MidPen HOUSING
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Interim Construction Activity
Update #009

September 14, 2026

Dear Neighbor,

You are receiving this courtesy notice because you have signed up to receive interim construction activity updates regarding the Cypress Point Community at 1800 Carlos Street, Moss Beach.

Ongoing and upcoming activities:

- Construction Framing Ceremony
  - On September 10, Public- and private-sector partners gathered on site with developer MidPen Housing to celebrate the construction framing of Cypress Point.
- Construction Progress
  - Building framing and roofing activities continue across the site. Daily deliveries of lumber and other framing materials will continue as this work progresses.
  - Electrical, plumbing, and HVAC rough-in work within the buildings has begun and will continue as building framing gets ready.
  - Some miscellaneous on-site joint trench work near project entry is getting concluded.
  - Storm drain connection will be completed in the next few days to prepare for the upcoming wet season.
  - Landscape irrigation installation is ongoing and will continue over the coming months.
- Carlos Street Utility Work:
  - Offsite sewer and storm drain improvements have begun. The work is expected to take approximately three months, with the majority of underground utility work scheduled for completion before the start of the wet-weather season. In accordance with the approved traffic control plans, portions of northbound Carlos Street between Highway 1 and Sierra Street are subject to partial and full closures throughout the duration of the work. Traffic-control signage and detours will be installed as required.

To review all construction activity updates, please visit the project website at https://www.cypresspointfamilycommunity.com.

For any inquiries related to this update, please feel free to contact the project team below:

- Kallie Modi, Project Manager at mossbeach@midpen-housing.org
- John Medina, Project Superintendent at (408) 466-9834 or jmedina@devcon-const.com

Sincerely,
MidPen Housing

Kallie Modi
Project Manager