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Peninsula Health Care District and AbilityPath Housing Announce Grand Opening of Huntington House, Expanding Critical Affordable Housing for Adults with Developmental Disabilities

SAN BRUNO, CA – Community leaders, advocates, and families gathered today to celebrate the grand opening of Huntington House, a new cooperative home providing long-term, affordable housing for adults with developmental disabilities. The Bay Area is one of the most expensive housing markets in the U.S., and that's particularly acute for adults with developmental disabilities, who tend to have very low incomes and need supported or affordable housing to live independently.

Purchased by the Peninsula Health Care District (PHCD) and managed by AbilityPath Housing, the home will provide stable housing for six adults with developmental disabilities in a shared, community-based setting designed to promote independence, safety, and inclusion.
The opening comes at a critical time. Across San Mateo County and the Bay Area, adults with developmental disabilities face housing waitlists that often stretch three to seven years or longer. Fixed incomes and a lack of accessible units leave countless individuals and families with few safe options.

"Housing is health care—and for people with developmental disabilities, it is also dignity, stability, and independence," said Dr. Lawrence Cappel, Board Chair of the Peninsula Health Care District. "We could not address this urgent need without the partnership of AbilityPath and the support of our entire community, including the City of San Bruno and San Mateo County."

San Bruno City Councilmember Tom Hamilton, who has two young adult children with developmental disabilities, praised the project for supporting the transition to adulthood for people with disabilities. "It gives me hope that one day my own children will have meaningful, enriching, and independent lives," Hamilton said. "Housing is a human right. While many are working hard to address the housing crisis, too little attention is given to this population. AbilityPath and PHCD are changing that—and making a real difference."

"This is the third home made possible through our extraordinary partnership with the Peninsula Health Care District," said Bryan Neider, CEO of AbilityPath. "This opening represents six lives changed—but also families relieved and futures unlocked. This model works, and the level of need makes clear that we must continue to scale it."

In California, Neider added, the average rent for a studio apartment is often **double** the monthly income of adults with disabilities who rely on Supplemental Security Income.

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Huntington House features five bedrooms and shared common spaces and is paired with optional Independent Living Services through AbilityPath that help residents build skills such as budgeting, cooking, and cooperative living. The home does not include 24/7 staffing, reinforcing a model rooted in autonomy and community integration.

Speaking from lived experience, Gabi Dedek, an adult with developmental disabilities who waited nearly 10 years for housing, shared the emotional toll of that journey. “We all need housing to feel safe and to live a normal life—close to our community, our jobs, and the people we love,” Dedek said. “When housing finally happened for me, it felt like a dream come true. I wouldn’t want to live anywhere else, but in the community I am familiar with.”

Dedek has received services from AbilityPath for 51 years—her entire life—and recently became a resident at Mitchell Park Place, another AbilityPath Housing collaborative in Palo Alto.

AbilityPath's cooperative living model option creates a home defined by people with developmental disabilities. Their voices are amplified to create the home they want to live in. “From chores to meals and simply hanging out together, they can make the choice that's right for them,” said Amanda Pye, Associate Executive Director, Golden Gate Regional Center. “We are proud to partner with AbilityPath to ensure those who use disability services live the life of their choice.”

Applications for residency at Huntington House will open soon. AbilityPath Housing is finalizing policies and compliance requirements to ensure a fair and transparent application process. Community members can sign up to receive notifications when applications open by visiting **abilitypathhousing.org**.

Huntington House is the third cooperative residence funded by the Peninsula Health Care District, building on the success of similar homes in central San Mateo and demonstrating the power of public–nonprofit partnerships to address California’s housing crisis with inclusive, people-centered solutions.

“For the six residents who will call this place home, it offers what matters most—autonomy and independence, which lead to well-being and better health,” Neider added. “This is where community is built, support is shared, and people live life on their own terms.”

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About Peninsula Health Care District
Established in 1947, the Peninsula Health Care District is a public agency dedicated to improving the health and wellness of over 200,000 residents across San Bruno, Millbrae, Burlingame, Hillsborough, San Mateo, Foster City, and parts of South San Francisco. PHCD offers community-based health programs and partners with local organizations to increase access to care, wellness, and resources for vulnerable populations. Learn more at: www.peninsulahealthcaredistrict.org

About AbilityPath Housing
AbilityPath Housing, an affiliated nonprofit of AbilityPath, develops and manages affordable, inclusive housing that promotes independence and community for adults with developmental disabilities. Through partnerships with public and private sectors, AbilityPath Housing is expanding access to safe, supportive living options throughout the Bay Area. Learn more at: https://abilitypathhousing.org/

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