On-Site Services:

- Housing stability
- Health and wellness
- Civic engagement
- Financial literacy



For more information, please visit:
www.555kelly.org



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Development Timeline:

- Spring 2024: Received entitlement approval
- Spring 2026: Anticipated submission of Tax Credit application
- Winter 2026: Anticipated start of construction
- Summer 2028: Anticipated construction completion and commencement of resident move-ins

Financing of 555 Kelly

Committed Funding Sources:

- State Earmark: Senator Josh Becker
 - \$2 million
- US Dept. Housing & Urban Development
 - \$1.9 million for resource center
- CA Dept. of Community Development, Infill Infrastructure Grant Program
 - \$2.8 million
- San Mateo County American Rescue Plan Act Grant
 - \$1.5 million
- CA Dept. of Community Development, Joe Serna, Jr. Farmworker Housing Grant Program
 - \$13.3 million

Total funds committed as of Oct 2025:
\$21.6M

The application to the California Tax Credit Allocation Committee for 9% Tax Credits will be submitted July 2026.



The value of the .38 acre Kelly Ave property constitutes the primary contribution from the City of Half Moon Bay to the housing development.



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