



**555 KELLY**  
**HALF MOON BAY, CA**

**Client:** [Mercy Housing](#)

**Site Area:** 16,000 S.F.

**Density:** 40 units

**Completion:** Anticipated  
Spring 2026

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## Affordable Housing and Services for Senior Farmworkers

The 100% affordable housing development at 555 Kelly Avenue is intended to provide much needed housing and support services to members of the local senior and farm working community. With the support of [ALAS](#) (Ayudando a Latinos a Sonar, Helping Latinos Dream), Mercy Housing and the City of Half Moon Bay are working together to develop this site in a way that will target the intended population, meet funding, and cost requirements, and at the same time, meet local regulatory requirements and those of the Community at large.

The building consists of 4 stories over a podium (5 stories total) with the upper most floor significantly set back over 20' so that it is barely perceivable from the street. The perceived height of the building has also been mitigated by breaking the building horizontally into the traditional base, middle and top zones. The base is articulated by the active uses and entries with storefronts, the middle of the building is articulated with bay windows and the top of the building is set back in relation to the bay window at the 4th floor while the 5th floor is set back further.

### Design Features

- Southwest facing courtyard with combination of raised planters and children's activities
- Management and ALAS offices on the ground floor
- Resource center with supportive services
- Community room, kitchen, courtyard, and laundry facilities