

Plan Half Moon Bay



Housing Element 2015-2023

Adopted March 3, 2015
Certified October 5, 2015



planhmb.org

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Prepared for
City of Half Moon Bay

by

DYETT & BHATIA
Urban and Regional Planners

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Introduction

The City of Half Moon Bay recognizes the importance of providing adequate housing opportunities while maintaining a high standard of living for all citizens in the community. As an element of the Half Moon Bay General Plan, and in accordance with the California Government Code, this Housing Element presents a comprehensive set of housing policies and programs to address identified housing needs for the years 2015 to 2023. Based on assessments of housing needs, constraints, and available resources, as well as input from the community, these policies and programs are designed to increase and diversify housing options in terms of affordability, type, and location, while encouraging the preservation and improvement of the existing housing supply. This document is intended to guide the City of Half Moon Bay as it seeks to meet the housing needs of its residents as well as its share of regional housing needs.

Purpose

The housing element is one of the seven required general plan elements mandated by California state law. State law requires that each city and county adopt a housing element that conforms to the detailed statutory requirements established in Article 10.6 (Sections 65580 to 65589.8) of the Government Code, and which must be updated every five to eight years. According to state law, all housing elements must identify and analyze existing and projected housing needs; state goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing; identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters; and make adequate provision for the existing and projected needs of all economic segments of the community. To ensure compliance, each housing element is submitted to the California Department of Housing and Community Development (HCD) at specified times during the update cycle for mandatory review.

This Housing Element update corresponds to the planning period of January 31, 2015 to January 31, 2023, and the Regional Housing Needs Allocation (RHNA) projection period of January 1, 2014 to October 31, 2022. It replaces the Housing Element corresponding to the planning period of 2007 to 2014 that was adopted by City Council and certified by HCD in 2010.

Relationship to the General Plan

California state law requires that all general plan elements be compatible and internally consistent. This Housing Element update is consistent with the City of Half Moon Bay's General Plan and Local Coastal Program (LCP), as well as the Land Use Plan and the Noise, Circulation, Safety, and Park and Recreation elements that constitute those documents. The policies and programs contained in the Housing Element are intended to support the development of decent and suitable housing in areas designated as appropriate by the city's established land use policy. The housing sites inventory included in the Housing Element is a demonstration of the city's potential to accommodate the RHNA through development on residential and commercial-zoned sites, and does not propose changes to land use designations or policy as established in the other elements of the General Plan or LCP. Additionally, the Housing Element is consistent with the city's residential growth allocation program as established by Measure D and the LCP, and does not affect the number of residential units that could be developed in the city under that program.

In September 2013, Half Moon Bay began a comprehensive update of its General Plan, LCP, and Zoning Code (which is the Implementation Plan of the LCP). This process is expected to continue through 2016, and may result in changes to land use designations and zoning. Zoning amendments proposed in this Housing Element will be developed as part of the General Plan and LCP update process along with any other zoning changes necessitated by the update, and will be submitted for adoption accordingly. The General Plan and LCP update may result in changes to land use designations, land use policy, and zoning districts that could potentially alter the number and locations of potential housing sites. Though specific policy and zoning changes have not yet been determined, the update will aim to meet the housing needs and desires of the community while also ensuring the availability of adequate sites to meet the RHNA. The Housing Element, General Plan, and LCP, will be checked for consistency throughout the update process, with any necessary updates to the housing sites inventory of the Housing Element to take place at the time of adoption of the updated General Plan and LCP.

Contents

Following this introduction, the Housing Element consists of the following chapters:

1. **Housing Needs Assessment** – This chapter includes an analysis of population and employment trends, the city's fair share of regional housing needs, household characteristics, and the condition of the housing stock.
2. **Constraints** – This chapter reviews governmental constraints including land use controls, fees, and processing requirements, as well as non-governmental constraints, such as construction costs, availability of land and financing, physical environmental conditions, and units at-risk of conversion that may impede the development, preservation, and maintenance of housing.

3. **Resources** – This chapter identifies resources available for the production and maintenance of housing, including an inventory of land suitable for residential development and discussion of federal, state, and local financial resources and programs available to support the city’s housing goals.
4. **Effectiveness of Previous Housing Element** – This chapter evaluates the City’s accomplishments under the 2010 Housing Element in order to determine the City’s progress in implementing that housing element and to assess the effectiveness and appropriateness of the goals, objectives, and policies of that housing element.
5. **Public Participation** – This chapter describes the community outreach activities that informed the programs in this Housing Element, including the Housing Forum, meetings with City Council and the Planning Commission, 21 Elements outreach, and correspondence with community members.
6. **Housing Plan: Goals, Policies, and Programs** – The Housing Plan establishes goals, policies, and programs to address the city’s housing needs, and was developed based on the assessments and public input discussed in the preceding chapters. The Housing Plan commits the City to the following five goals, which are supported with specific policies, implementing programs, and quantifiable objectives.
 - *Goal 1:* Conserve and Improve Half Moon Bay’s Existing Neighborhoods and Housing Supply
 - *Goal 2:* Facilitate and Encourage Development of High-Quality Housing to Meet the City’s Housing Needs for a Range of Incomes and Special Needs
 - *Goal 3:* Expand Housing Opportunities for the Elderly, Disabled, Homeless, and Persons with Special Housing Needs
 - *Goal 4:* Promote Housing Opportunities for All Persons Regardless of Race, Age, Sex, Marital Status, Ancestry, National Origin, Color, or Sexual Orientation
 - *Goal 5:* Encourage Energy Efficient Resources in New Residential Development as well as the Existing Housing Stock

Finally, Appendix A contains the detailed housing sites inventory referenced in Chapter 3, and Appendix B contains a list of stakeholders used for public outreach.

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I Housing Needs Assessment

To successfully plan for housing needs, the demographic and socioeconomic variables of the community must be assessed. This section discusses the components of housing need, which include population characteristics, household characteristics, employment, and housing stock conditions.

This section relies on data from the 2007-2011 American Community Survey, California Department of Finance (DOF), Association of Bay Area Governments (ABAG), San Mateo County Association of Realtors, U.S. Department of Housing and Urban Development (HUD), various City documents, and other sources, as well as data and information compiled by 21 Elements, a working group of all of the local governments in San Mateo County that assembled to develop background data and consolidate approaches to Housing Element updates throughout the county. Unless otherwise specified, the data in this section is specific to the City of Half Moon Bay.

I.1 Population Characteristics

POPULATION GROWTH

The population of Half Moon Bay has increased significantly since the city's incorporation in 1959, growing from 1,957 persons in 1960 to 11,842 persons in 2000. In 2011, there were 11,228 persons in Half Moon Bay. ABAG's current projections show a small increase in population of 414 persons from 2011 to 2040, an increase of approximately 4 percent. Compared to countywide (22 percent), Half Moon Bay is projected to grow at a much slower rate during the same period. Table 1-1 below identifies projected population growth from 2000 through 2040.

Table 1-1: Population Growth

	2000	2011	Percent Increase 2000-2011	2040 ^I	Percent Increase 2011-2040
Half Moon Bay	11,842	11,228	-5.2%	11,642	3.7%
San Mateo County	707,163	711,622	0.6%	865,128	21.6%

I. Based on projected households and average household size in 2011.

Source: Plan Bay Area, 2013; 2007-2011 American Community Survey.

AGE

While overall age distributions between the primary age categories (child, adult, senior) are similar between Half Moon Bay, the county, and the state, Half Moon Bay has a higher number of persons in the seniors category and a lower number of children. The City of Half Moon Bay has a higher median age (42.9) than San Mateo County (40.3) or the state (35.1).

In Half Moon Bay adults of ages 25 to 44 and 55 to 64 account for the two largest population cohorts, 24 and 17 percent respectively. There was significant growth in the older adults categories with persons of ages 65 to 74 increasing by 71 percent and persons of 85 years of age or older more than doubling from 80 to 191 persons. All age cohorts under 55 saw a decrease in population between 2000 and 2011. This may be due to high housing costs that are not affordable to many young adults when they leave home, or to couples starting a family that want to purchase a home. Table 1-2 compares the age distribution between the city, San Mateo County, and the state, and Table 1-3 shows the age characteristics for Half Moon Bay in 2000 and 2011.

Table 1-2: Age Summary - Half Moon Bay, County, State (2011)

	<i>Children Under 20</i>	<i>Adults Between 20 and 65</i>	<i>Seniors Over 65</i>	<i>Median Age</i>
Half Moon Bay	23%	61%	16%	42.9
San Mateo County	23%	62%	15%	40.3
California	28%	60%	11%	35.1

Source: 2007-2011 American Community Survey.

Table 1-3: Population By Age

<i>Age Group</i>	<i>2000</i>		<i>2011</i>		<i>Percent Change</i>
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	
0 to 9	1,443	12%	1,404	13%	-3%
10 to 19	1,456	12%	1,213	11%	-17%
20 to 24	692	6%	528	5%	-24%
24 to 44	3,772	32%	2,728	24%	-28%
45 to 54	2,095	18%	1,718	15%	-18%
55 to 64	1,247	11%	1,875	17%	50%
65 to 74	657	6%	1,123	10%	71%
75 to 84	400	3%	460	4%	15%
85 and over	80	1%	191	2%	139%

Source: 2000 US Census; 2007-2011 American Community Survey.

RACE AND ETHNICITY

The largest racial group in Half Moon Bay is white, representing 85 percent of the city's total population. Almost one-third (30 percent) of the city's residents are Hispanic. The next largest racial group is the "Other Race" category, representing 9 percent of the population. From 2000 to 2011, the greatest racial increase was white, which increased by 4 percent, followed by Asian (3 percent). Half Moon Bay's race and ethnicity characteristics are identified in Table 1-4.

Table 1-4: Race and Ethnicity

	2000 Population		2011 Population		Percent Change
	Number	Percent	Number	Percent	
Race					
White	9,150	77%	9,512	85%	4%
Black	463	4%	128	1%	-72%
Asian	402	3%	415	4%	3%
Other Race	1,373	12%	983	9%	-28%
More than one Race	545	5%	190	2%	-65%
Ethnicity					
Hispanic	2,751	23%	3,342	30%	21%
Not-Hispanic	9,091	77%	7,886	70%	-13%

1.2 Employment Characteristics

Between 2000 and 2010, the number of jobs in Half Moon Bay decreased from 5,270 to 5,030, a 5 percent decrease. During the same period, the number of jobs in San Mateo County decreased by more than 10 percent. By 2040, ABAG projects that Half Moon Bay will add an additional 990 jobs, an increase of 20 percent. This is lower than the employment growth rate forecasted for San Mateo County (29 percent). Table 1-5 identifies projected job growth from 2000 through 2040. ABAG's job projections are based on job data, economic trends, and commercial/industrial locations.

Table 1-5: Projected Jobs

	2000	2010	2040
Half Moon Bay	5,270	5,030	6,020
Percent Change	n/a	-4.6%	19.7%
San Mateo County	386,590	345,190	445,070
Percent Change	n/a	-10.7%	28.9%

Source: Plan Bay Area, 2013; ABAG Projections, 2009.

INDUSTRY AND OCCUPATION

Half Moon Bay's work force is employed in a broad range of industries, including professional and administration; educational, health, and social services; and arts, entertainment, and recreation. Management, business, science and arts; service; and sales and office are the top three occupation categories. Tables 1-5 and 1-6 summarize Half Moon Bay's jobs by industry and occupation, respectively.

Table 1-6: Jobs by Industry (2011)

	<i>Number</i>	<i>Percent</i>
Agriculture, forestry, fishing and hunting, and mining	192	3.4%
Construction	471	8.2%
Manufacturing	329	5.8%
Wholesale Trade	316	5.5%
Retail Trade	391	6.8%
Transportation, warehousing, and utilities	135	2.4%
Information	226	4.0%
Finance, insurance, real estate, rental and leasing	365	6.4%
Professional, scientific, management, administration	1,061	18.6%
Educational, health and social services	964	16.9%
Arts, entertainment, recreation, and services	780	13.7%
Other services	321	5.6%
Public administration	160	2.8%
Total	5,711	100.0%

Source: 2007-2011 American Community Survey.

Table 1-7: Jobs by Occupation (2011)

	<i>Number</i>	<i>Percent</i>
Management, Business, Science and Arts	2,479	43.4%
Service	1,393	24.4%
Sales and Office	919	16.1%
Natural Resources, Construction, and Maintenance	514	9.0%
Production, Transportation, and Material Moving	411	7.2%
Total	5,711	100.0%

Source: 2007-2011 American Community Survey.

TRAVEL TO WORK

Most Half Moon Bay residents commute out of Half Moon Bay to work. The majority of residents—64 percent—drove 15 minutes or more to work. One-fifth of residents drive more than 45 minutes to work. Most workers in Half Moon Bay—72 percent—drive alone to work and 13 percent carpool. Eight percent of residents work from home. Table 1-8 identifies travel time to work for Half Moon Bay residents and Table 1-9 identifies commute methods.

Table 1-8: Travel Time to Work (2011)

	<i>Number</i>	<i>Percent</i>
Less than 15 minutes	1,884	36%
15-29 minutes	1,022	20%
30-44 minutes	1,218	23%
45-59 minutes	643	12%
60+ minutes	427	8%

Source: 2007-2011 American Community Survey.

Table 1-9: Commute Method (2011)

	<i>Number</i>	<i>Percent</i>
Drove Alone	4,057	72%
Carpooled	717	13%
Public Transportation	127	2%
Worked from home	456	8%
Walked or other	293	5%

Source: 2007-2011 American Community Survey.

1.3 Household Characteristics

In 2011, there were 4,257 households in Half Moon Bay. ABAG has projected household growth to increase 0.1 percent annually, from 2011 through 2040. ABAG's projections are based on local land use policies and plans; demographic and economic trends, such as migration, birth and death rates, housing prices, and travel costs; and regional growth policies. Table 1-10 identifies projected household growth through 2040.

Table 1-10: Household Growth

	<i>Households</i>	<i>Percent Change</i>	<i>Annual Percent Change</i>
2000	4,004	n/a	n/a
2011	4,257	6.3%	0.6%
2040	4,410	3.6%	0.1%

Source: Plan Bay Area, 2013; 2000 US Census; and 2007-2011 American Community Survey.

TENURE

In 2011, 71 percent of households in Half Moon Bay were owner occupied and 29 percent were renter occupied. The owner rate increased slightly from 71 percent in 1990 to 75 percent in 2000. However, as of 2011, the owner rate had decreased to 71 percent; renter households have increased and decreased at commensurate rates. Table 1-11 identifies household tenure.

Table 1-11: Household Tenure

	<i>1990</i>		<i>2000</i>		<i>2011</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Owner	2,242	71%	3,021	75%	3,037	71%
Renter	895	29%	983	25%	1,220	29%
Total	3,137	100%	4,004	100%	4,257	100%

Source: 1990 and 2000 US Census; 2007-2011 American Community Survey.

HOUSEHOLD SIZE

According to the 2007-2011 American Community Survey, the average household size in Half Moon Bay is approximately 2.64 persons. Based on this data and that from the last three decennial censuses, the average household size in Half Moon Bay has gradually decreased since 1990. Table 1-12 identifies average household size from 1990 to 2011. However, more recent data from the 2014 California Department of Finance shows an average household size of 2.8, indicating that this trend may be reversing.

Renter-occupied households are, on average, larger than owner-occupied households with average household sizes of 2.85 and 2.55, respectively. This is the reverse of the situation in San Mateo County as a whole, where renter households are smaller on average than owner households. The majority of households in Half Moon Bay are one and two person households. Table 1-13 identifies household size by tenure.

Table 1-12: Average Household Size

1990	2000	2010	2011
2.79	2.75	2.73	2.64

Source: 1990, 2000, and 2010 US Census; 2007-2011 American Community Survey.

Table 1-13: Household Size by Tenure (2011)

	Owner		Renter	
	Number	Percent	Number	Percent
1-person household	811	27%	400	33%
2-person household	1,124	37%	324	27%
3-person household	398	13%	172	14%
4-person household	394	13%	125	10%
5-person household	116	4%	102	8%
6-person household	178	6%	53	4%
7+ person household	16	1%	44	4%
Total	3,037	100%	1,220	100%
Average Household Size	2.55		2.85	

Source: 2007-2011 American Community Survey.

TYPE OF HOUSEHOLD

The largest proportion of households is family households without children (40 percent); the second-largest type of households is family households with children (26 percent). More than a quarter of households—28 percent—are single-person households. Household characteristics are summarized in Table 1-14.

Table 1-14: Household Type (2011)

Category	Number	Percent
Family without children	1,709	40.1%
Family with children	1,125	26.4%
Single-person	1,211	28.4%
Multi-person, nonfamily	212	5.0%
Total Households	4,257	100.0%

Source: 2007-2011 American Community Survey.

HOUSEHOLD INCOME

From 2000 to 2011, the median household income increased by 23 percent to \$96,208 and the per capita income increased by 26 percent to \$47,909. Table 1-15 identifies the per capita and median household income.

Table 1-15: Median and Per Capita Income

	2000	2011	Percent Change
Median Household Income	\$78,042	\$96,208	23.3%
Per Capita Income	\$37,963	\$47,909	26.2%

Source: 2000 US Census; 2007-2011 American Community Survey.

The majority of households in Half Moon Bay earn in excess of \$50,000 per year. The incidence of households earning less than \$35,000 per year is higher among renter households (28 percent) than owner households (15 percent). Nearly half (48 percent) of the households in Half Moon Bay earn in excess of \$100,000 per year, and more than one out of four households earns more than \$150,000 per year. In 2011, the median income for an owner household (\$113,375) was 70 percent higher than that of a renter household (\$66,439). Table 1-16 identifies household income by tenure.

Table 1-16: Household Income by Tenure (2011)

	All Households		Owner Households		Renter Households	
	Number	Percent	Number	Percent	Number	Percent
Less than \$14,999	285	7%	106	3%	179	15%
\$15,000 to \$24,999	168	4%	126	4%	42	3%
\$25,000 to \$34,999	348	8%	232	8%	116	10%
\$35,000 to \$49,999	386	9%	239	8%	147	12%
\$50,000 to \$74,999	555	13%	327	11%	228	19%
\$75,000 to \$99,999	476	11%	305	10%	171	14%
\$100,000 to \$149,999	846	20%	677	22%	169	14%
\$150,000 or More	1,193	28%	1,025	34%	168	14%
Total	4,257	100%	3,037	100%	1,220	100%
Median Income	\$96,208		\$113,375		\$66,439	

Source: 2007-2011 American Community Survey.

OVERCROWDED HOUSEHOLDS

Overcrowding is defined as a situation where there is more than one person per room (e.g., living room, dining room, family room, bedroom, office, etc.) in an occupied housing unit. Overcrowding can result from a low supply of affordable and adequate housing. Households that are unable to afford larger housing units may be forced to rent or purchase housing that is too small to meet their needs. In 2011, 281 households (7 percent) were living in overcrowded situations with more than 40 percent of these households—143 households—living in severely

overcrowded conditions with more than 1.50 persons per room. The level of overcrowding was slightly higher among renter households. Table 1-17 identifies overcrowded households by level of overcrowding and further breaks down overcrowding information between owner and renter households.

Table 1-17: Overcrowded Households (2011)

<i>Occupants per Room</i>	<i>All Households</i>		<i>Owner</i>		<i>Renter</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Less than 1.0	3,976	93%	2,913	96%	1,063	87%
Overcrowded						
1.01 to 1.50	138	3%	68	2%	70	6%
Severely Overcrowded						
1.51 to 2.00	115	3%	56	2%	59	5%
2.01 or More	28	1%	0	0%	28	2%
Total Households	4,257	100%	3,037	100%	1,220	100%
Total Overcrowded	281	7%	124	4%	157	13%

Source: 2007-2011 American Community Survey.

1.4 Housing Stock Characteristics

RESIDENTIAL CONSTRUCTION TRENDS

The majority of Half Moon Bay's housing stock—62 percent—was constructed between 1960 and 1989, with the decade from 1970 to 1979 having the largest amount of construction of any decade. Only 12 percent of the housing stock was constructed prior to 1959. Table 1-18 identifies the number of housing units in Half Moon Bay by decade built. The rate of construction in Half Moon Bay has decreased over the last two decades. While the change in the housing market has affected Half Moon Bay, there are constraints to housing production beyond the City's control, such as the permitting process associated with the Coastal Zone designation and oversight of the California Coastal Commission, and restrictions imposed by the US Army Corps of Engineers, U.S. Fish and Wildlife Service, and California Department of Fish and Game on environmentally sensitive habitat areas. The primary constraint for residential development is the availability of domestic water, which is regulated by the Coastside County Water District. Residential development is classified as non-priority development by the California Coastal Act and by Half Moon Bay's certified Local Coastal Program.

The City issued a total of 230 privately-owned residential building permits between 2007 and 2013. Of these, 80 units were single family (35 percent), six were in 2-unit structures (3 percent), and 144 (63 percent) were in structures of five or more units. Table 1-19 identifies housing permitted by number of units from 2007 through 2013.

Table I-18: Age of Housing Stock (2011)

	Number	Percent	Accumulated Percent
Built 1939 or earlier	172	4%	4%
Built 1940 to 1949	95	2%	6%
Built 1950 to 1959	279	6%	12%
Built 1960 to 1969	764	17%	29%
Built 1970 to 1979	1,266	28%	57%
Built 1980 to 1989	779	17%	75%
Built 1990 to 1999	764	17%	92%
Built 2000 to 2004	285	6%	98%
Built 2005 or later	87	2%	100%
Total	4,491	100%	n/a

Source: 2007-2011 American Community Survey.

Table I-19: Recent Building Permit Trends (2007 to 2013)

	Single- Family	2-unit	3,4-unit	5+ unit	Total
2007	19	2	-	-	21
2008	15	2	-	-	17
2009	6	-	-	-	6
2010	6	2	-	-	8
2011	9	-	-	-	9
2012	12	-	-	85	97
2013	13	-	-	59	72
Total 2007-2013	80	6	-	144	230

Source: SOCDs Building Permits Database, 2013.

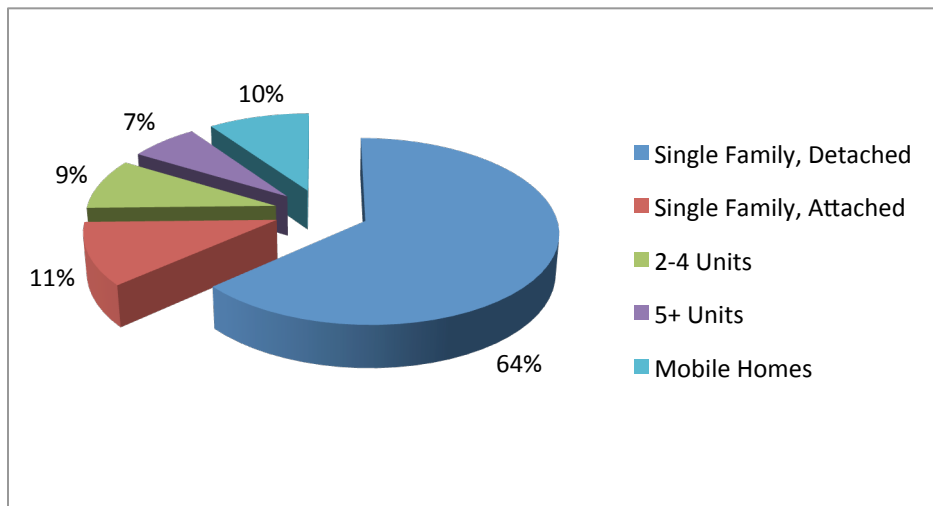
COASTAL ZONE – NEW HOUSING AND DEMOLITIONS

No low- or moderate-income units have been replaced or demolished since 1982. During the 1982 through 1993 period, five rental units were converted to condominiums and were required to remain affordable to moderate-income households. Since 1993, no additional low- or moderate-income units have been converted. There is no requirement for replacement housing.

TYPE OF HOUSING STOCK

Most homes in Half Moon Bay are single-family detached homes. Single-family attached homes, such as townhomes and condominiums, account for 11 percent of the housing stock. Mobile homes account for 10 percent of housing. Duplexes, triplexes, and fourplexes make up 9 percent of the housing stock and multi-family complexes with five or more units compose the remaining 7 percent of housing. The composition of the housing stock by housing type is illustrated in Chart 1-1.

Chart 1-1: Housing Units by Type



CONDITION OF THE HOUSING STOCK

Without physical inspection, it is difficult to gauge the condition of the housing stock. Housing indices, without physical inspection, can generally be used to determine units that are potentially substandard. These substandard housing indices include units lacking complete kitchen facilities, units lacking complete plumbing, and units constructed before 1960 that have not had significant maintenance. Table 1-20 identifies the number of units in each substandard index. Based on the 2007-2011 American Community Survey, less than 1 percent of all housing units had inadequate plumbing or kitchen facilities, and approximately 12 percent of housing units were built before 1960. Those units lacking complete plumbing were built after 1960. Thus, a total of approximately 557 housing units in Half Moon Bay may be substandard or require significant maintenance.

Table 1-20: Substandard Housing Indices (2011)

	<i>Number</i>	<i>Percent</i>
Lacking complete plumbing facilities	11	0.3%
Lacking complete kitchen facilities	0	0.0%
Built prior to 1960	546	12.2%

Source: 2007-2011 American Community Survey.

VACANCY

Vacancy trends in housing are analyzed using a "vacancy rate" which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the supply, then the vacancy rate is probably low and the price of housing will most likely increase. According to "Raising the Roof, California Housing Development Projections and Constraints, 1997-2020," the desirable vacancy rate in a community is considered to be 5 percent to provide adequate housing choice. Generally, when the vacancy rate drops below 5 percent, the demand for housing exceeds the supply of housing. Subsequently, prospective buyers and renters may experience an increase in housing costs.

Table 1-21: Vacancy Rates

2000	2011
2.7%	5.2%

Source: 2000 US Census; 2007-2011
American Community Survey.

There are different types of housing vacancies. Some housing units are vacant while on the market for sale or for rent, others may be seasonally or recreationally occupied, while others may have been sold or rented but are not yet occupied. Sixty-one percent of the vacant units were available for sale or rent, and approximately 38 percent of vacant units were homes for seasonal, recreational, or occasional use. Table 1-21 identifies vacancy rates and Table 1-22 identifies types of vacancies.

Table 1-22: Type of Vacancy (2011)

	Number	Percent
For Rent	101	43%
For Sale Only	43	18%
Rents or Sold, Not Occupied	0	0%
For Seasonal, Recreational, or Occasional Use	90	38%
For Migrant Workers	0	0%
Other Vacant	0	0%
Total	234	100%

Source: 2007-2011 American Community Survey.

FOR SALE HOUSING MARKET

Beginning in 2008, the sub-prime loan crisis led to a decline in the residential real estate market. The resulting foreclosures and short sales increased available housing inventory and led to a decrease in housing prices between 2008 and 2012. Over the past four years in Half Moon Bay, single-family home median sales prices have fluctuated from \$725,000 to \$849,950 as shown in Chart 1-2, while the median sales prices of common interest development (CIDs) have increased from a low of \$365,000 in 2010 to a high of \$450,600 in 2013. During the last quarter of 2013, the median sales price of a single-family home in Half Moon Bay was \$982,500. During this same

period, the median sales price of a CID was \$468,000. Table 1-23 and Chart 1-2 identify median annual housing sales prices from 2008 to 2013 for Half Moon Bay and San Mateo County. In 2012, the median home value in Half Moon Bay was \$727,500, an increase of 59 percent from the 2000 median value of \$457,200.

Based on information from the San Mateo County Association of Realtors, the average number of days a single-family home in Half Moon Bay was on the market decreased from 75 in 2008 to 59 in 2013. Similarly, the average length a CID was on the market decreased from 55 days in 2008 to 34 days in 2013. In 2008, 83 single-family home sales closed, which increased to 152 in 2013. Thirteen CID home sales closed in 2008 compared to 26 in 2013.

Chart 1-2: Median Housing Sales Price

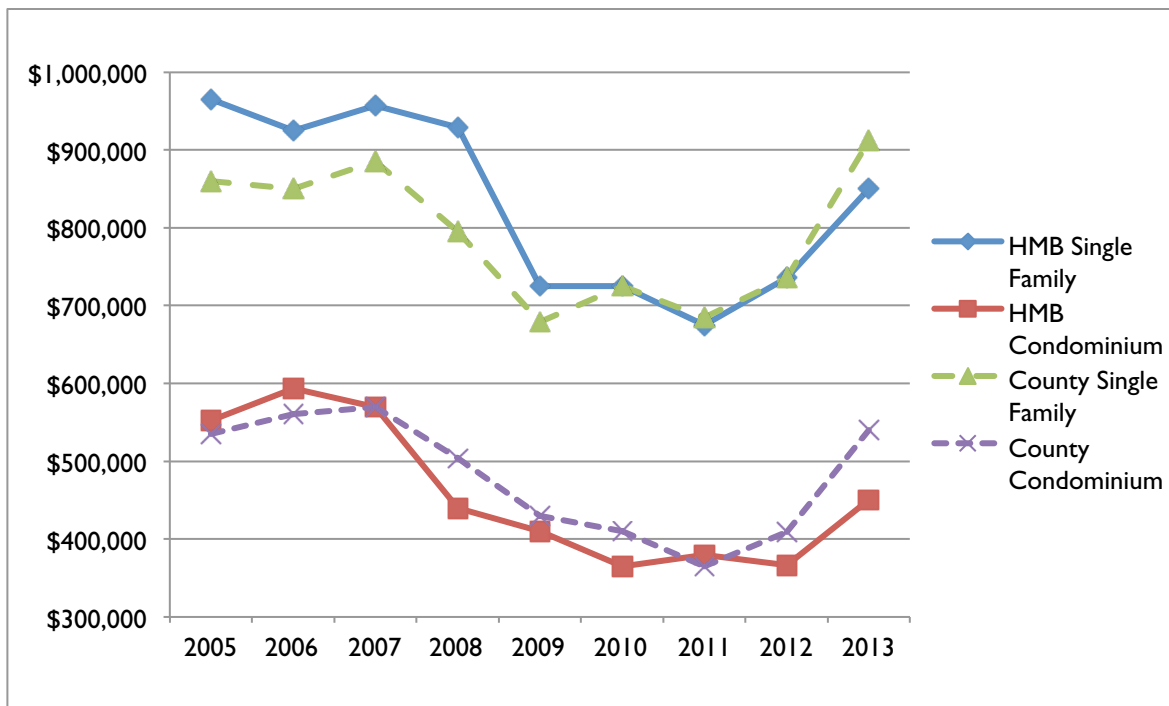


Table 1-23: Median Home Sales Price

	2007	2008	2009	2010	2011	2012	2013
HMB Single-Family	\$957,000	\$929,000	\$725,000	\$725,000	\$675,000	\$735,500	\$849,950
HMB Condominium	\$570,000	\$440,000	\$410,000	\$365,000	\$380,000	\$366,250	\$450,500
County Single-Family	\$885,000	\$795,000	\$678,750	\$725,000	\$685,000	\$736,000	\$912,000
County Condominium	\$570,000	\$503,500	\$430,000	\$410,000	\$365,000	\$409,000	\$540,000

Source: San Mateo Association of Realtors, 2013.

RENTAL HOUSING COSTS

Based on a review of rental ads on craigslist.org, the median rent in Half Moon Bay is \$2,900 per month. Rents range from \$1,500 to \$6,000. The lower quartile of rents is \$2,150, meaning that 25 percent of rentals are priced \$2,150 and under. The upper quartile of rents is \$3,500, meaning that 25 percent of rental units are priced above \$3,500 and the remaining 75 percent are priced under \$3,500. In 2000, the median gross rent in Half Moon Bay was \$852, compared to \$1,591 in 2012. The range of rents and median rates by unit size is shown in Table 1-24.

Table 1-24: Rental Costs (January 2014)

Bedroom Type	Units Surveyed	Range			Median Rent
Studio	0	\$0	-	\$0	\$0
One Bedroom	5	\$1,500	-	\$1,875	\$1,688
Two Bedroom	9	\$1,950	-	\$3,000	\$2,475
Three Bedroom	12	\$2,600	-	\$4,700	\$3,650
Four Bedroom	7	\$3,150	-	\$6,000	\$4,575

Source: Craigslist, January 2014.

HOUSING AFFORDABILITY

Income Groups

The California Department of Housing and Community Development (HCD) publishes household income data annually for areas in California. Table 1-25 shows the maximum annual income level for each income group adjusted for household size for San Mateo County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

Table 1-25: State Income Limits - San Mateo County (2013)

Income Category	Number of Persons per Household							
	1	2	3	4	5	6	7	8
Extremely Low	23,750	27,150	30,550	33,950	36,650	39,400	42,100	44,800
Very Low	39,600	45,250	50,900	56,550	61,050	65,600	70,100	74,650
Low	63,350	72,400	81,450	90,500	97,700	104,950	112,200	119,450
Median	72,100	82,400	92,700	103,000	111,250	119,500	127,700	135,950
Moderate	86,500	98,900	111,250	123,600	133,500	143,400	153,250	163,150

Source: "Memorandum: Official State Income Limits for 2013." California Department of Housing and Community Development, February 25, 2013.

Housing Affordability

Table 1-26 identifies the maximum monthly housing costs affordable to households in Half Moon Bay by income group. Affordability is based on a household paying up to 30 percent of their monthly income toward housing. Compared to the rental rates in Table 1-24, the median rent in Half Moon Bay is not affordable to extremely low-, very low-, or low-income households, but are affordable to moderate-income households. The lower range of rents, particularly studio, one-bedroom, and two-bedroom units are affordable to low-income households, but there are limited units available at these rates. Moderate- and above moderate-income households can afford the mid-range and upper range of rents.

Table 1-26: Maximum Monthly Housing Costs - San Mateo County (2013)

Income Category	Number of Persons per Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$594	\$679	\$764	\$849	\$916	\$985	\$1,053	\$1,120
Very Low	\$990	\$1,131	\$1,273	\$1,414	\$1,526	\$1,640	\$1,753	\$1,866
Low	\$1,584	\$1,810	\$2,036	\$2,263	\$2,443	\$2,624	\$2,805	\$2,986
Median	\$1,803	\$2,060	\$2,318	\$2,575	\$2,781	\$2,988	\$3,193	\$3,399
Moderate	\$2,163	\$2,473	\$2,781	\$3,090	\$3,338	\$3,585	\$3,831	\$4,079

Source: "Memorandum: Official State Income Limits for 2013," California Department of Housing and Community Development, February 25, 2013.

Table 1-27 shows the maximum rents and sales prices that are affordable to extremely low-, very low-, low-, and moderate-income households. Affordability is based on a household spending 30 percent or less of their total household income for shelter. Affordability is based on the maximum household income levels established by HCD (Table 1-25). Maximum affordable sales price is based on the following assumptions: 4.5 percent interest rate, 30-year fixed loan, 50 percent annual salary as down payment, 1 percent property tax, and 0.5 percent homeowners insurance.

In order to provide an idea of affordable housing costs by income group, affordable home sales prices are estimated for one- and two-person households, which are the two largest household size groups in Half Moon Bay, and also for four- and six-person households for reference (see Table 1-27). Median home sales prices are out of reach for extremely low-, very low-, and low-income households. However, moderate-income households can afford the median condominium prices. Above moderate-income households can afford condominiums; however, even some above moderate-income households are priced out of the single-family home market. The median single-family home sales price is not affordable to all above moderate-income households; households at the lower end of the scale (120 to 150 percent of the area median income [AMI]) can afford the median condominium sales price but not the median single family home sale price.

Table 1-27: Housing Affordability by Income Group

Income Category	One Person		Two Person		Four Person		Six Person	
	Max Home Sale Price	Max Monthly Rent or Housing Cost	Max Home Sale Price	Max Monthly Rent or Housing Cost	Max Home Sale Price	Max Monthly Rent or Housing Cost	Max Home Sale Price	Max Monthly Rent or Housing Cost
Extremely Low	\$97,114	\$660	\$111,017	\$754	\$138,822	\$943	\$161,107	\$1,094
Very Low	\$161,925	\$1,100	\$185,028	\$1,257	\$231,233	\$1,571	\$268,239	\$1,822
Low	\$259,039	\$1,760	\$296,044	\$2,011	\$347,655	\$2,514	\$429,142	\$2,915
Median	\$294,818	\$2,003	\$336,934	\$2,289	\$370,055	\$2,861	\$488,637	\$3,319
Moderate	\$353,699	\$2,403	\$404,403	\$2,747	\$505,402	\$3,433	\$586,364	\$3,983

Note: Max home sale price is based on the following assumptions: 4.5 percent interest rate; 30-year fixed loan; 50 percent annual salary as down payment; 1 percent property tax; PMI, 0.5 percent insurance rate; and no other payments/debt.

Source: 21 Elements, 2013; Dyett & Bhatia, 2014.

Overpayment

Overpayment compares the total housing cost for a household to the ability of that household to pay. Overpayment is specifically defined as monthly shelter costs in excess of 30 percent of a household's income. Shelter cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

According to the 2007-2011 American Community Survey, 38 percent of owner households and 48 percent of renter households are overpaying for housing. This is likely due to the increased difficulty in gaining entry-level single-family homeownership. Lower-income households have much higher overpayment rates than moderate- and above moderate-income households. Extremely low-income households, those earning up to 30 percent of the AMI, overpay at the highest rate, 76 percent. Of the extremely low-income group, renter occupied households have the highest rate of overpayment, with 82 percent of extremely low-income renter households paying more than 30 percent of their income for housing and 60 percent paying more than half of their income for housing. Table 1-28 identifies overpayment by income group and tenure, illustrating that those households in the lower income categories are those that overpay the most.

Table I-28: Households by Income Level and Overpayment

	<i>Total Renters</i>	<i>Total Owners</i>	<i>Total Households</i>
Extremely Low			
% Cost Burden 30-49%	22%	10%	16%
% Cost Burden >50%	60%	60%	60%
Total	225	250	475
Very Low			
% Cost Burden 30-49%	69%	25%	41%
% Cost Burden >50%	0%	27%	17%
Total	180	315	495
Low			
% Cost Burden 30-49%	47%	25%	31%
% Cost Burden >50%	26%	20%	22%
Total	170	500	670
Moderate and Above Moderate			
% Cost Burden 30-49%	15%	23%	22%
% Cost Burden >50%	2%	5%	4%
Total	495	1,980	2,475
Total Households			
% Cost Burden 30-49%	31%	23%	25%
% Cost Burden >50%	18%	14%	15%
Total	1,070	3,045	4,115

Source: 2006-2010 HUD Comprehensive Housing Affordability Strategy (CHAS) Data, May 2013.

1.5 Jobs-Housing Balance

The jobs/housing balance is a meaningful way to gain a sense of how many people will commute to work, to or from where they will commute, and how far they will have to commute. An unbalanced jobs-housing ratio implies employees will be spending more time on roadways that may be better spent with their families, at work, or recreationally. Further examination of the jobs/housing balance would identify types of industries that may be needed in a city in the future, future trends of employment, future wage indicators, future housing needed to match the projected incomes of new jobs, etc. and be a study in and of itself, beyond the scope of a housing element. The jobs/housing balance is the ratio of jobs in a city compared to the number of housing units in that city. If the jobs/housing ratio is greater than 1, then the city is likely to import workers. If the ratio is less than 1, then the city is likely to export workers. However, a better indicator of the jobs/housing balance may be the number of persons who work within their city of residence compared to the number of housing units. A perfect jobs/housing ratio would be

the number of employed households working within a city equal to the number of housing units in that city. However, there is no perfect scenario for a city and what works in one area may not work in another.

In 2010, Half Moon Bay had a jobs/housing ratio of 1.2:1, meaning that there were 1.2 employed persons for each housing unit. This ratio is projected to increase in future years (Table 1-29). A more accurate indication of a jobs/housing balance may be the ratio of persons working in their place of residence compared to the number of housing units. According to the 2007-2011 American Community Survey, there were 5,711 employed persons and 4,491 housing units in the city, a ratio of 1.3 employed workers per housing unit, which indicates an imbalance in the jobs/housing ratio. Table 1-8 indicates 64 percent of residents traveled more than 15 minutes to their place of work. Commute times and the relationship of employed workers to housing (1.3:1) versus jobs to housing (1.2:1) implies a lack of employment opportunities in the city, as most residents have to commute to outside the city for employment.

Table 1-29: Jobs-Housing Balance

	2000	2010	2040
Half Moon Bay	1.3	1.2	1.3
San Mateo County	1.5	1.3	1.4

Source: Plan Bay Area, 2013.

1.6 Affordable Housing Inventory

There are eight affordable housing complexes in Half Moon Bay, which provide a combined total of 99 very low- and 113 low-income senior units and 33 very low-, 43 low- (seven of these are low/moderate), and 2 moderate-income family units. Details on each affordable housing project, including number of units by bedroom size and affordability level as well as length of affordability restrictions, are provided in Table 1-30.

AT RISK HOUSING UNITS

This section analyzes existing or potential “at-risk” assisted housing developments, which are eligible to convert to market-rate housing over the next 10 years. The conversion may be due to the termination of a subsidy contract, mortgage prepayment, or expiration of use restrictions. “Assisted housing developments” are multi-family rental housing projects that receive or have received government assistance under federal programs listed in the Housing Element Law, state and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

At Risk Assessment

Databases of federal and state agencies were reviewed for affordable housing projects, and each property was assigned a level of risk of conversion, shown in Table 1-30. There are three levels of risk: At-Risk, Lower Risk, and Low Risk. At-Risk properties are at risk of converting to market

rate when they are within five years of the end date of the most valuable subsidy or rent restriction. Lower Risk properties are at lower risk of conversion when their most valuable subsidy or rent restriction is scheduled to terminate within six to ten years of the current date. Properties are designated low risk when their subsidies and/or rent restrictions will expire more than 10 years in the future. If a property is owned by a nonprofit organization, the risk of conversion to market is one level lower than it otherwise would be. While this is not always accurate, on average the risk of conversion is lower when a property is owned by a nonprofit whose mission is typically to maintain the affordability of apartments for lower-income households.

Table I-30: Affordable Housing Developments

<i>Development</i>	<i>Units by Number of Bedrooms and Affordability</i>	<i>Acreage and Density</i>	<i>Affordability Restrictions</i>
Main Street Park (Phases I and 2) MidPen Housing Corporation 1101/1131 Main Street	Family Phase I 6 1 bed units - low 17 2 bed units - low 11 3 bed units - low 2 4 bed units - low Family Phase 2 2 1 bed units - very low 9 2 bed units - very low 17 3 bed units - very low	2.08 acres 18.3 units/ac 1.89 acres 14.8 units/ac	CDBG, HOME, Tax Credits. Occupied 1996; 55-year affordability through 2051 CDBG, HOME, Tax Credits. Occupied 2001; 55-year affordability through 2056. Low risk of conversion
Lesley Gardens Lesley Senior Communities 701 Arnold Street	Senior Units 61 1 bed units - low 2 1 bed units - low 1 unit - manager	2.74 acres 23.4 units/ac	HUD 202, Federal Home Loan Bank. Preference given to extremely low-income households. Occupied January 2004. HUD 202 affordability agreement expires in 2044. Low risk of conversion.
Nerhan Duplex 665-667 Poplar	Family Units 2 units - moderate	0.155 acres 12.9 units/ac	City Below Market Rate units. Income restrictions are for 20 years through 2022. Lower risk of conversion.
Half Moon Village ¹ 3 Bloom Lane Housing Authority of County of San Mateo, MidPen Housing Corporation 802-3330	Senior Units 10 studio units - very low 50 1 bed units - very low	4.3 acres 14.0 units/ac	Project-Based Section 8. Housing Authority will retain affordability in perpetuity. Low risk of conversion.
Ocean View Plaza Lesley Senior Communities 1001 Main Street	Senior Units 42 studio units - low 8 1 bed units - low	2.0 acres 25.0 units/ac	HUD Section 202. Occupied 1968. Affordability restrictions expire in 2017. Low risk of conversion.

Table I-30: Affordable Housing Developments

<i>Development</i>	<i>Units by Number of Bedrooms and Affordability</i>	<i>Acreage and Density</i>	<i>Affordability Restrictions</i>
Ocean Colony Partners (Spyglass) 2450 Cabrillo Hwy South	Family Units 5 very low 7 low/moderate	0.84 acres 14.3 units/ac	City Below Market Rate units. Occupied 2003. Affordable through 2038. Low risk of conversion.
Coastside Senior Housing Mercy Housing, Inc., Lesley Senior Communities 925 Main Street	Senior Units 39 1 bed units - very low 1 unit - manager	1.37 acres 29.2 units/ac	Tax Credits. Occupied 2014. Units to remain affordable in perpetuity. Low risk of conversion.

Notes:

1. Half Moon Village is currently being redeveloped as part of a two-phase senior affordable housing project that will result in the replacement of the existing 60 units with 60 new units, and the construction of 100 additional new units.

Source: City of Half Moon Bay; DeNovo Planning Group, 2009; Dyett & Bhatia 2014.

At-Risk Units in Half Moon Bay

In Half Moon Bay, there are no affordable housing projects considered At-Risk. All affordable housing developments are identified as Lower or Low Risk. The affordability restrictions affecting the majority of Half Moon Bay's affordable housing will not expire within 10 years of 2014. Furthermore, all but one of the properties are owned by non-profit housing providers committed to maintaining the affordability of existing units. The Nerhan Duplex is the only property considered Lower Risk, as its affordability restrictions expire in eight years. Though the affordability restrictions of Ocean View Plaza will expire in 2017, the project is owned by a non-profit housing provider, which lowers the risk of conversion. The California Housing Partnership Corporation maintains a database of units at risk of conversion. As January 2014, Ocean View Plaza was listed with no risk of conversion, and no other units were identified as At-Risk in Half Moon Bay.

Preserving or Replacing Affordable Units

Cities may take a number of approaches to preserving At-Risk housing, including rental subsidy commitments, and replacement through new construction. One way to estimate the amount of any potential subsidies is to compare the HUD-established Fair Market Rent (FMR) for San Mateo County,¹ which equals the rent for Project-Based Section 8 properties, to actual market rents found in the city. Where the FMR is less than actual market rents, the owner realizes less income from the property than he or she would without affordability restrictions. Thus, a subsidy intended to incentivize a property owner to continue to contract out his or her buildings as Project-Based Section 8 properties once mortgage restrictions expire would cover the gap between FMR and actual market rent. Table 1-31 shows the gap per unit per month between FMR and

¹ FMRs are defined by HUD as the 40th percentile rent drawn from the distribution of rents of all units occupied by recent movers.

actual market rent in Half Moon Bay. The gap ranges from \$137 per unit per month for a one-bedroom unit to \$1,363 per unit per month for four bedrooms. If the property owner were willing to enter into a rental subsidy agreement with the City or some other entity that would subsidize the rents on behalf of the lower-income renters, this would require an ongoing annual payment of approximately \$1,644 to \$16,356 per unit. Currently, there are no units considered At-Risk in Half Moon Bay. If the City were to implement a rental subsidy program, it would need to identify potential funding sources. The City could also work to negotiate purchase of At-Risk properties by area non-profit housing providers.

Table 1-31: At-Risk Housing Preservation Analysis

<i>Bedroom Type</i>	<i>Median Rent¹ (Monthly)</i>	<i>FMR² (Monthly)</i>	<i>Per Unit Gap³ (Monthly)</i>	<i>Per Unit Annual Preservation Cost⁴</i>	<i>Per Unit Total Replacement Cost⁵</i>
One Bedroom	\$1,688.00	\$1,551.00	\$137.00	\$1,644.00	\$19,416.28
Two Bedroom	\$2,475.00	\$1,956.00	\$519.00	\$6,228.00	\$73,555.09
Three Bedroom	\$3,650.00	\$2,657.00	\$993.00	\$11,916.00	\$140,732.56
Four Bedroom	\$4,575.00	\$3,212.00	\$1,363.00	\$16,356.00	\$193,170.68

Notes:

1. Median rent for apartments in Half Moon Bay per Craigslist, January 2014.
2. 2014 Fair Market Rent for San Mateo County established by HUD.
3. Difference between FMR and market rent per unit.
4. Annual rent subsidy needed to preserve current affordability levels in current 2014 dollars, equals total monthly gap multiplied by 12.
5. Net present value of the annual rent subsidy based on a 30-year mortgage at an interest rate of 7.5 percent.

Source: US Department of Housing and Urban Development, 2014; Craigslist, 2014; Dyett & Bhatia, 2014.

As an alternative to providing ongoing monthly rent subsidies, the City or another entity could attempt to purchase or develop replacement housing units that could be rented to the displaced lower-income households at similar rents. In order to make this possible, it would be necessary to provide a subsidy for the purchase or construction of the replacement units that would be the equivalent of the per-unit annual preservation cost for each unit to be constructed, in current dollars. The initial investment in existing or new housing units that would be necessary to allow a reduction in annual rent for each unit by the per unit annual preservation cost can be estimated by calculating the net present value of mortgage payments equal to the monthly per-unit gap per month, on the theory that if the owner (e.g., a non-profit housing organization) can reduce its required mortgage payments by that amount per month, it could then reduce the rents that it needs to charge its tenants by a similar amount. Hence, as shown in Table 1-31, based on a 30-year mortgage term at 7.5 percent interest rate, it would take an initial investment of approximately \$19,400 to \$193,200 per unit to reduce the monthly debt service by the necessary amount.

This analysis likely understates the true cost of preserving or replacing the units, as it would be quite difficult to assemble an appropriate combination of subsidies to acquire the property or develop a similar project with the same mix of unit sizes and affordability levels. However, at this

time, none of the city's affordable units are considered at-risk of conversion, and are therefore not in need of replacement.

Resources Available to Assist in Preservation

The costs of preserving or replacing housing units that currently rent below market rates are substantial. However, the City has access to a range of different funds that could potentially assist in a preservation effort, including the following:

- Mortgage Revenue Bonds
- State Grant Programs, such as the Affordable Housing Innovation Program and the Transit Oriented Development Housing Program
- Federal Grant Programs (Section 202 funds only- Supportive Housing for the Elderly)
- Low Income Housing Tax Credits (LIHTC)
- HUD Section 8 "Mark to Market" Program

The City may also elect to use a portion of the Affordable Housing Fund based on the in-lieu fees from the Below Market Rate program to assist in the preservation of At-Risk housing. Key partnerships in the effort to preserve affordable housing include those with HUD as well as local affordable housing providers and property managers such as the Mid-Peninsula Housing Corporation, Lesley Senior Communities, and Mercy Housing, Inc. Additionally, numerous other organizations working to preserve affordable housing units are listed in a database maintained by the State Department of Housing and Community Development.

1.7 Future Housing Needs

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code [GC], Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP is developed by the Association of Bay Area Governments, and allocates a "fair share" of regional housing needs to individual cities and counties. The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also that needs for the entire region are fairly distributed to all communities. A major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

The County of San Mateo, in partnership with all 20 cities in the county, formed a subregion and designated the City/County Association of Governments (C/CAG) as the entity responsible for coordinating and implementing the subregional Regional Housing Needs Allocation (RHNA) process. C/CAG created its own methodology, issued draft allocations, and handled the revision and appeal processes. They also issued final allocations to members of the subregion. These final allocations were incorporated into ABAG's San Francisco Bay Area Housing Needs Plan (HNP).

ABAG's current RHNP schedule is from 2014 through 2022. Pursuant to the provisions of the HNP and to adequately provide affordable housing for all income groups, specifically very-low- and low-income groups, the City will need to plan to accommodate 240 new units from 2014

through 2022. The City will need to identify sites to accommodate 83 new extremely low-, very low-, and low-income units, 36 moderate-income units, and 121 above moderate-income units through 2022. Table 1-31 summarizes Half Moon Bay's allocation. Requirements related to identification of adequate sites for the unaccommodated portion of the allocation from the previous Housing Element cycle are discussed in Chapter 2.

**Table 1-32: Regional Housing Needs
Allocation 2014-2022**

<i>Affordability Level</i>	<i>Housing Units</i>
Extremely Low ¹	26
Very Low	26
Low	31
Moderate	36
Above Moderate	121
Total	240
Note:	
1. Based on 50 percent of very low-income allocation.	

Source: ABAG, 2013.

1.8 Special Housing Needs

Household groups with special needs include seniors, mentally and physically disabled persons, large family households, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpaying, overcrowding, and other housing problems. Special housing needs are projected through 2022. The special housing needs are a subset of the overall housing needs identified in Table 1-31 above, unless otherwise noted.

SENIORS

Seniors are considered persons age 65 or older in this Housing Element. However, it must be noted that some funding programs have lower age limits for persons to be eligible for their senior housing projects. Seniors have special housing needs primarily resulting from physical disabilities and limitations, fixed or limited income, and health care costs. Additionally, senior households also have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues and networks of care to provide a wide variety of services and daily assistance.

In 2011, 1,758 persons in Half Moon Bay (16 percent) were 65 years and older. Of the senior population, 1,114 were 65 to 74 (63 percent), 457 were 75 to 84 (26 percent), and 187 were 85 or older (11 percent). From 2000 to 2011, the 85 years and older age group increased significantly by

134 percent and the 65 to 74 age group increased by 70 percent. The overall senior population increased by 55 percent from 2000 to 2011; this rate of increase is greater than that of the overall population which decreased by 5 percent (Table 1-1). Table 1-32 identifies the senior population by age group.

Table 1-33: Senior Population by Age

	2000		2011		Percent Change
	Number	Percent	Number	Percent	
65 to 74 years	657	6%	1,114	10%	70%
75 to 84 years	400	3%	457	4%	14%
85 years and over	80	1%	187	2%	134%

Source: 2007-2011 American Community Survey.

Most senior households own their home, 83 percent; 17 percent of senior households rent. The incidence of renting decreases with age for the senior population; a higher percentage of householders 75 and older rent than do householders in the 65 to 74 age bracket. Table 1-33 summarizes senior households by age and tenure.

Table 1-34: Householder Age by Tenure (2011)

	Owners		Renters	
	Number	Percent	Number	Percent
65-74 years	675	57%	114	10%
75+ years	318	27%	85	7%
Total	993	83%	199	17%

Source: 2007-2011 American Community Survey.

Slightly over half of senior households, 55 percent, are in the lower income groups and one out of seven senior households are in the extremely low-income group. Table 1-34 summarizes senior households by income group. Four percent of senior households were at or below the poverty level in 2011. In 2011, the median income of senior households (65 years and older) was \$55,385, which is 42 percent less than the median household income overall. Projected senior growth and income levels indicate that a portion of the city's regional housing needs allocation should be developed for senior households.

Table 1-35: Senior Households by Income and Tenure

Income Level	Owner		Renter		Total
	Number	Percent	Number	Percent	
Extremely Low	136	9%	89	6%	15%
Very Low	210	14%	15	1%	15%
Low	321	21%	54	4%	25%
Moderate	105	7%	20	1%	8%
Above Moderate	554	36%	26	2%	38%

Total	1,326	87%	204	13%	100%
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Source: 2006-2010 CHAS Data.

Senior Housing

There are four senior housing complexes in Half Moon Bay that provide 212 very low- and low-income units. A search of the State of California Community Care Licensing Division (CCLD) in March 2014 identified no residential care facilities licensed through CCLD in Half Moon Bay. More details regarding affordable housing projects in Half Moon Bay are provided in Table 1-30 above.

- Coastsides Senior Housing, 925 Main Street – 39 Very Low-Income Units
- Half Moon Village, 3 Bloom Lane – 60 Very Low-Income Units
- Lesley Gardens, 701 Arnold Way – 63 Very Low-Income Units
- Ocean View Plaza, 1001 Main Street – 50 Low-Income Units

Half Moon Village is part of a two-phased development project currently being undertaken by MidPen Housing that will result in a total of 160 senior affordable units, including the replacement of the 60 existing units.

Other Senior Resources

The Coastsides Adult Day Health Center serves approximately 150 seniors in Half Moon Bay per year. The Coastsides Adult Day Health Center offers a range of senior services including nursing, therapy, case management, group activities, respite for caregivers, daily hot lunches, and wheelchair-accessible transportation. Thirty hot lunches are provided to seniors on a daily basis. Referral services are provided for housing and to assisted living facilities, typically those in the Montera area (Three Bells, Seton, and Cedar Lane).

Senior Coastsides provides a range of services to senior households. They serve approximately 48 Half Moon Bay seniors per day through the hot lunch program and another through the Meals on Wheels program. Senior Coastsides provide home repairs to about 36 residents each year.

Human Investment Project (HIP) operates a Homesharing Program that matches individuals with rooms to share with other individuals looking for housing. Elderly households are one of the more typical clients.

DISABLED PERSONS

A "disability" includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disability that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular,

reproductive, digestive, genitourinary, hemic and lymphatic, skin and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult, including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a persons' mobility or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.

The 2008-2012 American Community Survey defined six types of disabilities including hearing, vision, cognitive, ambulatory, self-care, and independent living. A disability is defined as a mental, physical, or health condition that lasts over six months and persons may have more than one disability. According to the 2008-2012 American Community Survey there were 890 people reporting one or more disabilities in Half Moon Bay. Table 1-35 identifies disabilities by type of disability and Table 1-36 identifies disabled persons by employment status.

Table 1-36: Disabilities by Disability Type (2012)

	<i>Adults (Age 18-64)</i>	<i>Seniors (Age 65+)</i>	<i>Total</i>
Individuals Reporting One or More Disabilities			890
With hearing difficulty	132	255	387
With vision difficulty	28	19	47
With cognitive difficulty	102	77	179
With ambulatory difficulty	139	295	434
With self-care difficulty	58	122	180
With independent living difficulty	93	174	267
Total	552	942	1,494

Source: 2008-2012 American Community Survey.

Table I-37: Disabled Persons by Employment Status

	<i>Ages 18-64</i>
Employed with Disability	169
Unemployed with Disability	65
Not in Labor Force	189
Total	423

Source: 2008-2012 American Community Survey.

In 2000, 496 households had one or more disabled persons. On average, a household with disabled members had 2.9 disabled persons per household. Disabled renter households reported a higher incidence of housing problems, such as overcrowding, overpayment, or lacking full kitchen or plumbing facilities than disabled owner households. Thirty-three percent of disabled households were in the extremely low- or very low-income brackets, 22 percent in the low-income bracket, and 45 percent in the moderate- or above moderate-income brackets. Table 1-37 identifies disabled households by tenure and income.

Table I-38: Disabled Households by Tenure and Income Range

	<i>Renter Households with Disabled Member(s)</i>				<i>Owner Households with Disabled Member(s)</i>				<i>Total Households</i>	
	<i>Senior</i>		<i>Other</i>		<i>Senior</i>		<i>Other</i>		#	%
	#	%	#	%	#	%	#	%		
Extremely Low	35	100%	0	0%	8	5%	20	9%	63	13%
Very Low	0	0%	30	32%	50	34%	20	9%	100	20%
Low	0	0%	10	11%	45	30%	55	25%	110	22%
Moderate and Above										
Moderate	0	0%	54	57%	45	30%	124	57%	223	45%
Total Households	35	100%	94	100%	148	100%	219	100%	496	100%
% with any housing problems	100%		100%		100%		100%		100%	

Source: HUD, 2000 (Special Aggregation of US Census Data).

Developmentally Disabled Persons

According to Section 4512 of the California Welfare and Institutions Code a “developmental disability” is a disability that originates before an individual reaches adulthood (18 years old), continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes intellectual disabilities (characterized by significantly sub-average general intellectual functioning), cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to other intellectual disabilities or that require treatment (i.e., care and management) similar to that required by individuals with intellectual disabilities, however it does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) supports approximately 216,000 children and adults with developmental disabilities and 29,000 infants at risk of developmental delay or disability throughout the state. Services are provided through state-operated developmental centers and community facilities, as well as through contracts with 21 nonprofit agencies called regional centers. The Golden Gate Regional Center headquartered in San Francisco serves individuals with developmental disabilities in San Francisco, San Mateo, and Marin counties. The regional center is a private, nonprofit community agency that contracts with local business to offer a wide range of services to individuals with developmental disabilities and their families.

Table 1-38 below summarizes persons with developmental disabilities in the 94019 zip code, which includes Half Moon Bay and portions of unincorporated San Mateo County.

Table 1-39: Developmentally Disabled Residents, By Age, for Zip Code 94019

Residence	Ages						Total
	0 to 3	4 to 14	15 to 29	30 to 44	45 to 59	60+	
Home of Parent/Guardian	12	23	31	7	2	1	76
Own Home	-	-	-	-	-	-	-
Licensed Group Homes	-	-	-	-	-	-	-
Licensed Health Care Facility	-	-	-	-	-	-	-
Foster-Type Care	-	-	-	1	-	-	1
Homeless	-	-	-	-	-	-	-
Total	12	23	31	8	2	1	77

Source: Golden Gate Regional Center, 2014.

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating 'barrier-free' design in all new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Resources for the Disabled

The Center for Independence of the Disabled provides supportive services for disabled persons. The center's programs include independent living skills, counseling and peer counseling, money management, housing modification assistance, and work incentive.

The Golden Gate Regional Center provides individual programs for disabled persons based on their stated goals and desired outcomes. In general, assistance is provided for life skills, job skills and how to plan for independent living.

West Bay Housing Corporation (WBHC) advocates for policies that promote development of affordable housing for persons with developmental disabilities. They also develop affordable housing for disabled persons.

The city's zoning laws, practices, and policies related to disabled households are addressed in Chapter 3, Constraints.

LARGE FAMILY HOUSEHOLDS

Large family households are defined as households of five or more persons who are related. Large family households are considered a special needs group because there is limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four bedrooms, and a seven-person household would require four to six bedrooms.

In Half Moon Bay, 509 households, 12 percent of all households, have five or more persons. Of the large households, 61 percent own their home and 39 percent rent. Large households that rent have a disproportionate rate of housing problems; "any housing problem" includes overcrowding, units lacking complete kitchen facilities, and units lacking complete plumbing facilities. Almost all large renter households, 87 percent, experience some type of housing problem. However, both large renter and owner households are not disproportionately cost burdened. Table 1-39 compares housing problems and cost burdens for large renter and owner households with all other households.

Large families can have a difficult time finding housing units large enough to meet their needs. In Half Moon Bay, there appears to be an adequate amount of housing units available to provide units with enough bedrooms both for larger households that own and rent their home. Table 1-40 identifies the number of large households by household size versus the number of large owner and rental units.

Table I-40: Household Size by Housing Problems

<i>Tenure</i>	<i>Housing Problems</i>	<i>Large Families</i>	<i>All Other Households</i>
Renters	Percent with any housing problem	87%	57%
	Percent cost burdened	60%	45%
Owners	Percent with any housing problem	78%	34%
	Percent cost burdened	60%	34%

Source: 2006-2010 HUD Comprehensive Housing Affordability Strategy(CHAS) Data, May 2013.

Table I-41: Household Size Versus Bedroom Size By Tenure

Tenure	5-Person Households			6-Person and Larger Households		
	3 BR Units	Households	Shortfall/ Excess	4+ BR Units	Households	Shortfall/ Excess
Owner	1,218	116	1,102	1,053	194	859
Renter	248	102	146	131	97	34

Source: 2007-2011 American Community Survey.

SINGLE-PARENT AND FEMALE-HEADED HOUSEHOLDS

Single-parent households are households with children under the age of 18 at home and include both male- and female-headed households. These households generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Therefore, finding affordable, decent, and safe housing is often more difficult for single-parent and female-headed households. Additionally, single-parent and female-headed households have special needs involving access to daycare or childcare, health care, and other supportive services.

While the majority of households in Half Moon Bay are either married couple or single-person households, 14 percent of family households are headed by a single male or single female. There are 172 male heads of household with no wife present (6 percent) and 212 female heads of household with no husband present (7 percent). An additional 4 percent of multi-person, non-family households are headed by females. Table 1-41 identifies single-parent households by gender of the householder and presence of children.

Table I-42: Single-Parent Household (2011)

Category	Number	Percent
Male householder, no wife present:	172	6%
With own children under 18 years	45	2%
No own children under 18 years	127	4%
Female householder, no husband present:	212	7%
With own children under 18 years	95	3%
No own children under 18 years	117	4%

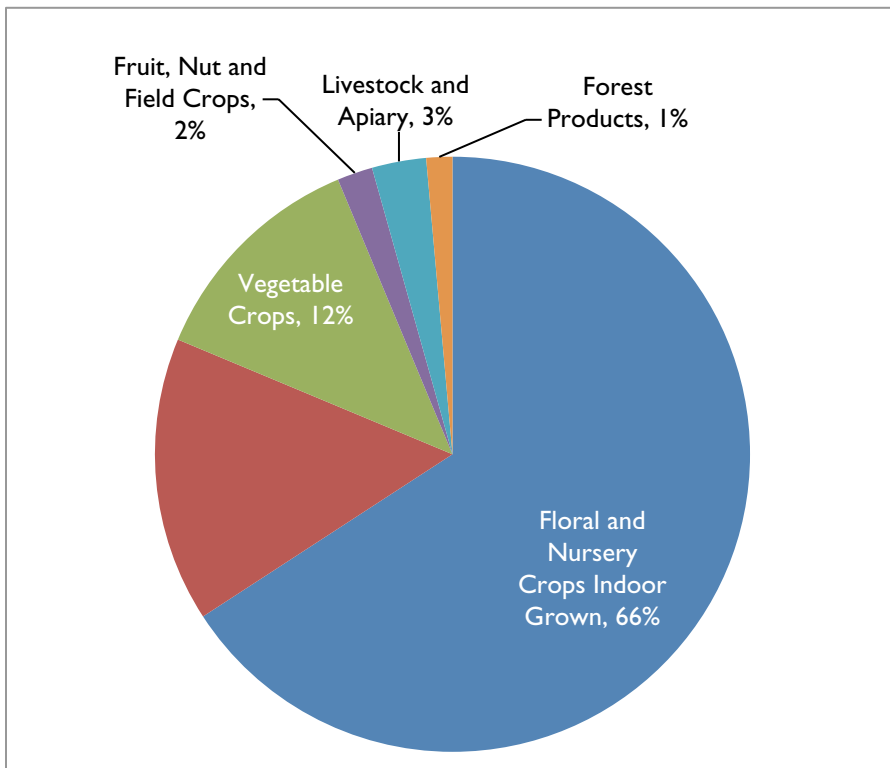
Source: 2007-2011 American Community Survey.

Fourteen percent of families with children are under the poverty level. Nine percent of female-headed households, 25, are under the poverty level. An additional 27 single-parent households are projected by 2014. Of these, 19 are estimated to be single female-headed households with children present.

AGRICULTURAL WORKERS

In 2011, 192 residents (3 percent) were employed in occupations related to agriculture, forestry, fishing/hunting, and mining (Tables 1-6). Census data does not identify how many of these workers are employed only in farm industries and not fishing, forestry, or mining. In the county as a whole, there is a significant amount of agricultural production. Chart 1-3 identifies crop production by crop type within the County in 2012. In 2001, the County Agricultural Commissioner reported that 70 percent of the 166 farms in the County were located in the coastal area. However, the majority of these are located in the unincorporated county and are not in the city limits. Half Moon Bay has no control over agricultural activities or farmworker housing in the unincorporated area. The City did support development of a 160-unit farmworker housing project, Moonridge I and II, adjacent to the city. Moonridge I and II provides 2-, 3-, and 4-bedroom units affordable to households earning up to 60 percent of the area median income and employed in the agricultural industry.

Chart 1-3: Crop Production Summary San Mateo County (2012)



ABAG has projected that agriculture and natural resource jobs in Half Moon Bay will remain static at 200 jobs from 2005 through 2035. As the city continues to urbanize and develop, it is not anticipated that farming, including field crop and floriculture, will increase significantly within the city. Based on this information, there will not be a need for additional farmworker housing in the city.

HOMELESS PERSONS

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness, and to community opposition to the siting of facilities that serve homeless clients.

In January 2013, the San Mateo County Human Services Agency's Center on Homelessness conducted a countywide survey to identify the number of homeless persons sheltered and on the street. The survey was conducted by census tract; therefore, data for Half Moon Bay may include persons counted outside of city boundaries. A total of 114 homeless persons were identified for Half Moon Bay, all of whom were unsheltered. The 2013 survey shows an increase in homelessness since the 2007 survey, which identified 83 total homeless persons, including 74 unsheltered. Table 1-42 shows details for selected survey characteristics.

Table 1-43: San Mateo County Homeless Survey and Census Results - Half Moon Bay

	2007	2013
Unsheltered	74	114
Adults (18+)	72	103
Under 18	2	11
Households with Children	1	6
Sheltered	9	0
Motel Voucher	3	0
Emergency Shelter	5	0
Transitional Housing	1	0
Total Homeless Persons in Half Moon Bay	83	114

Source: San Mateo County Human Services Agency Center on Homelessness, 2007 and 2013.

The number of homeless persons in San Mateo County increased from 2,074 in 2007 to 2,281 in 2013. At least 94 percent of unsheltered homeless adults surveyed were single individuals or couples who are not living with children, 71 percent were men, and 80 percent had at least one disability. The most commonly cited disabilities were alcohol or drug problems, physical disability, chronic health problems, and mental illness. Characteristics of unsheltered homeless persons in San Mateo County are summarized in Table 1-43.

**Table I-44: San Mateo County Homeless Survey and
Census Results - San Mateo County, Unsheltered**

<i>Characteristic</i>	<i>Percent</i>
<i>Gender</i>	
Male	71%
Female	28%
Transgendered	1%
<i>Race/Ethnicity</i>	
White	60%
Latino	19%
Black or African American	13%
Other Race or Ethnicity	10%
<i>Disabilities</i>	
Disabled	80%
Alcohol or Drug Problems	72%
Physical Disability	52%
Chronic Health Problems	47%
Mental Illness	37%
Developmental Disability	16%
AIDS/HIV-related Illness	2%

Source: San Mateo County Human Services Agency Center on Homelessness, 2013.

Sixty-five percent of unsheltered homeless persons countywide were “chronically” homeless, meaning that they were disabled and had been homeless for longer than 12 months or four times in the past three years, an increase from 46 percent in 2011. According to the survey, the rise in chronic homelessness in the county is likely due to high unemployment, rising rents and lack of affordable housing. Since 2007, the County and members of the Urban County/Housing Our People Effectively (HOPE) Consortium (including Half Moon Bay) have funded and implemented numerous programs to meet the needs of homeless individuals, such as the Homeless Outreach Team, the opening of the Vendome Hotel, and the Mental Health Services Act (MHSA) master-leasing program.

The 2009 countywide homeless survey conducted by HOPE indicated that the very high rates of disability and unemployment among homeless people are the main reasons for homelessness, with 39 percent of those surveyed indicating that their alcohol or drug use was a main factor leading to their loss of housing and 15 percent listing mental illness. Many respondents also indicated that disability was a barrier to employment, with 32 percent citing alcohol or drug use and 22 percent mental health problems as reasons they were not employed. Among those surveyed, 25 percent reported loss of a job or non-payment of rent as the main reason they became homeless, while 37 percent indicated that their mental illness or substance use was the main cause. The survey also highlighted the strong barriers that homeless people face in securing employment. When asked what was keeping them from becoming employed, 22 percent said lack

of a permanent address, 21 percent indicated lack of affordable transportation, 15 percent cited lack of a phone number, and 14 percent noted a lack of needed tools and clothing. Notably, only 3 percent indicated they did not want to work.

The County Consolidated Plan addresses homeless needs from 2013/14 through 2017/18 for all jurisdictions in the Urban County and HOME Consortium, which includes Half Moon Bay. The Consolidated Plan identifies that there is no unmet need for emergency shelter or transitional housing for either homeless individuals or families, but that there is a need for an additional 71 beds of permanent supportive housing countywide.

Of the 112 homeless persons identified in the 2013 survey, none were being served by existing shelter options for the homeless in Half Moon Bay. In Half Moon Bay, the Catholic Workers program operates a house that provides two bedrooms for homeless persons and also distributes motel vouchers. Half Moon Bay does not provide a broad range of supportive services, particularly job placement and training, necessary for most homeless persons and households to achieve self-sufficiency.

Beginning in 2014, the Homeless Outreach Team (HOT), a countywide program, initiated operations in the Coastside area to address chronic homelessness. Developed by InnVision Shelter Network, a local housing shelter provider, HOT seeks to engage the most difficult to serve homeless individuals, many of whom suffer from addiction and other debilitating mental illnesses. As part of its Coastside expansion, the HOT added outreach professionals for Half Moon Bay. The program works in conjunction with the San Mateo County Sheriff's Office and Coastside HOPE staff to identify the target homeless population to be served by the local HOT team.

In addition to persons and households that are homeless, there are also households at risk of becoming homeless. Loss of a job, dissolution of a marriage or long-term relationship, onset of or increase of the severity of a disability, and increase in rental rates or other housing costs are all potential causes of a person becoming homeless. Households that would be most affected by any of these conditions are households that are experiencing a severe cost burden. In Half Moon Bay, 14 percent of owner households and 18 percent of renter households pay more than 50 percent of their income toward housing. Extremely low- and very low-income households experience the highest incidences of overpayment (Table 1-44) and are at risk of becoming homeless or temporarily homeless.

Table 1-45: Housing Overpayment

<i>Income</i>	<i>Owner Cost Burden</i>		<i>Renter Cost Burden</i>		<i>Total</i>
	<i>30%-50%</i>	<i>>50%</i>	<i>30%-50%</i>	<i>>50%</i>	
Extremely Low	10%	60%	22%	60%	76%
Very Low	25%	27%	69%	0%	59%
Low	25%	20%	47%	26%	52%
Moderate and Above Moderate	23%	5%	15%	2%	26%
Total Overpaying	23%	14%	31%	18%	40%

Source: 2006-2010 HUD Comprehensive Housing Affordability Strategy (CHAS) Data, May 2013.

In Half Moon Bay, homeless persons should be housed primarily in emergency shelters due to the lack of supportive services, such as job training, medical care, substance abuse counseling, mental counseling, and financial independence classes. However, if transitional or supportive housing for homeless or households at-risk of homelessness is developed, the overall need for emergency shelter would decrease by a commensurate amount. There is an additional need for increased motel vouchers and a network of supportive services to assist at-risk households. Program 3-6 in the Housing Plan would revise the Zoning Ordinance to allow emergency shelters, transitional housing, and supportive housing consistent with the requirements of state law (Government Code Section 65583(a)(4,5). Emergency shelters would be allowed by right in the Commercial General zoning district, which has multiple sites with capacity to meet the city's homeless needs.

Available Homeless Resources

The Coastside Opportunity Center provides a food pantry, rental assistance, and motel vouchers.

The Catholic Worker House provides on-site homeless housing, weekly distribution of food and necessities (e.g. diapers, underwear, socks, etc.). The Kelley Avenue Catholic Worker House, which re-opened in August 2008, has two bedrooms for the homeless.

The Human Investment Project offers a range of services, including home sharing which pairs unrelated persons in housing units, self-sufficiency assistance for low-income families transitioning to self-reliance, home equity conversion counseling and services for senior households, and acquisition and rehabilitation of property to expand the pool of affordable housing for low-income persons and families in San Mateo County.

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2 Constraints

New housing development can be affected by economic forces in the private market as well as regulations and policies imposed by public agencies. These constraints can limit the production of housing and increase its cost, and can also affect the maintenance and/or improvement of existing housing. Governmental and non-governmental constraints that can affect the housing market and stock in Half Moon Bay are discussed below. Where constraints to the maintenance, improvement, and development of housing for all income levels are identified, the Housing Plan will identify ways to reduce or overcome these constraints, where feasible.

2.1 Governmental Constraints

Governmental regulations, while intentionally regulating the quality and safety of development in the community can also, unintentionally, increase the cost of development and thus the cost of housing. These governmental constraints include land use controls, such as policies, standards, codes, and requirements, as well as development fees, processing procedures, and other exactions required of developers.

Land use controls may limit the amount or density of development, thus increasing the cost per unit. They may also require improvements and/or off-site mitigation that increase the cost of development. Processing procedures, including review by multiple agencies and permitting requirements, may delay the approval process and increase the cost of development.

FEDERAL AND STATE

Federal and state programs and agencies play a role in the imposition of non-local governmental constraints. Federal and state laws, including the federal Clean Air Act, Clean Water Act, Endangered Species Act and Migratory Bird Treaty Act, and state Alquist-Priolo Earthquakes Act, Clean Air Act and California Endangered Species Act as well as many other laws and policies regulate development and the decisions surrounding development. For example, many areas in Half Moon Bay provide habitat for special-status species (as discussed under environmental constraints), and development that affects special-status species and sensitive habitat is regulated by a variety of agencies, depending on the resource, that may include the California Department of Fish and Game, U.S. Fish and Wildlife Service and U.S. Army Corps of Engineers. Protection of habitat for special-status species can reduce the developable area of a site, increase the cost of development—particularly if a habitat conservation plan, off-site conservation, long-term monitoring of species and/or relocation of species is required—and lengthen the entitlement review time. Federal and state requirements are generally beyond the influence of local

government, and their effects on housing costs cannot be effectively mitigated by the Housing Element.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) was developed to protect the quality of the environment and the health and safety of persons from environmental effects. Discretionary projects are required to be reviewed consistent with the requirements of CEQA to determine if there is potential for the project to cause a significant adverse effect on the environment. As part of the CEQA review of a project, its potential to affect the environment is considered based on local policies, as well as federal and state regulations, including the Clean Air Act, Clean Water Act, and Endangered Species Act. Depending on the type of project and its potential effects, technical traffic, noise, air quality, biological resources, and geotechnical reports may be needed. If potential adverse effects can be mitigated, a mitigated negative declaration is required. If potentially adverse effects cannot be mitigated, an environmental impact report is required. These documents have mandated content requirements and public review times. Preparation of CEQA documents can be costly and, despite maximum time limits set forth in the Public Resources Code, can extend the processing time of a project by a year or longer and may result in significant revisions to a project.

Prevailing Wage Laws

Public works projects and affordable housing financed through the use of public funds are required to pay prevailing wages, which create a significant cost impact on the construction or rehabilitation of affordable housing units for low- or moderate-income persons and the infrastructure to support such housing. The rehabilitation of certain qualifying affordable housing units for low- or moderate-income persons is exempted from this requirement. SB 972 provides for exemptions from prevailing wage requirements for the construction or rehabilitation of privately-owned residential projects.

Land Use Controls

California Coastal Requirements

In order to approve development within the California Coastal Zone, a local government within the Coastal Zone boundary must prepare a Local Coastal Program (LCP) that consists of a Land Use Plan, zoning ordinance and map, and policies and actions that meet the requirements and implement the provisions of the California Coastal Act. The California Coastal Commission (CCC) reviews the LCP to determine its consistency or inconsistency with the requirements of the Coastal Act. As set forth in Sections 30512 and 30512.2 of the Coastal Act, this is an administrative review, allowing the CCC to impose requirements on the local government in order to achieve the basic goals of the Coastal Act and substantial conformity with the Coastal Act requirements relevant to LCPs. Once the Coastal Commission's requirements are accommodated and the review is final, the CCC is required to make findings that the LCP is consistent with the Coastal Act and certify the LCP. After certification, the development review authority is returned to the local government.

Statutory Conflicts

Some of the Coastal Act's statutory requirements do inevitably conflict with the statutory requirements of the state's planning and zoning laws. For instance, the Government Code requires the City to provide for its fair share of the regional housing needs, while the Coastal Act places significant restrictions on new development. Most local governments that are within the Coastal Zone also have land that is not within the Coastal Zone. These agencies are able to shift the regional housing needs burden to those areas that are less restricted. The City of Half Moon Bay does not have this benefit; rather it is restricted to trying to accommodate its housing needs within the constraints of the Coastal Act. The next section, describing local constraints, contains more detail on specific policies that are intended to support the requirements of the Coastal Act, but which constrain the City's ability to accommodate new housing within its jurisdiction.

Constraints on City Approvals

The city's LCP consists of the Land Use Element of its General Plan (Land Use Plan) and Title 18 of the city's Municipal Code (Implementation Plan). The LCP is prepared in accordance with the state's planning and zoning laws as well as with the Coastal Act, and any amendments require certification by the CCC. This is a significant constraint on the City's ability to revise land use designations and make changes to its General Plan and Zoning Code in order to accommodate housing needs.

LOCAL

Local Coastal Program/Land Use Element

The entire City of Half Moon Bay is located within the Coastal Zone. The city's LCP was certified in 1993, allowing the City to regulate development within its segment of the Coastal Zone, subject to appeal to the CCC in specified locations. The Coastal Act mandates the contents of the LCP, and the CCC must certify any amendments to the existing LCP Land Use Plan land use designations, Zoning Code (LCP Implementation Plan), and Zoning Map (LCP Implementation Plan Map).

Residential development requires a Coastal Development Permit (CDP) to be issued by the City. Single-family homes are permitted in the R-1 and R-2 zoning districts with the issuance of a CDP. The residential designations in the LCP include: Low Density Residential, Medium Density Residential, High Density Residential, Mobile Home Parks, and Planned Development.

Residential Land Use Designations

Low Density Residential

The intent of this designation is to provide for single-family residential development at relatively low overall densities, although clustering of homes, including both detached and attached dwellings, may be permitted and may result in higher densities on specific sites or parcels. Where such designations coincide with the Planned Development District designation, the intent is that the specified density should be applied on a district-wide basis, rather than to specific parcels or sites.

Medium Density Residential

This designation is intended to apply primarily to areas that are already partially developed and have potential for infill development at densities comparable to those already existing. It is intended to be consistent with existing zoning for single-family development with minimum lot sizes ranging from 5,000 to 20,000 square feet. Detached and attached single-family dwellings and duplexes are permitted. It is noted that a duplex permitted on a 5,000-square foot lot would have two units per 5,000 square feet.

High Density Residential

This designation is intended to apply to areas suitable for, and generally already partially developed with, multi-family development or high-density single-family development, generally consistent with existing zoning for multi-family development with permitted development as high as one dwelling unit for every 1,500 square feet of lot area.

Planned Development

The Planned Development designation is given to generally large, undeveloped parcels and areas suitable for residential use, with possible inclusion of neighborhood recreational facilities, commercial recreation, and office/industrial uses. The purpose of the Planned Development designation is to prevent piecemeal development and to re-plan old subdivisions by requiring that the entire area or parcel be planned as a unit. The use of flexible and innovative design concepts is encouraged. The LCP identifies specific guidelines for each Planned Unit Development (PUD) area, including number of residential units allowed. The LCP requires each PUD site to be planned as a unit; preparation of specific plans may be required when parcels comprising a PUD site are in separate ownerships.

A description of the status of approved and proposed residential development in the PUDs is provided in Chapter 4: Resources, in the discussion of available sites. As described in Chapter 4, the City Council has approved various projects in the PUD areas. However, the amount of development approved by the City Council has been reduced by the Coastal Commission as part of its consideration of appeals of Coastal Development Permits or through settlement agreements.

Residential Growth Limitation

In Half Moon Bay, residential growth is limited to, in any particular year, the number of dwelling units that would result in an increase of 1 percent (with an additional 0.5 percent for units in the designated Downtown Area) of the city's population as of January 1 of that year. This residential growth limitation was incorporated into the LCP by amendment after the passage of the Measure D growth ordinance in 1999 and subsequent certification by the Coastal Commission in 2009. A more detailed discussion of the limitation can be found later in this chapter, in the section titled Residential Growth Ordinance.

Local Coastal Program Policies

In accordance with the Coastal Act, the city's LCP sets forth policies related to coastal access and recreation, the protection of environmentally sensitive habitat areas, the safety of the community, the preservation of visual resources and agriculture, and the provisions for adequate infrastructure. An overview of these policies is provided below.

Coastal Access and Recreation: The California Constitution guarantees the public's right of access to all beach areas below the mean high tide line. The LCP reinforces this right through Policy 2-5, which prohibits structures within 15 feet of a beach accessway or the boundary of a public shoreline recreation area.

Environmentally Sensitive Habitat Areas-Marine and Water Resources: The Coastal Act establishes policies for the protection of areas that are designated as Environmentally Sensitive Habitat Areas, including the marine environment and freshwater resources. The LCP establishes local policies that are consistent with the Coastal Act. For instance, Policies 3-3 through 3-5 prohibit any development that would have a significant adverse impact in sensitive habitat areas, and constrains development on adjacent sites. Policies 3-7 through 3-13 address riparian corridors and associated buffer areas, in which development is limited. Policies 3-14 through 3-20 seek to protect the habitat functions of sand dunes and sea cliffs from development. Policies 3-21 through 3-36 address the protection of rare, endangered, and unique species and their habitat from any development.

Hazards: There are policy provisions in the Coastal Act that minimize risks to life and property from various natural hazards. The LCP includes policies in accordance with these provisions. Policy 4-3, for example, restricts land divisions and new structures in proximity to the edge of a cliff or bluff in order to provide a safe living environment. Policy 4-7 restricts new development within a flood hazard area, which is generally described as not less than 100 feet of either side of the centerline of a creek.

Visual Resources: Scenic and Visual Resources are to be considered and protected as a requirement of the Coastal Act. This requirement is carried out in the LCP. Policy 7-1 seeks to protect the scenic qualities visible within 200 yards of Highway 1. Policy 7-2 restricts development on bluffs to minimize impacts to public viewsheds. Policy 7-9 restricts development that is within or adjacent to certain plant communities. Policy 7-10 restricts hillside development in areas visible from Highway 1 and Highway 92 to maintain the natural appearance of the hillsides.

Agriculture: It is the intent of the Coastal Act to maintain the maximum amount of Prime Agricultural land in such use to assure the protection of the area's economy and significant coastal resources. The LCP bolsters this intent with Policies 8-2 through 8-5, which prohibit cancellation of Williamson Act contracts on agricultural land prior to the contract's expiration, thus prohibiting development on land under such contract. Policy 8-6 also prohibits development in areas designated Open Space Reserve until such time that there are no remaining infill opportunities within the city.

Public Works: Chapter 10, Public Works, of the LCP sets forth policies to address water supply, sewer, and roadway systems. Capacity for water and sewer service is reserved for priority coastal uses identified by the Coastal Act, including coastal-dependent land uses, essential public services,

basic industries, and recreation and visitor-serving land uses. Public works policies encourage increased water supply and wastewater treatment capacity and improvements to the roadway system only to the levels necessary to serve development allowed under the LCP.

Implementation of Local Coastal Program

The City's experience has been that the CCC's level of review in the local entitlement process is often more than administrative. The CCC review period for a project is typically lengthy, and the CCC imposes conditions on projects that generally result in development at a lesser intensity than allowed under the certified LCP. The CCC imposes fees on projects, such as in-lieu traffic fees, and has reduced the number of units approved by City Council. The CCC promotes a lot retirement program, which has required new development to retire a commensurate amount of density as that which is being built. For example, a 25-unit project could be requested to fund the retirement of development rights on 25 existing lots (e.g., the lots would be purchased and permanently restricted for open space uses or to remain in an undeveloped condition). The lot retirement program has resulted in higher fees for projects that raise the overall price of development, a reduction in the number of sites available for residential development, and restrictions on development of privately-owned lots located in the same area as retired lots because of the open space restrictions. The following are examples of projects that have been constrained by CCC review or requirements:

- As described in Chapter 4, in 1999 the City Council approved the Wavecrest development, planned a mix of uses, and proposed 279 housing units, including 54 Below Market Rate units. The CCC considered appeals against the project and, during CCC review, the number of units in the project was reduced, commercial uses removed, and a number of new conditions imposed, including retirement of lots. After an extensive wait, revisions to the project, and on-going controversy, the developer sold the property to the Peninsula Open Space Trust as open space.
- The City Council's approval of 197 units on the Pacific Ridge site was appealed to the CCC, which reduced the project size to 126 units. Following litigation, the Settlement Agreement with the Coastal Commission further reduced development potential to 63 homes, and requires payment of in-lieu cumulative traffic fees of \$45,000 per home (fee to be used by City to retire development rights on existing lots), and Terrace Avenue signalization and widening. The Settlement Agreement requires the City to seek to amend the LCP to include a lot retirement program.

Summary of Constraints Related to LCP and CCC

Coastal Development Permits issued within the Coastal Commission Appeals Jurisdiction of the Coastal Zone can be appealed to the CCC, meaning that the City does not have final land use authority throughout its own jurisdiction. The City's decisions may be amended or revoked by the CCC. CCC involvement can result in lengthy delays and reductions in development potential. The CCC may require lot retirement or other restrictions that are not in the LCP and can reduce the level of development that is permitted by the LCP. The ability of the CCC to override the City's land use decisions results in uncertainty regarding land use approvals and also means that, while the City can make efforts to accommodate the Regional Housing Needs Allocation, the CCC can severely limit the City's ability to actually accommodate it.

Zoning Code

The city's Zoning Code identifies five residential districts and three other districts that allow residential development. Table 2-1 summarizes the uses allowed under each district. Development standards for each district are identified in Table 2-2.

The residential zoning districts provide appropriately located areas for residential development that are consistent with the General Plan and LCP. The residential districts include:

- Single-Family – R-1, single-family residential zoning district,
- Two-Family – R-2, two-family residential zoning district, and
- Multi-Family – R-3, multi-family residential zoning district.

Additionally, four commercial zoning districts allow residential uses with the issuance of a use permit by the Planning Commission. These include:

- Commercial Downtown (C-D) – This district establishes a range of uses and development standards that maintain and are consistent with the historic patterns and pedestrian scale of development within the historic downtown.
- Commercial Residential (C-R) – This district provides a transition zone between the active commercial district and single-family residential areas. Development is limited to residential, low intensity professional offices, and semi-public uses.
- Commercial General (C-G) – This district guides the orderly development of commercial areas designated for the development of a full range of retail, service, commercial and professional office businesses serving both residents and visitors.
- Commercial Visitor Serving (C-VS) – This district designates recreational commercial areas that serve the needs of visitors attracted to coastal recreation, and emphasizes access, coastal resources, and neighborhood character. Single-family dwellings are allowed with the issuance of a use permit; multi-family dwellings are not allowed.

Table 2-1: Uses Allowed by Zoning District

<i>Zoning District</i>	<i>Density (du/ac)</i>	<i>Single Family, Detached</i>	<i>Single Family, Attached</i>	<i>Duplex</i>	<i>Triplex, Fourplex</i>	<i>Five plus Units</i>	<i>Manufactured Housing</i>	<i>Small Group Home</i>	<i>Large Group Home</i>	<i>Group Residential</i>	<i>Convalescence Facilities</i>
Residential Districts											
R-1	8.71	X	X	NO	NO	NO	X	X	NO	NO	NO
R-1-B-1	7.26	X	X	NO	NO	NO	X	X	NO	NO	NO
R-1-B-2	5.81	X	X	NO	NO	NO	X	X	NO	NO	NO
R-2	16.13	X	X	X	NO	NO	X	X	NO	UP	UP
R-3	29.04	NO	NO	X	X	X	X	X	UP	UP	UP
Commercial Districts											
Commercial Downtown	--	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP
Commercial Residential	--	UP	UP	UP	UPCC	UPCC	UP	UP	UP	UP	UP
Commercial General	--	UP	UP	UP	UP	UP	NO	X	UP	X	X
Commercial Visitor Serving	--	UP	UP	NO	NO	NO	NO	NO	NO	NO	NO

Note: NO = Not Allowed; X = Allowed; UP = Use Permit; UPCC = Use Permit Certain Circumstances.

Source: City of Half Moon Bay Zoning Code.

Table 2-2: Development Standards by Zoning District

Zoning District	Min. Site Area (sf)	Min. Avg. Site Width (ft)	Front Yard Setback (ft)	Side Yard Setback (ft)	Rear Yard Setback (ft)	Max. Height (Single Story/Multi-story)	Garage Parking/Other Parking Per Unit	FAR
Single Family Residential								
R-1	5,000	50	20	5	20	16/28	2/0	0.5:1
R-1-B-1	6,000	60	25	5	20	16/28	2/0	0.5:1
R-1-B-2	7,500	75	25	6	20	16/28	2/0	0.5:1
Two Family Residential								
R-2	5,000	28.5	20	5	20	16/28	2/0	
	5,000/ 2,700 per unit	50	20	5	20	16/28	2/0	0.5:1
Multi-Family Residential								
R-3	5,000/ 1,500	75	20	5	20	16/40	1/1.25	N/A
Other Districts Allowing Residential Uses								
Mobile Home Park								
Commercial Residential	5,000	50	20	5	20	28/28	2/0	0.5:1
Commercial Downtown	5,000	0-5	0-5	0-5	0-5	36/36	2/0	
Commercial General	10,000	100	Subject to the standards specified for the proposed residential type (e.g., single family units subject to R-1 standards, multi-family units subject to R-3 standards, etc) unless residential is a secondary use of the property.					
Commercial Visitor Serving	10,000	100	Subject to the standards specified for the proposed residential type (e.g., single family units subject to R-1 standards, multi-family units subject to R-3 standards, etc) unless residential is a secondary use of the property.					

Source: City of Half Moon Bay Zoning Code.

The Zoning Code classifies the following types of residential uses, meaning that these are the only types of residential uses that may be permitted in a zone (please note that 1 through 5 are considered residential uses and 6, Residential Care-General, is classified under public and semi-public uses):

1. Accessory or second dwelling unit – an attached or detached residential dwelling unit.
2. Group Residential – Shared living quarters without separate kitchen or bathroom facilities for each room or unit. This classification includes boarding houses and private residential clubs, but excludes residential hotels or motels.
3. Multi-Family Residential – Two or more dwelling units on a site. This classification includes manufactured homes.
4. Residential Care, Limited – Twenty-four hour non-medical care for six or fewer persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those services and facilities licensed by the State of California. Note: This type of facility is commonly termed a small group home.
5. Single-Family Residential – Buildings containing one dwelling unit located on a single lot. This classification includes manufacture homes.
6. Residential Care, General – Twenty-four hour non-medical care for seven or more persons, including wards of the juvenile court, in need of personal services, supervision, protection or assistance essential for sustaining the activities of daily living. This classification includes only those services and facilities licensed by the State of California. Note: This type of facility is commonly termed a large group home.

Manufactured Homes

Manufactured homes are permitted in any residential district where a single-family detached dwelling unit is permitted, subject to the same restrictions on densities and development standards. Manufactured homes must be placed on a permanent foundation. The classification for Multi-Family Residential allows manufactured homes.

Multi-family Housing

Multi-family housing is allowed as a permitted use in the R-3 zone and with a use permit in the C-R and C-D zones. Basic development standards for R-3, C-D, and C-R zones are identified in Table 2-2 and include the following:

- Height regulations – The maximum of height of multi-family buildings in the R-3, C-R, and C-D zones is 40 feet, which will accommodate up to three stories.
- Minimum site area per unit – The minimum site area per unit is 1,500 square feet, which translates to 29.04 units per acre.
- Setbacks - Structures shall be set back 20 feet from all streets. Side setbacks must be at least 5 feet and rear setbacks must be 20 feet.
- Floor area ratio – No minimum or maximum.

- Open space - Open space, including both private and common open space, must be at least 15 percent of the floor area.

The city's development standards allow multi-family housing to be constructed at the maximum allowed densities. The minimum lot size, height allowance, and setbacks allow projects to maximize development and achieve allowable densities. The City also allows development standards to be waived or relaxed for affordable projects. Parking requirements are discussed separately below. The city's standards for multi-family housing do not present a constraint to the development of apartments, town houses, condominiums or other multi-family uses and do not have a negative impact on supply of housing.

Substandard Lots

There are a significant number of lots, in the city that do not conform to the minimum lot size and lot width requirements necessary for development. These lots are considered substandard or severely substandard, depending on the degree to which a lot does not conform to the size and width requirements of the Zoning Code. Severely substandard lots are defined as any lot that provides 55 percent or less of the required lot width or lot area. The City has established standards in the Zoning Code to regulate development on substandard and severely substandard lots. Development of a substandard or severely substandard lot requires a use permit and is subject to the Proportionality Rule (described below), with some exemptions. Lots exempted from the use permit requirement include:

1. A substandard lot with at least 95 percent of the required lot width and at least 100 percent of the lot area in the underlying zoning district;
2. An accessory building or addition to an existing building not exceeding the lesser of 250 square feet or the applicable lot coverage and floor area ratio requirement of the underlying zoning district; and
3. Exceptional lots are those that provide at least 50 feet of average lot width and 5,000 square feet of lot area, have an existing residence built prior to December 7, 2004, are located within the R-1-B-1 or R-1-B-2 zoning districts, and do not exceed the maximum FAR for exceptional lots.

Approximately 197 substandard and severely substandard lots may meet these requirements and accommodate a single family home.

Zoning standards regulating the development of substandard or severely substandard lots are intended to limit lot coverage and ensure adequate setbacks with respect to the smaller lot sizes. The Proportionality Rule requires that the maximum FAR and lot coverage be reduced on substandard lots by the ratio of the of the actual lot size to the required lot size or by the ratio of the actual lot width to the required lot width, whichever is less. Severely substandard lots are subject to reductions of maximum allowed lot coverage and floor area as defined by Table F: Development Standards for Severely Substandard Lots, rather than by the Proportionality Rule. Parking standards for severely substandard lots are also reduced to require one garage space and one covered or uncovered space. Program 2-4 is provided in Chapter 6 to incentivize development of the substandard lots with lower and moderate income housing.

Affordable Housing

Section 18.06.050(H) of the Zoning Code states that development standards for residential uses may be waived or relaxed for an affordable housing project. This provision allows developers much flexibility in designing affordable housing projects. Minimum lot sizes, widths, setbacks, parking, and other requirements can be reduced or waived, as long as the resulting development conforms to the certified LCP and other applicable provisions of the Zoning Code outside of Chapter 18.06. Using this provision, the City reduced parking requirement standards for the Lesley Gardens development, which includes units specifically designed for disabled and senior households. The Government Code includes Sections 65590 to 65590.1 that specifically pertain to housing in the Coastal Zone. Section 65590(d) requires local governments to offer density bonuses or other incentives, including, but not limited to, modification of zoning and subdivision requirements, accelerated processing of required applications, and the waiver of appropriate fees for low and moderate income housing in the Coastal Zone. Policy 2B in Chapter 6 states that the City will continue to provide incentives for affordable housing. A number of the programs in Chapter 6 contain provisions directly supporting affordable housing development, including Program 2-1 and Program 2-7, which provide for the Below Market Rate program and Affordable Housing Fund, and Program 2-8, which covers additional affordable housing resources.

Planned Unit Development (PUD)

The PUD district is intended to avoid piecemeal development, provide for the replatting of old subdivisions under a comprehensive planning document, provide for coordinated development, encourage the assembly of properties, encourage variety and diversification of land uses, and provide flexibility required for the achievement of coastal, environmental, and safety goals. There are not specific development standards, allowed uses, or development densities established for the PUD district. Rather, the project applicant may identify the proposed land use pattern and densities and proposed development standards that are appropriate for the proposed uses, taking into account sensitive resources, necessary infrastructure, and provision of coastal access. A use permit is required for implementation of a PUD. Before a use permit may be issued, a Planned Unit Development Plan is required to establish the range of uses, development standards, and performance criteria for the entire PUD site. Findings for a PUD must identify, per Sections 18.15.030 through 18.15.065 of the Zoning Code, that the PUD is compatible with surrounding uses, will result in superior design and development of the site, is consistent with the General Plan and all applicable policies and ordinances, provides for phasing of development to ensure that the capacity of public services and infrastructure is not exceeded, and that mitigation measures are incorporated to mitigate any potential adverse impacts.

Local Coastal Development Permits

A Coastal Development Permit (CDP) must be issued by the City for all development, with some specific exceptions including the replacement of structures following disaster, repair and maintenance of existing structures, additions to single-family residences, and other improvements normally associated with single-family residences. Developments on tidelands, submerged lands, and public trust lands require a CDP issued by the CCC. The City's approval of a CDP may be appealed to the CCC for any of the following development types or locations:

- Developments between the sea and the first public road paralleling the sea, or within 300 feet of any beach or the mean high tide line where there is no beach, whichever is the greater distance;
- Developments that are located on tidelands, submerged lands; public trust lands; within 100 feet of any wetland, estuary, stream; or within 300 feet of the top of the seaward face of any coastal bluff; and
- Any development that constitutes a major public works project or energy facility.

The approving authority of the CDP, either the City or CCC depending on the location of development, may apply conditions to the CDP as necessary to ensure conformance with and implementation of the LCP. Modification of the project and resubmittal of the plans may be necessary to ensure conformance with the LCP.

Since the entire city is located within the Coastal Zone, all development within the city is subject to CDP process as regulated by the CCC. While the City can amend the LCP and Chapter 18.20 (Coastal Development Permit Process), the CCC must certify these actions. Therefore, the City cannot guarantee any reduction or easing of constraints associated with the CDP process.

Second Units

The construction of secondary residential dwelling units in Half Moon Bay is regulated by Section 18.33.030 of the Municipal Code. Secondary residential dwelling units are permitted by right in the C-G and C-VS districts without a use permit and are allowed within R-1, R-1-B-1, R-1-B-2, C-D, and C-R districts subject to approval of a use permit. New second dwelling units are subject to the same requirements as any dwelling located on the same parcel in the same zoning district, including but not limited to the requirements of coastal development districts and general zoning provisions, with the following differences:

- The minimum lot area per dwelling unit required by the applicable district shall not apply, provided that the minimum building site requirements shall be met.
- A second dwelling unit may be constructed within or above an existing building or detached accessory building.
- One off-street parking space must be provided for the second unit.
- The floor area shall not exceed 700 square feet.
- Architectural review (design approval) is required for second units.

- On the date of the application for a building permit to construct a second dwelling unit on a property that contains a main dwelling unit, the main dwelling unit shall be owner occupied.
- An existing residence, in conformance with the above regulations, may be converted to a second dwelling unit in conjunction with development of a new primary dwelling unit.
- A maximum number of second units are allowed to be developed in each neighborhood. The general formula is that the number of second units in a neighborhood shall not exceed 20 percent of the estimated primary units at buildout of the neighborhood. A review of the 16 total secondary units in Half Moon Bay in 2008 indicated that they are scattered through the city's neighborhoods and that no neighborhood in the city is close to reaching its maximum number of second units. There is ample opportunity in all city neighborhoods for the development of additional second units.

A use permit may be issued by the Planning Commission provided the following findings are made:

1. The second dwelling unit is constructed within or above an existing building or detached accessory building (constructed prior to the effective date of this section for the zoning district(s) in which the structure is located);
2. The unit does not extend further into the required setbacks than the existing foundation of the building and is not within three feet of a property line;
3. The structural height shall be the minimum to accommodate the second unit, and in all cases shall not exceed thirty feet at the highest point of the roof;
4. The second dwelling unit will not significantly impact adjacent properties adversely;
5. The number of doors and windows facing the reduced side or rear yards are minimized;
6. The proposed second dwelling unit is approved by the fire department for emergency access;
7. The proposed addition can be accommodated with the existing water service;
8. The existing sewer lateral can accommodate the proposed addition;
9. The requirements of Chapter 18.33 of the Zoning Code have been met.

Summary

The City of Half Moon Bay's Second Dwelling Unit ordinance (Chapter 18.33 of the Zoning Code) is consistent with the requirements of AB 1866, except that second units are currently subject to approval of a use permit and are subject to the Residential Growth Limitation (Chapter 18.04 of the Zoning Code). The provisions of Measure D did not preclude second units from any exemption from the Residential Growth Limitation program implemented by the City. Program 2-3 is included in Chapter 6 and requires the Zoning Code to be amended to allow second units through ministerial approval consistent with Government Code Section 65852.2(a)(3), and addresses the Residential Growth Limitation requirement.

Facilities for Disabled Households

In compliance with SB 520, the city's zoning laws, practices, and policies were thoroughly evaluated as a part of the Housing Element update process. The requirement for a secondary or accessory dwelling to obtain a use permit was the only constraint identified, as this requirement may constrain the development of accessory structures for caretakers of disabled persons.

The city's Zoning Code allows small group homes (limited to 6 or fewer persons) for day care or residential care in all residentially zoned districts without a use permit. Residential care and day care facilities for 7 or more persons are allowed in R-3, C-G, C-D, and C-R areas with a use permit. Group residential facilities, which provide for shared kitchen and plumbing facilities, but individual living space for persons or households, are permitted by right in the C-G district and with a use permit in the C-D and C-R districts. No special design or permitting standards have been established for residential care facilities other than the required use permits. There are no specific constraints or additional requirements imposed for developments that assist disabled households. The only condition for the use permit is that the use is limited to non-medical care. A public hearing is held, unless the Planning Commission finds that the granting of the application will have no material effect upon adjoining property. The City requires no minimum distance between residential care facilities and the conditions of the use permit do not result in additional costs to the facility. The City does not have any occupancy standards that apply specifically to unrelated adults and defines "family" as two or more persons living together as a single housekeeping unit in a dwelling unit, provided that this shall not exclude the renting of rooms in a dwelling unit as permitted by district regulations. The rental clause is directed at the requirement that mobile home units within mobile parks be limited to use as permanent residences and may not be rented for less than 30 days.

Parking standards for housing for disabled persons are the same as all residential development and do not pose a constraint on development of housing for disabled persons. However, the Zoning Code allows for the removal or reduction of development standards for affordable housing, including affordable housing for disabled households. Program 3-2 is provided in Chapter 6 to amend the Zoning Code to provide similar exemptions for housing for disabled persons.

The City has not adopted any universal design codes. Policies 3A, 3B, and 3C, and program 3-1 and 3-2 are included in the Housing Plan to assist in the development of housing accessible to disabled persons.

Accessory dwellings are required to obtain a use permit, which could constrain the ability of a disabled person to have an on-site caretaker. Accessory dwelling (second unit) requirements are discussed below. Program 2-3 is included in the Housing Plan to remove the requirement for a use permit for accessory dwellings and second units consistent with Government Code Section 65852.2(a)(3).

Half Moon Bay follows the requirements of the Americans with Disabilities Act (ADA) in regard to the development of accessible housing. Housing rehabilitation assistance and accessibility improvements are provided through the County's housing rehabilitation program and the Center for the Independence of the Disabled for qualified residents (see Chapters 1 and 4).

Program 3-1 is included in the Housing Plan to require the removal, or reduction to the extent feasible, of any future constraints to housing for disabled persons that are identified by the City.

Facilities for Homeless and Households at Risk of Homelessness

Facilities and housing for homeless persons and those at risk of homelessness fall into three categories:

- **Emergency Shelter (per Health and Safety Code 50801):** housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.
- **Transitional Housing (per Health and Safety Code 50675.2(h)):** buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.
- **Supportive Housing (per Health and Safety Code 50675.14(b)):** Housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Chapter 633, Statutes of 2007 (also known as SB 2) considerably strengthened the requirements on zoning for emergency shelters and transitional housing, with an effective date of January 1, 2008. The law not requires that all jurisdictions have at least one zone which permits at least one year-round emergency shelter without a conditional use permit or other discretionary action. Where this requirement is not met, the local government must designate an appropriate zone within one year of the adoption of the Housing Element. Additionally, transitional housing and supportive housing must be considered residential uses, and be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

The City currently does not identify emergency shelters as an allowed use in any zoning districts, as housing for homeless persons is not discussed in the Zoning Code. Transitional housing and supportive housing developments would be considered a single-family, multi-family, small group home, or large group home use, depending on how the individual project is designed. Thus, transitional and supportive housing would be allowed by right in the zoning district appropriate for the proposed type of transitional or supportive housing project.

Policy 3E is provided in Chapter 6 to encourage the protection of homeless persons and households at risk of homelessness. Program 3-6 is provided in the Housing Plan to amend the Zoning Code to allow emergency shelters and provide adequate sites as required by Section 65583(a)(4), and to incorporate specific language identifying transitional housing and supportive housing as permitted uses and subject to the same standards as other residential dwellings of the same type. The Commercial General (C-G) and Public and Quasi-Public (P-S) zones were determined to be most appropriate for emergency shelters due to: 1) the proximity of available

sites in these zones to public services and transportation, 2) the compatibility of emergency shelters with the types of uses allowed in these zones, and 3) the adequate number of sites available in these zones to accommodate the city's needs. The C-G zone currently contains three vacant lots ranging in size from 0.28 acres to 0.63 acres, and 16 underutilized sites (where the value of the land is greater than the value of permanent improvements on the land, indicating potential for redevelopment) ranging in size from 0.13 acres to 3.29 acres. The P-S zone contains three underutilized sites ranging in size from 0.22 acres to 1.71 acres.

Farmworker Housing

The Agricultural Land Use A-1 district permits single-family dwellings that are accessory to the permitted uses (i.e., nurseries, greenhouses, and field flowers; no retail sales), including buildings for help employed on the premises. The Agricultural Land Use A-2 district permits residential structures accessory to the primary agricultural uses.

Extremely Low Income

Extremely low-income households can be housed in affordable housing developments with deep subsidies, such as Section 8 or Section 232. These types of units are most likely to be constructed in the R-2 or R-3 zones. Other housing opportunities for extremely low-income households include housing with shared facilities, such as living or dining areas, with private sleeping areas and are often referred to as single room occupancies (SROs). This type of development allows rents to be much lower than those associated with typical apartment complexes. The Group Residential use allows for facilities such as SROs and is permitted in the C-G zone by right and in the CD and CR zones with a use permit. There are vacant sites zoned R-2, R-3, CG, CD, and CR, as discussed in Chapter 4, that accommodate multi-family apartments and group residential uses.

Below Market Rate Ordinance (Inclusionary Housing)

The City of Half Moon Bay has a mandatory Below Market Rate (BMR) Housing Ordinance, which is contained in Chapter 18.35 of the Half Moon Bay Municipal Code. The intent of the BMR program established by this chapter is to require either the construction of dwellings that are very low-, low-, and moderate-income households can afford to rent or buy, or the contribution of an in-lieu fee to an affordable housing fund in an amount sufficient to provide affordable housing opportunities for these income groups. Under the BMR program, residential development projects of 10 or more lots or dwelling units, or the conversion of 10 or more rental units to condominiums, are required to provide 20 percent of the units as affordable units in the following ratios:

- 6 percent affordable to very low-income households,
- 7 percent affordable to low-income households, and
- 7 percent affordable to moderate-income households.

Seventeen of the 21 jurisdictions in San Mateo County have an inclusionary housing requirement, and typically require 10 to 20 percent of units to be affordable to very low-, low-, and moderate-

income households. Most of these jurisdictions exempt smaller projects, with the minimum project size required to provide inclusionary units ranging from 5 to 10 units.

Fourteen BMR units have been constructed in Half Moon Bay, consisting of the 12-unit Ocean Colony Partners affordable development and Nerhan duplex described in Table 1-30. The Carnoustie project paid an in-lieu fee for six affordable units. While the preferred method of complying with the BMR program is to provide units, in-lieu fees are accepted in certain instances as a substitute for the construction of units. Program 2-1 is included in Chapter 6 to encourage development of BMR units on-site to the extent feasible.

In some communities, an inclusionary housing program such as Half Moon Bay's Below Market Rate program could be considered a constraint to developing housing because developers might choose to develop elsewhere rather than have the responsibility of providing affordable units. However, in Half Moon Bay, the market is so desirable that the BMR program does not constrain development, but actually ensures that affordable housing will be built. Further, the BMR requirements are consistent with Government Code Section 65590(d) which requires new developments in the Coastal Zone to provide housing for persons and families of low and moderate income, where feasible, and if it is not feasible, to provide the units elsewhere in the jurisdiction within three miles of the Coastal Zone.

As part of the 21 Elements process, Economic Planning Systems (EPS) was retained to evaluate the effects of inclusionary requirements throughout San Mateo County. EPS analyzed building permit patterns before and after inclusionary requirements were enacted, but found no conclusive information one way or another that inclusionary requirements posed a constraint to the development of housing or affected the development levels. While the EPS report and analysis do not indicate that the BMR unit poses a specific constraint to residential development in Half Moon Bay, Program 2-1 will provide incentives and options for development of the BMR units in order to offset hardships or burdens that may be imposed by the requirement. Program 2-1 will provide incentives for development of BMR units including expedited processing, relaxation of development standards, density bonuses, alternatives to the provision of BMR units including land dedication, and assistance in seeking financing to assist in the development of the affordable units. It is also recommended that some specific program actions be undertaken to preserve the units that are produced. It is important that as the city increases its inventory of BMR units, appropriate administrative procedures are developed. Examples of some of these procedures include:

- Monitoring the units annually,
- Ensuring that rents, sales prices, and income limits are being maintained; and,
- Providing guidance for the marketing of units and selection of occupants.

Residential Growth Ordinance (Measures A and D)

In 1991, the voters of Half Moon Bay passed a Residential Growth Initiative titled Measure A. This initiative limited new residential units to 3 percent of the population growth rate annually. In 1999, the city's voters passed Measure D which amended the Residential Growth Limitation by limiting the number of new units to match a 1 percent population growth increase annually,

which can be increased by 50 percent for units in the designated Downtown Area. Reasons cited for reducing potential population growth included: concerns that residential taxes would not cover cost of basic services, traffic concerns regarding state highways 1 and 92, water supply limitations, and jobs/housing imbalance. In 2001 and 2002, the City Council approved amendments to the LCP Land Use Plan and Zoning Code that reduced development allocations consistent with Measure D. The measure went into effect in 2009 after an extensive review by the California Coastal Commission to certify the amendment to the Local Coastal Program incorporating the revised allocation amount.

Although Measure D was passed in 1999 and City Council incorporated appropriate modifications to the Zoning Code and LCP in 2001 and 2002, Measure D was not effective until 2009 due to an extensive review by the California Coastal Commission for certification of an amendment to the Local Coastal Program to incorporate the revised allocation amount.

Residential growth is limited to, in any particular year, the number of dwelling units that would result in an increase of 1 percent of the city's population as of January 1 of that year. Use of US Census data is required to calculate the average number of persons per household in order to convert the allowed population growth to a specific number of units. The number of dwelling units may be increased by 50 percent for additional dwelling units in the Downtown Area. Applications outside the Downtown Area shall have priority for the base permitted 1 percent growth rate. The following are exempt from the Residential Growth Limitation:

- Replacement of existing dwelling units on a one-for-one basis, and
- Density bonuses for the provision of low and moderate income housing as required by state law.

Second units are not exempt from the Residential Growth Limitation. Section 65852.2(a)(2) of the Government Code requires that a second unit ordinance not be considered in the application of any ordinance, policy, or program to limit residential growth. Program 2-3 in Chapter 5 would revise the Zoning Code to clarify that second units are not subject to the Residential Growth Ordinance, consistent with the requirements of Government Code Section 65852.2(a)(2).

Based on the formula established by Measures A and D and set forth in the Municipal Code, Zoning Code, and LCP, up to 671 allocations can be issued from 2014 through 2022. According to the growth initiative formula, the City shall use the most recent US Census for determining the average number of persons per household. The 2010 US Census indicated a decrease in the city's population of 4.4 percent. As a result, the City used a new baseline for 2013 and 2014 based on the number of building permits issued between 2010 and 2013. As shown in Table 2-3 below, the end-of-year population is derived from the number of building permits issued to new units in that year multiplied by the average household size (2.72) in 2010. The "new projected population" estimate is used to calculate the total number of units within the city at year-end. With these assumptions, the annual unit allocation only increases by one unit between 2014 and 2022.

Table 2-3: Projected Residential Growth Allocation

Year	Projected Population ^a	New Units ^b	Additional Persons ^c	New Projected Population	New Unit Total ^d	Following Year Allocation ^e
2014	11,470	14	38	11,508	4,920	74
2015	11,508	14	38	11,546	4,934	74
2016	11,546	14	38	11,584	4,948	74
2017	11,584	14	38	11,622	4,962	74
2018	11,622	14	38	11,660	4,976	75
2019	11,660	14	38	11,698	4,990	75
2020	11,698	14	38	11,736	5,004	75
2021	11,736	14	38	11,774	5,018	75
2022	11,774	14	38	11,812	5,032	75
Total						671

a. Based on 2013 projected population provided in 2014 Dwelling Unit Allocation Staff Report dated December 3, 2013.

b. Based on the number of building permits issued between January 2012 and December 2012.

c. Assumes average household size of 2.72, based on 2010 U.S. Census.

d. Based on 2013 new unit total provided in 2014 Dwelling Unit Allocation Staff Report dated December 3, 2013.

e. Assumes 1 percent maximum allocation citywide and an additional 0.5 percent in the Downtown area.

Source: Dwelling Unit Allocation Staff Report, December 3, 2013; Dyett & Bhatia, 2014

In addition to the 671 allocations available to be issued by the City Council during the RHNA cycle, there may be an additional number of allocations that have already been issued or required, but for which development permits have not yet been issued. As of July 2014, this includes allocations for two single-family projects that have submitted CDP applications which have not yet been approved, and eight allocations for five single-family residences and one triplex that have submitted building permit applications that have not yet been approved. Because the time clock for allocations stops during the entitlement and approval process and resumes when entitlements have been issued, it is possible for these allocations to carry over into the 2015-2023 RHNA period before the permits for the projects are fully approved. This process is described further in the Use of Allocations section below. As shown, the city's available and previously-issued allocations will be more than adequate to accommodate the 240 units that represent the city's RHNA.

Allocation Process

Once a year, the City establishes the number of allocations that will be granted during that year, based on the formula described above. The City collects a fee of \$712 per residential unit to process the application. During the last several years, the City has received fewer applications than available allocations. It should be noted that the allocation process is only used in years when applications exceed the number of available allocations. Developers seeking an allocation are encouraged to apply from January 1 to January 31 each year. If the number of allocations requested is less than the number of available allocations, no scoring is necessary and the remaining available allocations will be distributed on an over-the-counter basis for the remainder of the year. As discussed below, developers may enter into a phasing agreement with the City at any time during a year. The phasing agreement will guarantee the developer a specific number of

allocations for a project and removes the need for the developer to apply for allocations on an annual basis.

If the number of allocations applied for from January 1 to January 31 exceeds available allocations for that year, City staff will score applications based on a point system set forth in the Municipal Code. Each project will be scored based on 1) project location which is either: A) within the Downtown Area or B) outside of the Downtown Area; and 2) project type, which is either A) Residential Development (single-family residential, duplex, or multi-family per section 17.06.100) or B) Subdivision (land divisions that include residential development per section 17.06.200). Projects within the Downtown Area would compete only with other similar project types located in the Downtown Area. Projects located outside of the Downtown Area would compete with other similar project types outside of the Downtown Area. The Community Development Director will review and score applications no later than April 1. The Community Development Director's scoring of the applications will be presented to the Planning Commission at their first meeting in April. The Planning Commission will then ratify or modify the Community Development Director's recommendations.

The city's R-3 sites are all located within the Downtown Area; thus, affordable projects on the R-3 sites would receive priority in the event that requests for allocations exceed available allocations. The criteria for both project location types encourage developers to include affordable housing, as a project can only obtain full points by providing affordable housing on-site. The Downtown Area application also encourages high density development by providing additional points for each 5 du/acre provided in excess of a base of 10 du/acre.

The application scoring standards for Downtown Area and Subdivision projects are identified below. The criteria provided are clear and straightforward.

Downtown Area (246 points available per section 17.06.120)

1. Infill Sites (maximum of 70 points)
 - a. Project is located in a built urban setting with utilities in place for 10 years or more: 5 points
 - b. Project is located within a built urban setting and avoids environmentally sensitive areas: 5 points
 - c. For each contiguous side of a building site with existing development (including across any public or private right-of-way): 5 points
 - d. For each contiguous side of a building site for which residential dwelling units have been allocated, but development not completed under the provisions of this system (including across any public or private right of way): 5 points
 - e. Building site is located within 1/2 mile of a transit stop: 5 points
 - f. Where there is an existing all-weather road surface providing vehicular access to the site constructed to city standards or otherwise acceptable to the City Engineer: 5 points

- g. Except for Below Market Rate (BMR) housing, those applications for development on a site that meet all of the established development standards for the zoning district and no variance or other discretionary applications are required: 5 points
 - h. For those applications for development that provide BMR housing through deed restriction or other legally binding mechanism: 35 points
- 2. Home Size, Scale, and Clustering (maximum 30 points)
 - a. Homes are clustered to preserve open space and natural features: 5 points
 - b. Resource conservation achieved by increasing density: 5 points plus 1 additional point for every five dwelling units per acre (du/ac) greater than 10 du/ac
 - c. Home Size Efficiency: 5 points
 - d. Building layout and orientation improve natural cooling and passive solar attributes: 5 points
- 3. Design for Walking and Bicycling (maximum of 37 points)
 - a. Pedestrian access is provided to Neighborhood Services within ½ mile: Community Center; Library; Grocery Store; School; Day Care; Laundry; Medical; Entertainment/ Restaurants; Post Office; Place of Worship; Bank: 1 point for each service within ½ mile (up to 12 points)
 - b. Development is connected with a dedicated pedestrian pathway to places of recreational interest within 1/2 mile: 5 points
 - c. Traffic-Calming strategies: 20 points
- 4. Design for Safety & Social Gathering (maximum of 15 points)
 - a. All home front entrances have views from the inside to outside callers: 5 points
 - b. All home front entrances can be seen from the street and/or from other neighboring front doors: 5 points
 - c. Porches (100 sq. ft. minimum area) are oriented toward streets and/or public spaces: 5 points
- 5. Design for Diverse Households (maximum of 20 points)
 - a. At least one Zero-Step entrance provided in home: 5 points
 - b. All main floor interior doors & passageways have a minimum 32-inch clear passage space: 5 points
 - c. At least one half-bath is located on the ground floor with blocking in walls for grab bars: 5 points
 - d. Fully functional independent Second Unit is provided: 5 points
- 6. Resource-Efficient Landscaping (maximum of 74 points)

Subdivisions (443 points available per section 17.06.200)

- 1. Water (20 points)
 - a. Water system upgrades beyond the immediate needs of the project: 10 points
 - b. Use of Coastside County Water District instead of groundwater: 10 points
- 2. Sewer (20 points)

- a. Sewer line or facility upgrades beyond the immediate needs of the project: 10 points
 - b. Contributions to or future funding of the wastewater treatment plant expansion: 10 points
- 3. Drainage (15 points)
 - a. Improvements to drainage facilities not directly related to the proposed development: 10 points;
 - b. Accommodated through on-site open space areas: 5 points.
- 4. Schools (78 points)
 - a. Dedication of school site: 25 points;
 - b. Needed school rooms or other mitigating measures: 20 points;
 - c. School busses needed to serve the development: 15 points;
 - d. Any other facilities, equipment, or other appropriate items necessary to mitigate the additional school children from the proposed development: 10 points;
 - e. Provides good school bus access and adequate turnaround areas: 2 points;
 - f. Provides and maintains a covered school bus shelter where appropriate: 2 points;
 - g. Provides safe pedestrian connections to school sites: 2 points;
 - h. Provides an open space buffer zone between the project and school site: 2 points.
- 5. Fire Protection (35 points)
 - a. The provision of a new fire station and/or the dedication of land for a fire station to provide adequate fire protection within the established response times as attested by the fire protection district: 20 points;
 - b. Participation in an assessment district to fund additional equipment and/or manpower to provide adequate fire protection for the proposed development: 10 points;
 - c. Structures are designed to exceed minimum safety standards for fire hazards, earthquakes and accidents: 5 points.
- 6. Police Department Services (55 points)
 - a. New police station and/or the dedication of land for a police station to provide improved police protection within the city: 20 points;
 - b. Contribution of major equipment such as patrol cars to assist in the provision of police services to a new development: 15 points;
 - c. Funding of additional manpower to provide police services beyond the needs of the proposed development: 10 points;
 - d. Uses site planning and architecture to enhance security by arranging entries, access paths, building, planting, corridors, indoor and outdoor lighting to allow observation along circulation routes: 5 points;
 - e. Structures designed to exceed minimum safety standards for accidents and intrusions: 5 points.
- 7. Streets, state highways, and pedestrian improvements and amenities (45 points)
 - a. Needed improvements to the public street or state highway system offered by the applicant that are over and above any requirements to accommodate the

- proposed development, such as street connectors necessary to create more efficient circulation patterns for all applicable transportation modes: 20 points;
- b. Arrangement of the site and configuration of the internal street system for efficiency of circulation, on-site and off-site traffic safety: 5 points;
 - c. On-site circulation system and subdivision design promotes the privacy of residential neighborhoods, and unless a part of a planned street system as shown on the master plan of streets and highways, residential street layouts are designed for use primarily by local residents: 5 points;
 - d. Design considerations to minimize traffic, vehicle speeds, and promote walkability and use of transit included in the final subdivision plans: 15 points
8. Open Space (35 points)
- a. Provision of public usable open space, and where applicable, greenbelts (except for mandatory buffer zones): 10 points
 - b. Provision of private usable open space, and where applicable, greenbelts (except for mandatory buffer zones): 5 points
 - c. Provision of buffer zones, environmentally sensitive habitat areas or riparian species or corridors in excess of minimum requirements: 5 points
 - d. Uses various design and development techniques: 15 points:
 - i. Cluster housing and low-density development to protect the open space value of key areas such as ridge lines, creeks, hillsides, and any adjacent agricultural land
 - ii. Public access to either on-site or off-site public open space areas where appropriate
 - iii. Open space areas adjacent to school and park sites, where appropriate, by using open space networks and trails to help provide low-maintenance pedestrian access to school sites from residential areas
 - iv. Preserves identified ground permeability recharge areas by minimizing large expanses of impervious surfaces
 - v. Private open space and dedicated public open space is maintained by a homeowners association
9. Park and Recreation Facilities (40 points)
- a. Siting and designing of any proposed public park and recreation facilities so as to benefit the community, not solely the new residents of a subdivision: 5 points;
 - b. Construction of public park and recreation facilities in addition to the dedication of the required land for park and recreation facilities: 10 points
 - c. Dedication of land for public park and recreation purposes in excess of the minimum required: 10 points
 - d. Dedication of easements for public trails for pedestrians, equestrians and/or bicycles within and through a proposed development, in addition to land dedicated for park and recreation purposes: 5 points
 - e. Construction of public trails for pedestrians, equestrians and/or bicycles within and through a proposed development: 5 points

- f. Construction of off-site public bicycle, equestrian or pedestrian paths that will connect with an established network of similar facilities or trails: 5 points
10. Affordable Housing (80 points)
- a. Below market rate housing provided within the boundaries of a project (on-site) through deed restriction or other legally binding mechanism: 80 points
 - b. Combination of a portion of required below market rate housing provided within the boundaries of a project (on-site) through deed restriction or other legally binding mechanism and the payment of the balance in in-lieu fees:
 - i. 2/3 or more below market rate housing units and 1/3 or less in-lieu payment: 60 points
 - ii. 1/2 below market rate housing units and 1/2 in-lieu payment: 40 points
 - iii. 1/3 below market rate housing units and 2/3 in-lieu payment: 30 points
 - c. Below market rate housing provided outside of the boundaries of a project (off-site) through deed restriction or other legally binding mechanism: 30 points
 - d. Below market rate housing provided either on- or off-site that exceeds the required number of below market rate housing units through deed restriction or other legally binding mechanism: 20 points
 - e. Payment of in-lieu fees equivalent to the number of below market rate housing units required for the project: no points
11. Architectural Design and Landscaping (20 points)
- a. Variation in design and orientation; lot design for run-off, noise control, location of parking to achieve shading, visual screening and other factors; use of drought-tolerant plants, etc.: 20 points

Residential projects involve infill development on existing subdivided lots within the urbanized area of the city that are served by existing infrastructure. Subdivision projects involve new development that may require the extension of infrastructure and may extend development beyond the urbanized area of the city in some cases. For these reasons, subdivision projects have more demanding standards. However, the standards used to score projects are not onerous and will not deter development of affordable housing. The standards provided are intended to ensure that development projects have adequate infrastructure, provide for their fair-share of municipal services, and that development projects are designed to encourage safety of residents. As discussed, the standards prioritize affordable projects by providing points for affordable units. Because projects receive points commensurate with each development's percentage of affordable units, projects that are fully affordable will be the most competitive in the process. The scoring criteria include components to reduce residential energy demand and reduce greenhouse gas emissions, by prioritizing in-fill development (development in the Downtown Area).

Use of Allocations

Expiration dates are governed by Section 17.06.050 of the Half Moon Bay Municipal Code. A Measure A or D allocation is valid for one year from the date of issuance. While the City does not allow “rollovers” of allocations, the allocation can be extended beyond one year to accommodate regulatory and other delays. In order to lengthen the one-year period of their allocation, the developer submits documentation to the City identifying which entitlements/approvals the applicant is seeking from the City of Half Moon Bay or other agencies. There is no application fee or additional requirement, apart from the developer notifying the City of the entitlement that the developer is seeking. The additional time to obtain the entitlements is added to the one-year period. This approach allows developers to “stop the clock” on their one-year allocation to obtain the entitlements and permits necessary to construct their projects. In this manner, a one-year allocation can be extended for two or more years.

A developer may submit a request for an allocation after January 1, following the City Council’s determination of the number of allocations granted in the preceding year. The allocation may be requested prior to the developer requesting any entitlements or during the entitlement process. This flexibility in the timing of an allocation reduces the impact of not rolling over allocations to a less than significant level.

Typically, many growth allocation programs require that the developer request an allocation either before entering into the entitlement process or only after entitlements have been received. This requirement usually results in a shorter time window during which the allocation can be used. In the case of Half Moon Bay, developers can request allocations for projects that they wish to entitle during a following year or begin the entitlement process during the year. Once the entitlement process is started, the time limit on the allocation is put on hold. The clock starts when the allocation is received, then stops when entitlements are applied for, starts again when entitlements are received, following all appeals periods, and may stop again if water and/or sewer connections are necessary. Once the connection is obtained the clock starts again. A building permit application must be submitted before the end of the 365-day clock. In this way, the City’s approach to allocating growth does not require rollovers. As discussed below, developers can also enter into a phasing agreement with the City to extend allocations over a period of time.

Table 2-4 illustrates how time extensions for regulatory approvals have been used successfully by applicants in Half Moon Bay to extend the life of their allocation for several years. As shown below, an applicant can receive an allocation, and then decide to redesign their project. The allocation’s “clock” will be stopped during the time to process the approvals for the redesign. This has benefited applicants in the current housing market, as it allows an applicant submit a entitlement request to the City to scale back the size of a home or modify an overall project without using up their one-year allocation period.

Table 2-4: Allocation Processing Examples

<i>Applicant</i>	<i>Date Allocation Granted</i>	<i>Status</i>
John Irwin & Alice McClelland (Single Family Residence)	2001	The applicant received a Measure A allocation in 2001. The applicant initially submitted a lot line adjustment, which was processed and approved. Subsequently, the applicant submitted a Coastal Development Permit application. Since the CDP was filed on the same day the allocation was obtained, the one-year time period of the allocation was put on hold and 365 days remained on the Measure A allocation. The City and applicant entered into a series of agreements that further extended the application. The CDP was approved, then appealed by Coastal Commissioners. The appeal was withdrawn on January 27, 2010 at which time the Measure A “clock” began.
Greg VanMechelen (Duplex [two growth allocation certificates])	2007	On May 18, 2007, the applicant received two Measure A allocations). On January 8, 2008, one-year growth allocation period was suspended because a letter from Coastside County Water District dated January 8, 2008 stated that the owners were seeking a water connection. On August 5, 2009 the property owner received approval of a water connection for the property and the allocation “clock” resumed. City staff received a Coastal Development Permit application on November 25, 2009, which again suspended the expiration of the allocation. Following receipt of the CDP, the allocation “clock” will resume.
David and Hi-Jin Hodge (Single family residence [one growth allocation certificate])	2006	On June 7, 2006, David and Hi-Jin Hodge received a growth allocation certificate for a two-story single family residence on Champs Elysee Boulevard. On March 30, 2007 the applicants submitted a Coastal Development Permit (CDP) application with 68 days left on the allocation. The CDP was approved on November 15, 2007 and the Measure A “clock” resumed. On February 20, 2008, the applicant submitted a building permit, which was subsequently kept active through multiple extensions. On July 15, 2009, an application was submitted to amend the existing CDP previously approved on November 15, 2007. As a consequence of the economy, the applicants placed their building permit plans on hold with the Building Division and decreased the size of the proposed residence. The amendment to the residence size placed the allocation “clock” on hold.

Source: City of Half Moon Bay

In addition to extending the one-year allocation to receive entitlements and regulatory approvals, applicants may also request additional extensions. The City Council may grant a one-year extension. There is no fee to request an extension and the extension request does not require any findings from the City Council. Because the City stops the clock (no time is deducted from the allocation period) during any processing of entitlements (which includes City entitlements such as a Coastal Development Permit, subdivision map, lot split, use permit, design review, and other agency approvals, such as water connections), an extension would only be requested when a developer either wants additional time to request entitlements or if a developer has received entitlements but wants to wait to construct the units. This does not add any costs to the development process nor does it delay a development project. The multiple allowances for a time extension, as well as the ability to stop the clock for additional entitlements/approvals, provide flexibility to the developer and decrease a developer's costs, since the developer does not have to apply for a new allocation but rather requests an extension. The requirement to receive an approval from the City Council beyond the initial extension does not constrain development potential in the City, but rather provides a method for the City to track its active applications and plan for growth by ensuring that the City is aware of the status of each allocation as well as a developer's intentions as to when they plan to utilize the allocation. The City Council has not rejected any requests to extend the time period for a growth allocation.

Development Phasing Agreement

Most developers of larger projects do not need to apply for growth allocations and time extensions as discussed above, but rather enter into a development phasing agreement with the City. In order to provide certainty for development projects to receive growth allocations, the Municipal Code provides for a phasing plan and development agreement. This process guarantees the number of allocations a development project will receive and reduces the risk and uncertainty for a developer. A development phasing agreement must be approved by the City Council at a noticed public hearing. Other developers and projects are noticed of the request for the phasing agreement so they can comment on whether it would adversely affect their projects.

The development phasing agreement provides for an applicant to receive a greater number of annual allocations in any category by deducting those allocations from future years. Alternatively, a development phasing agreement may provide for an applicant to receive a specific number of allocations each year for a set number of years. Applicants that have a development phasing agreement do not need to compete for points to receive their annual allocation, but are guaranteed a specific number of allocations.

In 2007, the City Council approved a development phasing plan and agreement for the Carnoustie residential subdivision consisting of 32 single-family residences. The parties agreed that consistent with Municipal Code Section 17.06.050, the time period for submission of complete building permit applications for any residential unit with a Measure A allocation will be extended or tolled for the period of time spent by the developer securing any other approvals, permits, subdivision maps, coastal development permits, utility connections, utility capacity agreements, certifications or entitlements from the City or any other agency, commission, district, board, or public entity. The agreement further established that in the event the developer does not fully utilize a growth allocation in the calendar year in which it was issued, the unused allocation will not expire or lapse, but will remain valid and be carried over and available to the developer in

each succeeding year until utilized. This use of a development and phasing agreement allows a developer to obtain a growth allocation then use it when they have obtained entitlements and there is a market demand for their project. This provides flexibility and removes the need for any rollover of the growth allocation, as the allocation remains valid until utilized.

Summary

The Residential Growth Limitation/Residential Dwelling Unit Allocation System (Chapter 17.06 of the Municipal Code) would only be considered a constraint on housing if it impedes the development of units needed to meet the city's housing needs. The city's housing needs, based on the 2014-2022 Regional Housing Needs Allocation (RHNA), total 240 units. The estimated 671 units that may be allocated during the 2014 through 2022 timeframe are more than sufficient to accommodate the RHNA from the current Housing Element cycle. Further, density bonus units are exempt from the allocation that will allow the very low-, low-, and moderate-income units to be developed without an allocation, should the developer request a density bonus. Therefore, the Measure A and Measure D processes are not a constraint to the provision of sufficient housing units to meet the city's housing needs.

The process of applying for an allocation also does not present any significant constraints. The City has adopted updated scoring criteria to refine the process of distributing allocations. The new scoring criteria prioritize allocations in the Downtown Area, which is where the city's R-3 sites are located, and also provides points for the provision of affordable housing. Projects can only score the full amount of points by including on-site affordable housing.

While allocations have a one-year lifespan, this year is put on hold while the applicant obtains necessary land use approvals from the City and, if applicable, the Coastal Commission, as well as any other approvals, such as water connections and sewer service, needed for the project. This approach will extend the one-year allocation for as long as is necessary for the applicant to receive entitlements. In some cases, applicants have taken four or five years to go through the permitting process and receive all of their entitlements. The one-year allocation is extended to accommodate this process. This allows a developer to proceed with entitlements at their own pace with obtaining entitlements once they have an allocation, which is particularly useful in depressed housing markets, and additional extensions may be granted by the City Council.

The City has established a process to allow developers to request a specified number of units and enter into a development phasing agreement to assure that a specific number of allocations is granted to the project each year. This increases certainty for developers and investors, and allows projects to be financed and constructed in a timely manner. The phasing process also allows allocations to be extended over a long-term period. It is anticipated that any larger projects will enter into a phasing agreement with the City in order to secure their allocations up front and to have the flexibility to increase the rate at which the development is built out to correspond to the housing market.

As discussed above, the 671 allocations that will be available during this RHNA cycle are more than adequate to accommodate the 240 units of the city's fair share of regional housing needs.

Because there are provisions for development projects, including affordable housing, to be guaranteed a specific number of allocations, and because the City can extend the allocation lifespan to accommodate delays due to various approvals needed during the development process, the Residential Dwelling Unit Allocation System does not unduly constrain the development of housing, including affordable housing.

While the City has concluded that the implementation of the provisions of Measure D do not present an obstacle to the development of housing necessary to accommodate the city's fair share of regional housing needs, the City has included Program 2-9 in the Housing Element to provide an annual evaluation of the Residential Dwelling Unit Allocation System. If obstacles to accommodating the city's fair share of regional housing needs are identified, the Municipal Code will be revised to address the obstacle. Program 2-9 will ensure that the Residential Dwelling Unit Allocation System will not constrain the development of the city's fair share of regional housing needs and that it will not present an impediment to the development of affordable and special needs housing.

Water and Sewer Capacity Allocation and Reservation

The Coastal Act requires that priority be given to certain land uses with regard to the allocation of public works capacities, including water and sewer. The LCP therefore establishes policies and regulations that require the reservation of water supplies and sewer capacity for each of four priority uses as defined in Chapter 18.05 of the Zoning Code:

- A. **Commercial Recreation.** Visitor serving commercial uses and services; hotels; motels; restaurants; bars; equestrian supply stores; equestrian facilities; clubs; guest ranches and lodges; recreational vehicle campsites; art galleries; fishing and boating supplies; beaches; and golf courses and ancillary uses.
- B. **Public Recreation.** Outdoor recreational uses such as parks, playgrounds, and ball fields for soccer, baseball, football, and similar activities; restaurant or food service stands, recreational vehicle parks, and retail concessions catering to visitors related to a permitted public recreational use; and information centers and structures ancillary to public recreation area maintenance; picnic facilities; and tent campsites.
- C. **Indoor Floriculture.** Greenhouses used for the propagation and cultivation of plants of all types.
- D. **Outdoor Agriculture and Horticulture.** Includes the propagation and cultivation of all field flowers, plants, trees, and vegetables.

The Planning Department is charged with monitoring the number of building permits issued annually by use category to ensure that sufficient capacity is reserved, and may limit the number of permits issued accordingly. As stated in LUP Policy 10-13, the amount to be reserved for each phase of water supply development shall be the same percentage of capacity for priority uses as that needed at buildout, until a determination is made that a priority use need is satisfied by the available reservation. Similarly, Policy 10-21 requires the City to reserve capacity for priority uses

in the sewage treatment plant at the same percentage of capacity for priority uses as will be needed at buildout.

Government Code Section 65589.7 requires water and sewer service providers to grant a priority for the provision of water and sewer services to proposed developments that include housing units affordable to lower income households. However, affordable housing has not been established as a priority use in the LCP. In Chapter 6, Policy 2F identifies very low- and low-income housing as priority uses and Program 2-6 requires amendment of the Zoning Code and LCP to include housing affordable to very low- and low-income households as a priority use pursuant to the Government Code. Refer to the discussion of Water under Infrastructure Constraints in this chapter regarding availability of water connections.

Parking Requirements

Chapter 18.36 of the Zoning Code establishes parking standards. Table 2-5 summarizes parking requirements for single-family units, duplex units, and apartments. The city's requirements for single-family homes and duplex units are consistent with the median parking requirements of jurisdictions in San Mateo County, as reported by the 21 Elements project. The city's requirements for uncovered spaces in apartment projects are higher by 0.25 to 0.75 spaces than the county median, depending on the number of bedrooms in a unit. However, the City does provide exceptions to parking standards in cases of practical difficulties and unusual hardships. The Zoning Code also allows exceptions to the standards for affordable housing projects. Joint use of parking facilities is allowed, provided that the total supplied collectively is not less than the sum of the requirements for the various uses computed separately. The City will reduce parking requirements for developments that have abundant street parking. For projects that demonstrate lower than typical parking demand, such as senior and disabled parking, the City will reduce parking requirements. Bicycle parking for mixed-use/apartment buildings may be required as a condition for projects subject to discretionary approval.

Since the city's standards for single-family and duplex units are comparable to other jurisdictions in the county, and the City allows exceptions where there is a hardship, parking requirements do not present a constraint to the development of moderate and above moderate income units.

The city's height requirements allow multi-family development projects to provide larger units and meet parking standards while still achieving maximum densities, so the parking requirements will not inhibit a development from developing at the site's capacity. While the city's parking requirements are higher than the county median for one- and two-bedroom apartment units, the city does allow joint use of facilities, parking in an off-site lot, and exceptions for affordable units. The parking requirement for two- to four-bedroom apartments is similar to the county median and is not anticipated to affect the cost or supply of affordable or market rate housing. However, if a project cannot demonstrate a hardship or is not an affordable project, the requirements for studio and one-bedroom units (see Table 2-5) may constrain development of market rate one- and two-bedroom units, as the parking requirement would have the effect of reducing the area of the project site that can be developed and thus indirectly increase the cost of development. For studio and one-bedroom units, this may present an increased burden, as the households occupying these unit sizes are smaller than households occupying larger units. These smaller

households may not require two parking spaces, and the cost to the development project to provide this parking may be unnecessary.

While the parking requirements do not present a significant constraint to the development of very low- and low-income units due to exceptions allowed for affordable units, Program 3-8 is included in the Housing Plan to reduce parking requirements for studio and one-bedroom units to ensure that market rate and affordable units are not unduly constrained by parking requirements. This reduction in parking requirements is anticipated to result in parking levels that will be commensurate with the demand for parking and will allow greater densities to be achieved in multi-family projects. Therefore, Program 3-8 will reduce any impacts of the city's parking requirements on market rate or affordable housing projects to a less than significant level.

Table 2-5: Parking Requirements

	<i>Single Family Home/Duplex Unit</i>		<i>Single family home with a second unit</i>		<i>Studio Apartment</i>		<i>One Bedroom Apartment</i>		<i>Two to Four Bedroom Apartment</i>	
	<i>Covered</i>	<i>Total</i>	<i>Covered</i>	<i>Total</i>	<i>Covered</i>	<i>Total</i>	<i>Covered</i>	<i>Total</i>	<i>Covered</i>	<i>Total</i>
			2, 1 uncovered for secondary dwelling	3	1	2.25	1	2.25	1	2.25
Half Moon Bay	2	2								
County Median	2	2	2	3	1	1.5	1	1.75	1	2

Source: 21 Elements, 2014; City of Half Moon Bay, 2014.

On-Site and Off-Site Improvements

Site improvement costs include the cost of providing access to the site, clearing the site, and grading the pad area. In the case of a subdivision, such costs may also include major subdivision improvements such as road construction and installation of sewer, water, and other utilities. As with land costs, several variables affect the amount of such costs, including site topography and proximity to established roads, sewers, and water lines. Engineering and other technical assistance costs are usually included with site improvement, as these services are required to ensure that the development is constructed according to established codes and standards.

Required street rights-of-way and street widths are based on the street classification. The city has the following street classifications:

- Limited access (thoroughfares) streets serve inter-urban, statewide and interstate travel (Highways 1 and 92). Limited access streets are required to have an 80-foot right-of-way, including a 48-foot street section and 10-foot median;
- Arterial streets primarily serve intra-city travel, carrying traffic from collector streets to and from other parts of the city. Arterial streets are required to have an 80-foot right-of-way, including a 60-foot street section with controlled parking;

- Collector streets directly or indirectly link local streets with arterials and are designed primarily to serve residential and recreational traffic. Collector streets are required to have a 60-foot right-of-way, including a 40-foot street section with sidewalks and parking provided on both sides of the street; and
- Local access streets provide direct access with abutting land uses. Local access streets are required to have a 50-foot right-of-way, including a 36-foot street section with sidewalks on both sides of the street.

Street cross-sections are typically based on 10-foot travel lanes and 8-foot parking lanes. The city's street standards are typical of other jurisdictions in California (in fact, they may be narrower than many other jurisdictions) and do not require excessive rights-of-way or lane widths. To reduce housing costs, the City attempts to require only those improvements that are deemed necessary to maintain public health, safety, and welfare. The Municipal Code allows deferral of street improvements where: 1) proposed development is adjacent to partially improved streets (existing streets that do not have full right-of-way dedication and/or street section) if the City Engineer determines that the street is capable of safe and adequate access by emergency vehicles, or 2) the applicant agrees to construct an interim private street to agreed-upon standards prior to the building's occupancy. Parcels identified in Chapter 3 Resources as available sites for very low- and low-income housing are adjacent to existing improved roadways, so future development on these parcels will not have to construct full street improvements. The city's street standards do not present a significant constraint to the development of housing, and particularly do not constrain the development of affordable housing.

The City requires that curbs, gutters, and sidewalks be installed along the frontage of every lot on which new construction or significant alteration occurs. The absence of curbs and gutters may contribute to unsafe pedestrian and vehicular travel. In addition, potential flooding problems may result due to the lack of infrastructure improvements. Curb, gutter, and sidewalk improvements are typical of all cities in California and do not impose a significant constraint to the development of housing.

Off-site improvements may be required if the project creates significant impacts that require mitigation. This is determined on a project-by-project basis.

Governmental Fees

The 21 Elements project surveyed the cities of San Mateo County to determine development fees, including planning, building, and impact fees. The 21 Elements group provided basic assumptions for the hypothetical projects (see the footnotes of Table 2-6) so that the fees could be compared across jurisdictions. Based on the responses to the survey, the 21 Elements group identified a countywide average of \$26,926, and a countywide median of \$23,143 in total fees for the development of a single-family residence. In Half Moon Bay, fees for a single-family residence total \$40,399, which is nearly 75 percent higher than the median fees of jurisdictions in the county. The 21 Elements assumptions for a multi-family development were for a 96-unit multi-family project, which is not a pertinent form of development for Half Moon Bay. In 2009, fee estimates for a 10-unit multi-family project in Half Moon Bay totaled \$172,895, which was 2

percent lower than the median fees of jurisdictions in the county at that time. The City of Half Moon Bay is currently conducting an assessment of its fee structure.

Table 2-6: Comparison of Fees for Half Moon Bay and San Mateo County

	<i>Half Moon Bay</i>	<i>San Mateo County Average</i>	<i>San Mateo County Median</i>
Single-Family Residence¹			
Entitlement Fees	\$3,312	\$2,537	\$2,901
Construction Fees	\$12,055	\$14,962	\$14,027
Impact Fees	\$25,032	\$11,258	\$7,860
Total	\$40,399	\$26,928	\$23,143
Multi-Family Project²			
Planning and Building Fees	\$76,384	\$63,318	\$56,306
Impact Fees	\$96,511	\$118,757	\$90,095
Total ³	\$172,895	\$182,075	\$176,663

Notes:

1. Assumptions: A new home on an empty lot in an existing neighborhood, no significant grading or other complicating factors (2400 sf + 500 sf garage, 2 stories, 4 bedrooms, 3 baths with sprinklers).
2. 10-unit condo (two bedrooms, 1,200 sf), on 0.5 acres with a construction cost of \$400,000 per unit, to be sold at an average of \$500,000 per unit. Estimate from 2009.
3. Additional sewer equalization fee of \$25,102 if not on 1996 bond.

Source: 21 Elements, 2009 and 2014; City of Half Moon Bay, 2009 and 2014.

Processing Procedures and Times

The residential development process has various stages, each of which requires some form of City approval. Residential development in Half Moon Bay requires a Coastal Development Permit. Single-family subdivisions and multi-family projects, as well as some single-family homes, require design review. Larger tracts of vacant land may be located in the PUD zone and require a planned unit development plan. These development review processes are described below.

Coastal Development Permit

Single-family and multi-family development within Half Moon Bay typically requires a CDP as set forth by the California Code of Regulations. Since the entire city is within the Coastal Zone, all development projects that are not exempt require a CDP. Exempt projects include repair and maintenance activities such as expansions to single-family residences.

Half Moon Bay has a certified Local Coastal Program, which allows the City to issue most CDPs, except those for development below the line of the mean high tide or on submerged or public trust lands, at the local level. A noticed public hearing is required for issuance of a CDP. The body with the final approval authority for an entitlement request issues the CDP. A coastal development permit may be approved or conditionally approved only after the approving authority has made the following findings:

1. Local Coastal Program. The development as proposed or as modified by conditions conforms to the local coastal program;
2. Growth Management System. The development is consistent with the annual population limitation system established in the land use plan and zoning ordinance;
3. Zoning Provisions. The development is consistent with the use limitations and property development standards of the base district as well as the other requirements of the zoning ordinance;
4. Adequate Services. Evidence has been submitted with the permit application that the proposed development will be provided with adequate services and infrastructure at the time of occupancy in a manner that is consistent with the local coastal program; and
5. California Coastal Act. Any development to be located between the sea and the first public road conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Design Review

Design review is required for the following improvements: construction of a new residence or accessory within the downtown historic area; alterations or additions to an existing residence within the downtown historic area; new residential structures within a planned unit development; any new residential structure or modifications to an existing structure requiring a discretionary permit; and construction of a new duplex or significant alterations to an existing duplex. Multi-family developments and single-family subdivisions will typically require architectural review. Depending on the location and consistency with the Zoning Code, a single-family residence may require architectural review. For any exterior alteration not requiring a discretionary permit, architectural review can take place as part of plan evaluation during the building permit process. An architectural review application is processed in conjunction with other requested entitlements.

The design review process considers the character and quality of design; compatibility with neighboring properties; development characteristics of the project, including building coverage and use of open space; building materials and colors; disturbance of topography, trees, and other natural features; accessory structures; exterior building features; and energy efficiency and renewable energy design elements.

Design review is conducted by the Planning Commission, with the exception of exempted projects that are reviewed by the Community Development Director. An application must be submitted at least two weeks prior to a regularly scheduled Planning Commission meeting in order to be heard at the meeting. Public notice of projects that will be heard by the Planning Commission must be published at least five days prior to the meeting. In approving any project, the Community Development Director or Planning Commission shall find that such buildings, structures, planting, paving, and other improvements shall be so designed and constructed that they will not be of unsightly or obnoxious appearance to the extent that they will hinder the orderly and harmonious development of the city, impair the desirability or opportunity to attain the optimum use and the value of the land and the improvements, impair the desirability of living

or working conditions in the same or adjacent areas, and/or otherwise adversely affect the general prosperity and welfare of the city.

In order to make the above-noted findings, the Planning Commission considers development projects based on the following criteria:

- Where more than one building or structure will be constructed, the architectural features and landscaping thereof shall be harmonious. Such features include height, elevations, roofs, material, color and appurtenances.
- Where more than one sign will be erected or displayed on the site, the signs shall have a common or compatible design and locational positions and shall be harmonious in appearance.
- The material, textures, colors, and details of construction shall be an appropriate expression of the project's design concept and function, and shall be compatible with the adjacent and neighboring structures and functions. Colors of wall and roofing materials shall blend with the natural landscape and be non-reflective.
- The design shall be appropriate to the function of the project and express the project's identity.
- The planning and siting of the various functions and buildings on the site shall create an internal sense of order and provide a desirable environment for occupants, visitors, and the general community.
- Roofing materials shall be wood shingles, wood shakes, tile, or other materials such as composition as approved by the appropriate design review authority. No mechanical equipment shall be located upon a roof unless it is appropriately screened.
- The proposed development shall be compatible in terms of height, bulk and design with other structures and environment in the immediate area.
- The proposed design shall be consistent with the applicable elements of the general plan.
- If the project site is located in an area considered by the Planning Commission as having a unified design character or historical character, the design shall be compatible with such character.
- The design shall promote harmonious transition in scale and character in areas located between different designated land uses.
- The design shall be compatible with known and approved improvements and/or future construction, both on and off the site.
- The planning and siting of the various functions and buildings on the site shall create an internal sense of order and provide a desirable environment for occupants, visitors and the general community.
- Sufficient ancillary functions provided to support the main functions of the project shall be compatible with the project's design concept.
- Access to the property and circulation systems shall be safe and convenient for equestrians, pedestrians, cyclists, and vehicles.

- The amount and arrangement of open space and landscaping shall be appropriate to the design and the function of the structures. Landscaping shall be in keeping with the character or design of the building, and preferably clustered in natural appearing groups, as opposed to being placed in rows or regularly spaced.
- Where feasible, natural features shall be appropriately preserved and integrated with the project.
- The landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms, and foliage textures and colors, shall create a desirable and functional environment, and the landscape concept shall depict an appropriate unity with the various buildings on the site.
- Plant material shall be suitable and adaptable to the site, shall be capable of being properly maintained on the site, and shall be of a variety which would tend to be drought-resistant and to reduce consumption of water in its installation and maintenance.
- The design shall be energy efficient and incorporate renewable energy design elements including, but not limited to:
 1. Exterior energy design elements;
 2. Internal lighting service and climatic control systems; and
 3. Building siting and landscape elements.

The design review process does not regulate any specific uses, but requires all uses to comply with specific design standards. The city's design review requirements are clearly established in the Zoning Ordinance and are written to allow applicants flexibility in achieving substantial compliance. Most jurisdictions have a site plan review process; in Half Moon Bay, the design review replaces the site plan review process. Thus, design review does not add time to the entitlement process. As the city has clearly written criteria and compliance with the city's criteria will ensure that a project meets the required findings for design review, the design review process does not add significant time or cost to the development process.

However, while the design criteria encourage high-quality design and are not onerous, the findings to be made for design review are subjective and, thus, could pose a constraint to development at some future date depending on how the findings are interpreted. For example, the term "obnoxious" is subjective and could be used to reject a variety of projects that may otherwise be consistent with the city's Zoning Code, General Plan, and LCP. The finding that a project does not "impair the desirability or opportunity to attain the optimum use and the value of the land" could also be used to reject projects requiring significant subsidies, which may be construed as impairing the opportunity to attain optimum value of the land. Program 3-9 has been included in the housing plan to remove these subjective components from the design review findings to increase certainty for projects.

Planned Unit Development

As shown in Table 3-7 sites in the PUD district provide capacity for a range of affordability levels. While development in this district is not necessary to accommodate the city's very low- and low-income units, this district provides flexibility in terms of development standards and uses, which makes it appropriate for a range of affordability levels. The PUD district is intended to provide for

a variety of land uses, such as attached and detached single-family residential development, multi-family housing development, professional and administrative areas, commercial and industrial uses, institutional uses, and public and private open space and recreation opportunities through the adoption of a comprehensive development plan as set forth in the Land Use Plan and Zoning Code.

Prior to submitting an application for a planned unit development plan, or an amendment to a previously approved and adopted planned unit development plan, the applicant must consult with the Community Development Director to ensure that any proposal submitted will be consistent with the provisions of Zoning Code and the General Plan and LCP Land Use Plan, and to ensure conformance with the residential dwelling unit building permit allocation system ordinance. A planned unit development plan must include a detailed description of the proposed uses, densities, and intensities; figures illustrating the site plan, circulation plan, project relationship with adjacent uses, environmental constraints, building elevations, preliminary landscaping, and preliminary grading plans; description of proposed development standards; and description of necessary on- and off-site improvements.

Approval of a planned unit development requires a use permit. In order for a planned unit development to be recommended by the Planning Commission and approved by the City Council, the following findings must be made:

1. The planned unit development plan is consistent with the adopted general plan, Chapter 18.15 of the Zoning Code, and all other applicable policies and ordinances of the city;
2. The planned unit development plan is compatible with surrounding land uses;
3. The adoption and implementation of the planned unit development plan will result in superior design and development of the site;
4. The planned unit development plan meets the requirements of any annual dwelling unit allocation system adopted by the city;
5. Adoption and implementation of the planned unit development plan will not exceed the capacity of existing or planned infrastructure systems, including but not limited to sewer, water, natural gas, electricity, and police and fire protection;
6. If adequate utilities, infrastructure, and public services are not available to serve all of the proposed development possible under the planned unit development plan, the plan contains phasing controls or requirements for utility improvements that ensure that demands from proposed development does not exceed utility capacity; and
7. The applicant, or Planning Commission and City Council, have incorporated all appropriate measures and conditions in the planned unit development plan necessary to mitigate any potential adverse impacts identified during the public review process.

Processing Times

Initial processing of a development application depends on the type of project proposed (e.g., Planned Unit Development, subdivision, single-family unit, etc.) as well as whether additional requirements will need to be met (e.g., rezoning of land, environmental review, etc.). Therefore, processing review times can vary depending on many different factors. Table 2-7 identifies the average and 75th percentile application processing times for jurisdictions in San Mateo County. The processing time required by the City for straightforward applications, such as applications for ministerial review, design review, and use permits is generally close to the county average for straightforward applications. The time period to process more complicated projects, including those that require a Coastal Development Permit, is closer to the countywide 75th percentile associated with complicated applications. The main delay that can occur, which is outside of the City's processing timeline, is obtaining CCC approvals on appeals and permits that are subject to their purview. It is not atypical for larger developments in Half Moon Bay to be appealed and/or litigated. These occurrences add to processing time delays that are outside of the City's control.

Table 2-8 summarizes processing times for single-family and multi-family projects that do not require a zone change or General Plan amendment. The City's processing times are typically within the 75th percentile of jurisdictions within the county. While typical processing times are above the county average and can be considered a constraint, this is primarily due to the city's location in the Coastal Zone and the requirements of the Coastal Act. The requirements of the Coastal Act and related processing times are codified by state law and are outside of the control of the City. In order to reduce this constraint to the extent feasible and to encourage development of affordable units, Policy 2G in the Housing Plan provides for expedited processing of affordable housing projects and Program 3-2 provides for expedited processing of affordable projects for senior and disabled households.

Table 2-7: Application Processing Times

	Straight Forward Application		Complicated Applications	
	County Average	75th percentile	County Average	75th percentile
Steps/Procedures	Weeks			
Ministerial Review	2	2	5	4
Use Permit	8	10	20	26
Zone Change	17	24	36	52
General Plan Amendment	17	24	43	53
Site Plan Review	4	5	9	12
Architectural/Design Review	6	9	12	14
Tract Maps	20	26	38	52
Parcel Maps	16	24	30	39
Initial Environmental Study	12	18	27	44
Environmental Impact Report	34	48	58	72
Developments	Weeks			
Single Family Unit	8	9	18	18
Second Unit	5	8	9	11
Subdivision	22	30	41	54
Multifamily < 20 units	19	26	41	52
Multifamily > 20 units	27	33	51	53

Source: 21 Elements, 2009; City of Half Moon Bay.

Table 2-8: Typical Processing Procedures by Project Type

Project Type	Single Family Unit	Single Family Subdivision	Multifamily Development
Typical Processing Requirements	Coastal	Initial Study/Negative Declaration	Coastal Development Permit
	Development Permit	Coastal Development Permit	Design Review
	Building Permit	Design Review	Initial Study/Negative Declaration
		Tentative Map	
		Final Map	
		Initial Study/Negative Declaration	
Estimated Processing Time	18 weeks	54 weeks	52 weeks

Source: City of Half Moon Bay.

Infrastructure Constraints

Water

Half Moon Bay is served by the Coastside County Water District (CCWD), which also serves part of the unincorporated area of San Mateo County, including Princeton-by-the-Sea, Miramar, and El Granada. CCWD's water supply sources include Pilarcitos Lake, Upper Crystal Springs Reservoir, Pilarcitos Well Field, and Denniston Creek. The primary water supply source is purchased from the SFPUC (Pilarcitos Lake and Upper Crystal Springs Reservoir), and other supplies (about 28 percent) are Infiltration Well water from the District's Pilarcitos well field and surface water and groundwater from the District's Denniston Project. Water is delivered to the system through one of two treatment plants: the Denniston Water Treatment Plant near Half Moon Bay Airport and the Nunes Water Treatment Plant in Half Moon Bay. The CCWD water distribution system consists of 11 treated water storage tanks, which have a combined storage capacity of 8.1 million gallons, and over 100 miles of transmission and distribution pipelines.

Water Supply

In its 2010 Urban Water Management Plan (UWMP), CCWD estimated that in years of normal precipitation, all sources of supply will have an average yield of 1,090 million gallons (mg) or 3,335 acre feet per year (AFY). The yield assumes that up to 800 mg (2,455 AFY) is purchased from SFPUC and that 200 mg per year (mg/yr) (610 AFY) is available from Denniston surface water, 40 mg/yr (120 AFY) from Denniston groundwater, and 50 mg/yr (150 AFY) from the Pilarcitos well field.

CCWD water supplies may be affected by climatic factors such as drought, or by water quality issues. Current supply reliability for dry water years are summarized in the 2010 UWMP. In a single dry water year, or the first of multiple dry water years, supply from all sources is estimated at 2,472 AFY, or 74 percent of the yield for a normal year. For Year 2 of multiple dry water years, the estimated supply from all sources is 1,911 AFY (57 percent of normal year supply), and for Year 3, the estimated supply from all sources is 1,765 AFY (53 percent of normal year supply). All of CCWD's water sources receive full treatment in accordance with federal and state standards, and the district does not anticipate any changes in supply availability as a result of water quality.

Current and Projected Demand

Water demand projections in the 2010 UWMP were based on water use targets mandated by the Water Conservation Act of 2009 (SBx7-7). In compliance with the act, CCWD has adopted an interim per capita water use target of 124 gallons per capita per day (gpcd) by 2015, and a final target of 120 gpcd by 2020, compared to a baseline per capita use of 128 gpcd in 2010. Based on a comparison of projections based on these targets against another set of projections made using a model based on existing and future water connections by water use sector and existing water conservation programs, CCWD expects that its targets will be met through continued implementation of the conservation programs. The 2010 UWMP's supply projections are also based on the per capita use targets, showing that CCWD intends to meet any variations in anticipated demands by changing the amount of water purchased through SFPUC. Table 2-9 summarizes demand projections and planned supplies from the UWMP.

Existing System Deficiencies

In April 2011 Coastside County Water District adopted a Water Shortage Contingency Plan providing a response plan in the event of prolonged drought, water supply shortages or emergency outages. During normal year comparison CCWD's water supplies are adequate to meet projected demands. CCWD currently has an ongoing pipeline replacement program to replace sections of old and damaged pipelines with new ductile iron pipelines to reduce leaks and minimize losses throughout the system.¹

Potential Water System Improvements

CCWD has several options to reduce existing water use through conservation and to increase water supply sources. These include, but are not limited to the following:

- Implementation of Best Management Practices (residential water surveys, plumbing retrofit, system water audits, etc.), high efficiency toilet rebate programs, lawn replacement programs and residential audits.
- Groundwater studies for the Midcoast area to identify the groundwater yield that may be safely taken. This study could eventually lead to the development of a Groundwater Management Plan (GWMP).
- The District may consider seawater desalination as a long-term option for water supply. However, at this time the District has concluded that water desalination would not be cost-effective.
- New well fields, well field improvements, creek diversion structures, pump stations, pipelines, and expansions to water treatment plants.

¹ West Yost Associates, "Coastside County Water District 2010 Urban Water Management Plan Update", June 2011.

Table 2-9: CCWD Projected Water Supply and Demand

	2010 (actual)	2015	2020	2025	2030	2035
Demand Projections						
Maddaus Water Demand Projection (AFY) ¹	NA	2,925	2,901	2,893	2,897	2,892
Per Capita Water Use (gpcd) ²	NA	127	125	123	122	110
Projected Water Demands using adopted SBx7-7 Targets (AFY)	2,265	2,850	2,757	2,822	2,859	3,149
Target Per Capita Water Use (gpcd)	124	120	120	120	120	120
Current and Planned Water Supplies (AFY)						
SFPUC	2,038	1,970	1,907	1,942	1,979	2,269
Denniston Groundwater	19	120	120	120	120	120
Denniston Surface Water	72	610	610	610	610	610
Pilarcitos Well Field	136	150	150	150	150	150
Total	2,265	2,850	2,787	2,822	2,859	3,149
Notes:						
1. Maddaus developed a DSS model that breaks down water demand to specific end uses, used to develop water demand projections assuming implementation of plumbing code and existing water conservation programs.						
2. Assuming 2009 ABAG population projections for the CCWD service area.						

Source: 2010 CCWD UWMP.

Water Connections

Development projects are required to have a water service connection in order to receive water, but CCWD does not currently have an unlimited number of water service connections available. Of the total 3,546 connections initially available to the district, 2,503 were available to non-priority uses, and 1,043 were reserved for priority uses. Only 209 of these connections remain unsold, all reserved for priority uses. For CCWD, priority uses include those identified in the Half Moon Bay LCP and low- and very low-income housing as required by Section 65589.7 of the Government Code. CCWD has reserved an additional 202.5 connections for low- and very low-income residential units, meaning that a total of 411.5 unsold connections are potentially available to accommodate the city's RHNA for affordable housing development.

Though non-priority connections are no longer available for purchase from CCWD, property owners and developers may find an entity with available allocations and arrange to purchase the allocation at market rate. CCWD maintains a list of entities and details on the city's uninstalled

water connections. In 2009, the list contained five “owners” and the majority of entries had one connection available. At the time, Ocean Colony Partners owned 71.5 water connections, purchased in the late 1980s to finance part of CCWD’s Phase 1 improvements. The Carnoustie project was anticipated to use 32 to 42 of these connections, with the remainder transferring to another parcel within Ocean Colony or to an affiliated entity. The City contacted CCWD to request an updated list of connections, but as of July 2014, no list has been received.

The district provides 3/4- and 5/8-inch connections. A single 5/8-inch connection may serve more than one unit. For example, a 5/8-inch connection could serve a single-family home or a multi-family building with multiple dwelling units. New service connections are quite expensive. CCWD’s current FY 2013-2014 Rate and Fee Schedule indicates costs for new service connections ranging from 5/8-inch to 4-inch at \$15,169 to \$455,069, approximately 4 percent to 55 percent more expensive than equivalent connection sizes in neighboring Montara Sanitary and Water District.

Summary

There is sufficient water supply and infrastructure capacity for Half Moon Bay to serve both existing development and future development of housing units to meet its RHNA. CCWD has water supplies and plans for conveyance infrastructure adequate to meet the service demand projections of its service area, which includes the City of Half Moon Bay, through and beyond the RHNA cycle. In the event that water demand increases at a rate greater than that projected by the District in the 2010 UWMP, CCWD has options and opportunities to increase the amount of available supply to meet demand.

Currently, CCWD has a limited number of connections available to serve new development. All unsold connections are reserved for priority uses or affordable housing. Market rate development projects that do not have an existing allocation may need to procure CCWD connections on the open market, which will affect the timing and cost of development. Availability of water connections is not considered a constraint to the development of lower and moderate income housing.

Wastewater

Sanitary sewer service is provided by the City of Half Moon Bay and Granada Sanitary District (GSD) for transporting sewage flows and Sewer Authority Mid-Coastside (SAM) for treating and disposing the sewage. Sewer Authority Mid-Coastside is a public agency providing wastewater treatment services to Montara Water and Sanitary District, Granada Sanitary District and Half Moon Bay under a joint powers agreement. Each member agency of SAM is allotted maximum capacity rights for Peak Wet Weather Flow (PWWF), Average Dry Weather Flow (ADWF), Biochemical Oxygen Demand and Suspended Solids. These allocations correspond to the sewer treatment capacity and the sewer transmission capacity.

Sanitary Sewer Infrastructure

The City of Half Moon Bay’s existing sanitary sewer system consists of approximately 37 miles of sewer mains, approximately 3,100 laterals, and three lift stations. Granada Sanitary District’s

existing sanitary sewer system includes approximately 33 miles of sewer line and approximately 1,500 feet of force main running along Highway 1.

The Sewer Authority Mid-Coastside owns and operates an 8-mile stretch of transmission main, also known as the Intertie Pipeline System (IPS). Four main lift stations are used to connect to the three member agencies' sewer distribution systems to the SAM Treatment Plant. Approximately 1.8-miles of the IPS are gravity mains, while the remaining portion is force main.

Treatment Capacity

The city's Local Coastal Program Land Use Plan, amended in 1993, states that the wastewater treatment plant will have insufficient capacity to meet projected growth based on the plant's Phase I projected capacity of 2.0 mgd. However, the wastewater treatment plant has since been expanded and its current capacity is 4.0 mgd in ADWF. The 2008 SAM Sewer System Management Plan (SSMP) indicates the treatment plant's current ADWF is 1.7 mgd. According to SAM, the ADWF discharged from Half Moon Bay for 2009 was 0.73 mgd, with average wet-weather flows of 0.88 mgd, and an annual average flow of 0.8 mgd. This indicated flow increases of more than 20 percent due to wet weather inflow, and adequate treatment capacity for average flows.

According to the SAM 2008 SSMP, Biochemical Oxygen Demand (BOD) and Suspended Solids are the parameters used to evaluate the treatment capacity required at the SAM treatment plant. For any development project proposed in the City of Half Moon Bay, the average daily flow would be based on the net increase produced by the site redevelopment and adjusted for BOD and suspended solids.

SAM, the City of Half Moon Bay and the Granada Sanitary District have an ongoing capacity management program to address hydraulic capacity issues within their District limits. The Intertie Pipeline System that conveys wastewater from both districts to the SAM Treatment Plant has had capacity issues, including surcharge in some manholes, during heavy rain periods in the past.

The City of Half Moon Bay Public Works Department initiated a sewer system study in 2010 to identify existing system deficiencies and prioritize improvements. The preliminary findings of the study indicated that TV/video inspection of the 37 miles of sewer mains was necessary to help identify locations causing capacity issues due to deteriorated pipes/joints, sags, blockages and tree roots. Sewer main improvements/rehabilitation, flow monitoring, lift station upgrades, and map updates are all items in the FY 2013/14 Capital Improvement Program budget.

The Granada Sanitary District has performed a sanitary sewer monitoring program that identified inflow and infiltration at locations in the District's collection system. Part of the proposed mitigation measures for these locations include better mapping of the District's collection system followed by field verification of the locations and elevations to identify capacity issues.

Summary

The wastewater conveyance infrastructure in the City of Half Moon Bay and throughout the rest of the SAM service area is in generally good condition, and various improvements have been identified in order to ensure that the system continues to meet existing and projected wastewater conveyance demands.

The SAM wastewater treatment system is permitted for 4.0 MGD in average dry weather flow (ADWF). As of the 2008 SAM SSMP, SAM's ADWF is 1.7 MGD. Therefore, there is adequate treatment capacity to meet additional wastewater treatment demand, as the wastewater treatment plant is currently treating less than 50 percent of its permitted ADWF treatment capacity. The provision of wastewater treatment services to new residential development in the City of Half Moon Bay does not constitute a constraint to implementation of the proposed Housing Element Update.

Traffic and Roads

Half Moon Bay is connected to the region by state highways 1 and 92. The City's policy, as established in the LCP and the 2013 Circulation Element, is to maintain level of service (LOS) C as the desired LOS on both highways except during the peak two-hour commuting period and the 10-day average peak recreational hour, during which times LOS E is acceptable.

LOS is a quality measure that describes operating conditions within a traffic stream. LOS evaluation indicates the degree of congestion that occurs during peak travel periods and is the principal measure of roadway and intersection performance. It is generally described in terms of speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience. LOS can range from A (representing free-flow conditions) to F (representing extremely long delays). LOS D is typically considered acceptable for a peak hour in urban areas. LOS E is approaching capacity and LOS F represents conditions at or above capacity.

LOS evaluations for segments and intersections along the highways were conducted as part of the 2013 update to its General Plan Circulation Element. Analysis of LOS for 34 segments of the two highways found that all surveyed segments were operating at LOS E or above during peak hours, with the exception of the segment of Highway 1 between Terrace Avenue and Silver Avenue, which was rated LOS F for PM peak hours. Analysis of 22 intersections along the highways found all but two operating at LOS E or better during peak hours. The intersection at Highway 1 and Terrace Avenue rated LOS F during Saturday peak hours, and the intersection at Highway 92 and Main Street rated LOS F during AM, PM, and Saturday peak hours.

As individual development projects are proposed in Half Moon Bay, they are reviewed for their potential to result in project-level traffic impacts or contribution to cumulative adverse traffic conditions. Individual development projects are conditioned to provide traffic improvements to reduce significant impacts, unless the City determines that there are considerations (such as social, economic, or other benefits from a project) that override the project's contribution to adverse traffic impacts.

Environmental Constraints

Residential development in Half Moon Bay is constrained by the presence of environmental resources and hazards, which are addressed by policies in the LCP.

The LCP prohibits development that would significantly impact environmentally sensitive habitat areas (ESHAs) as defined by the California Coastal Act, and limits the types of land uses allowed in such areas. The presence of sensitive habitats, specifically ESHAs, affects project design, requires additional surveys and reviews, may require additional permitting from state agencies, and may require development of measures to avoid and/or minimize impacts to sensitive habitats and species. Addressing these impacts can increase the cost of a project and may delay the timeframe for construction of a project.

The LCP also requires mitigation measures to minimize impacts to archaeological resources. An archaeological report is required for projects located within any designated archaeological resource area or within 100 feet of any recorded archaeological site identified in the LUP. Necessary studies and mitigation measures may add to the cost of a project and add to the project's time requirements.

The city is subject to a number of hydrologic and geologic hazards, and is exposed to potential coastal hazards related to sea-level rise. Constraints associated with these hazards will influence future development efforts and may require measures to minimize impacts. Generally, areas of particular hazard including flood zones, tsunami inundation zones, and dam inundation areas located along the coastline and the city's waterways, as well as areas with landslide and erosion potential. Geologic hazards are generally moderate to low within the city, though some areas of high landslide risk exist along the eastern edge of the city.

Some hazard types, such as flood and tsunami inundation zones, have been previously delineated and policies have been adopted that discourage or regulate development proximate to these areas. Delineation of areas susceptible to sea-level rise is underway as part of the city's General Plan and LCP Update process. The LCP requires Geological Reports for areas in geologically hazardous areas as well as areas of coastal hazard, such as bluff edges, and where development may affect coastal and geologic stability, with mitigation measures implemented where necessary. The LCP also limits new development in areas where flooding due to tsunami or dam failure has taken place, on bluff faces, and on bluff and cliff tops. Thus, hazards constrain development both in terms of location, and in terms of affordability, as geotechnical engineering, grading and lot preparation costs to reduce these potential hazards can increase the cost and time requirements of development.

2.2 Non-Governmental Constraints

Non-governmental constraints are primarily market driven, and include land costs, the cost of construction, and availability of housing. Such constraints can affect the city's potential to develop housing projects

LAND AND CONSTRUCTION COSTS

Land costs in San Mateo County are high, due in part to the desirability of housing in the county, and because available land is in short supply. These costs vary both between and within jurisdictions based on factors like the desirability of the location and the permitted density. For a typical multi-family construction in San Mateo County, land costs add approximately \$90,000 per unit. Land for a single-family home often costs \$400,000 or more per lot. In Half Moon Bay, costs for entitled land may range from \$60 to \$70/sf. Costs for land without entitlements may range from \$45 to \$55/sf. These land costs are approximate and were derived from conversations with local developers.

Construction costs include both hard costs, such as labor and materials, and soft costs, such as architectural and engineering services, development fees, and insurance. For multi-family homes in San Mateo County, hard costs account of 60 to 65 percent of the building cost and soft costs average around 15 to 20 percent (the remaining 15 to 20 percent is land costs). For single-family homes, hard costs often are roughly 40 percent of the total cost, soft costs are 20 percent, and land is 40 percent.

According to housing developers in San Mateo County, construction costs for multi-unit buildings vary based on the form of parking (structured vs. surface) in addition to other environmental factors such as topography, pre-existing structures etc. For a larger, multi-unit building, costs can vary from \$185,000 per unit to as high as \$316,000 per unit. The cost per square foot ranges from \$172 to \$200. For the least expensive production single-family homes, the cost of preparing the vacant land is around \$100,000 per lot, and the cost of construction is approximately \$145/sf. For more expensive, custom homes, however, the construction costs can be higher than \$435/sf. In general, soft costs add another approximate third to the subtotal. In Half Moon Bay, hard costs for new construction can range from \$200 to \$300/sf, with single-family construction generally costing less than multi-family construction.

MORTGAGE FINANCING

One of the most significant factors related to the provision of adequate housing for all segments of the population is the availability of financing. Even small changes in the interest rate for home purchases can dramatically affect affordability. For example, a 30-year home loan for \$400,000 at 5 percent interest has monthly payments of roughly \$2,150 while a similar home loan at 7 percent interest has payments of roughly 20 percent more, or \$2,660.

Table 2-10 shows the average annual mortgage interest rates for the United States in the years 2000 to 2013. As shown, since 2007 interest rates have dropped significantly to an average of 3.98 percent in 2013.

**Table 2-10: Average Annual Interest Rates
from 2000 to 2013**

<i>Year</i>	<i>Annual Average</i>
2000	8.05
2001	6.97
2002	6.54
2003	5.83
2004	5.84
2005	5.87
2006	6.41
2007	6.34
2008	6.03
2009	5.06
2010	4.69
2011	4.45
2012	3.66
2013	3.98

Source: Freddie Mac, Monthly Average Commitment Rate and Points on 30-Year Fixed-Rate Mortgages

Until mid-2008, home mortgage financing was readily available at attractive rates throughout San Mateo County and California. Rates varied, but ranged around 6.25 percent to 7 percent from 2006-2008 for a 30-year fixed rate loan (HSH Associates Financial Publishers). However, rates have been as high as 10 or 12 percent in the last decade.

As part of the aftermath of the subprime crisis in 2008, interest rates are very low. In San Mateo County, 2013 rates range from 4.0 to 4.5 percent for a fixed-rate, 30-year mortgage. One remaining challenge is that many mortgages in San Mateo County are for more than \$417,000, meaning that they qualify as jumbo loans and often have higher interest rates.

The data in Table 2-11 is from the Home Mortgage Disclosure Act (HMDA) and represents loan applications in 2012 for one- to four-unit properties, as well as manufactured homes. More than 65 percent of the loan applications were filed by households earning above a moderate income (greater than 120 percent of area median income [AMI]). Moderate-income households (80 to 120 percent of AMI) represented 18 percent of loan applicants, low-income households (50-80 percent of AMI) represent 12 percent, and very low-income households (less than 50 percent of AMI) only 4 percent. Almost 75 percent of all loans were approved and accepted by the applicants, and 10 percent were denied. Above moderate-income households had the highest rates of approval of any group. Loan approval rates have improved since the subprime crisis.

CONSTRUCTION FINANCING

Construction loans for new housing are difficult to secure in the current market. In past years, lenders would provide up to 80 percent of the cost of new construction (loan to value ratio). In recent years, due to market conditions and government regulations, banks require larger investments by the builder.

Due to Federal and state budget cuts, affordable housing developers have had a much harder time securing funding. Since 2009, the Federal Government has cut programs such as Community Development Block Grants, HOME, and HOPE VI funding by 27 to 50 percent (Association of Bay Area Governments [ABAG]). Traditionally, these programs have been a large source of affordable housing funds. In addition to Federal cuts, the State dissolved Redevelopment agencies in 2012, leaving San Mateo County with a loss of \$25.5 million in funds for affordable housing. However, Low Income Housing Tax Credits still provide an important source of funding, so it is important for jurisdictions to consider which sites are eligible for affordable housing development. MidPen Housing Corporation has agreed to help jurisdictions identify appropriate sites.

Table 2-11: Disposition of Applications for Conventional Home Purchase Loans (2012)

<i>Income Level</i>	<i>Number of Loan Applications</i>	<i>% of All Loans</i>	<i>% of Loans Originated</i>	<i>% of Loan Applications Denied</i>	<i>% Other¹</i>
Very Low Income (Less than 50% AMI)	700	4%	57%	22%	21%
Low Income (50-80% AMI)	1,968	12%	67%	14%	20%
Moderate Income (80-120% AMI)	3,017	18%	73%	11%	17%
120%+	11,381	67%	76%	8%	16%
All	17,066	100%	74%	10%	17%

Note:

1. Includes loans applications approved but not accepted, loan applications withdrawn, and incomplete files.

Source: HMDA Data, 2012 for San Francisco-San Mateo-Redwood City MSA.

3 Resources

This section discusses resources available for the accommodation and development of the city's housing needs. One of the most important resources is adequate land to accommodate future housing. Other resources include financial assistance programs for the development and maintenance of housing, supportive services provided to special needs populations, and incentives provided by the City to encourage the development of housing affordable to all income levels.

3.1 Housing Site Inventory

REGIONAL HOUSING NEEDS ALLOCATION

Half Moon Bay was allocated 240 housing units as part of the 2014-2022 Regional Housing Needs Allocation (RHNA) process. This allocation was determined by the San Mateo County Subregion, an ad hoc Joint Powers Authority formed to locally administer the RHNA process using the housing needs allocation established by the Association of Bay Area Governments (ABAG) for the subregion. Table 3-1 identifies Half Moon Bay's portion of the 2014-2022 allocation.

Table 3-1: Regional Housing Needs Allocation (2014-2022 and 2007-2014)

Category	Percent of County Median	2013 Household Income	Housing Need 2014-2022		Housing Need 2007-2014	
			Units	Percent of Total	Units	Percent of Total
Very Low-Income	Less than 50%	Less than \$56,550	52	22%	63	23%
Low-Income	50-80%	\$56,551-\$90,500	31	13%	45	16%
Moderate-Income	80-120%	\$90,501-\$123,600	36	15%	53	19%
Above Moderate-Income	Over 120%	Over \$123,600	121	50%	115	42%
Total Needed			240		276	

Notes:

I. The 2013 San Mateo County median for a family of four was \$103,000, as determined by HUD.

Source: California Department of Housing and Community Development; ABAG, 2013.

ANALYSIS OF DENSITY AND UNIT YIELD

Government Code Section 65583.2(c)(3) requires a jurisdiction to either: provide an analysis demonstrating how adopted densities accommodate the need for lower-income households, or to use default densities deemed appropriate for metropolitan, suburban, and rural areas. Half Moon Bay is considered a suburban area and the default density for lower-income housing needs is 20 dwelling units per acre (du/ac) for suburban areas. However, Half Moon Bay is a fairly unique suburban area in that it is entirely within the Coastal Zone, all development projects require a Coastal Development Permit, and the road system serving Half Moon Bay is considered constrained by the California Coastal Commission. For these reasons, development in Half Moon Bay often occurs at lower densities than would be typical for most suburban communities.

In order to address the unique characteristics and achievable densities in Half Moon Bay, historical densities of very low- and low-income units are analyzed in order to demonstrate the appropriate zoning districts to use in determining adequate sites. The majority of very low- and low-income housing units in Half Moon Bay have been constructed in the past 20 years, with a number of senior affordable units constructed since 2012. Table 3-2 identifies the density range associated with very low-, low-, and moderate-income units.

Table 3-2: Historical Densities by Affordability Level

	Very Low-Income		Low-Income		Moderate-Income	
	Name	du/ac	Name	du/ac	Name	du/ac
Projects	Main Street Park Phase 2	14.8	Main Street Park Phase I	18.3	Nerhan Duplex	12.9
	Half Moon Village Phase I	40.9	Lesley Gardens	23.4	Ocean Colony Partners	14.3
	Coastside Senior Housing	29.2	Ocean Colony Partners	14.3		
	Ocean Colony Partners	14.3	Ocean View Plaza	25.0		
Lowest Density	14.3 du/ac		14.3 du/ac		12.9 du/ac	
Average Density	24.8 du/ac		20.3 du/ac		13.6 du/ac	

Source: Dyett & Bhatia, 2014.

Very Low and Low Income

As demonstrated in Table 3-2, it is feasible to provide very low- and low-income units with densities ranging from 14.3 dwelling units/acre (du/ac) to 29.0 du/ac. The average density for very low-income units was 24.8 du/ac, and the average density for low-income units was 20.3 du/ac; the combined average for very low- and low-income units was 23.7 du/ac. Based on the range of densities that can be used to achieve production of very low- and low-income units in Half Moon Bay, it is anticipated that the R-2 (16.13 maximum du/ac), R-3 (29.04 maximum du/ac), and Planned Unit Development (PUD) (density ranges to be defined in planned unit development plans at time of development) districts are appropriate to accommodate very low- and low-income development.

Moderate Income

Moderate-income units that were restricted to a specific sales price or rental range had densities ranging from 12.9 to 14.3 du/ac. However, it is noted that a median sales-priced market-rate condominium is affordable to moderate-income households and market-rate rents are affordable to moderate-income households. For this reason, it is anticipated that the R-2, PUD, and R-1 zoning districts are appropriate for moderate-income development. Maximum densities in these districts range from 8.71 du/ac in the R-1 district to 16.13 du/ac in the R-2 district. Densities in PUD districts are determined in the planned unit development plans submitted at the time of development for each area, consistent with policies in the LCP.

Below Market Rate Ordinance

The city's Below Market Rate (BMR) Ordinance requires all development projects of 10 or more units to include a specified number of very low-, low-, and moderate- income units. The BMR requirements for a 10-unit project would likely be one low- and one moderate-income unit while a 70-unit subdivision would likely require four very low-, five low-, and five moderate-income units. The BMR unit requirements may be satisfied off-site and in-lieu fees may be paid where there is a requirement for a portion of a unit. In certain circumstances and upon request, the City Council may also approve a contribution to the City's in-lieu fee fund in an amount equal to 20 percent of the building permit valuation of the market rate units. Since subdivisions in Half Moon Bay tend to be less than 70 units in size, the number of required BMR units for future development is anticipated to be accommodated by smaller parcels and would not entail development of large affordable housing complexes. For example, if future developments result in BMR requirements from two to six very low-, low-, and moderate-income units, these units would likely be accommodated through development of existing single-family and two-family parcels.

AVAILABLE HOUSING SITES

Approximately 118 acres of residential or commercial land were identified that are both suitable for residential development and constitute realistic sites for residential development. Available sites could yield approximately 504 housing units (Table 3-3). There is adequate capacity on these residentially- or commercially-zoned sites to accommodate Half Moon Bay's 2014-2022 RHNA. Appendix A includes an inventory of each site by assessor's parcel number, acreage, General Plan/LCP land use designation, zoning district, maximum unit yield, and realistic unit yield. Figure 3-1 identifies the location of available housing sites in the city.

Table 3-3: Comparison of RHNA to Sites Inventory by Zone

<i>Income Category</i>	<i>RHNA (Units)</i>	<i>Zoning District</i>	<i>Acres</i>	<i>Realistic Capacity (Units)</i>
Very Low and Low	83	R-2	5.34	61
		R-3	1.66	27
		Total	7.00	88
Moderate	36	R-1	8.69	63
		R-2 ¹	0.40	5
		CD	11.49	45
		Total	20.58	113
Above Moderate	121	R-1-B-1	4.32	36
		R-1-B-2	83.77	266
		R-1-B-3	2.49	6
		Total	90.58	308
Total	240		117.76	504

Note:

1. After subtracting very low- and low-income allocations.

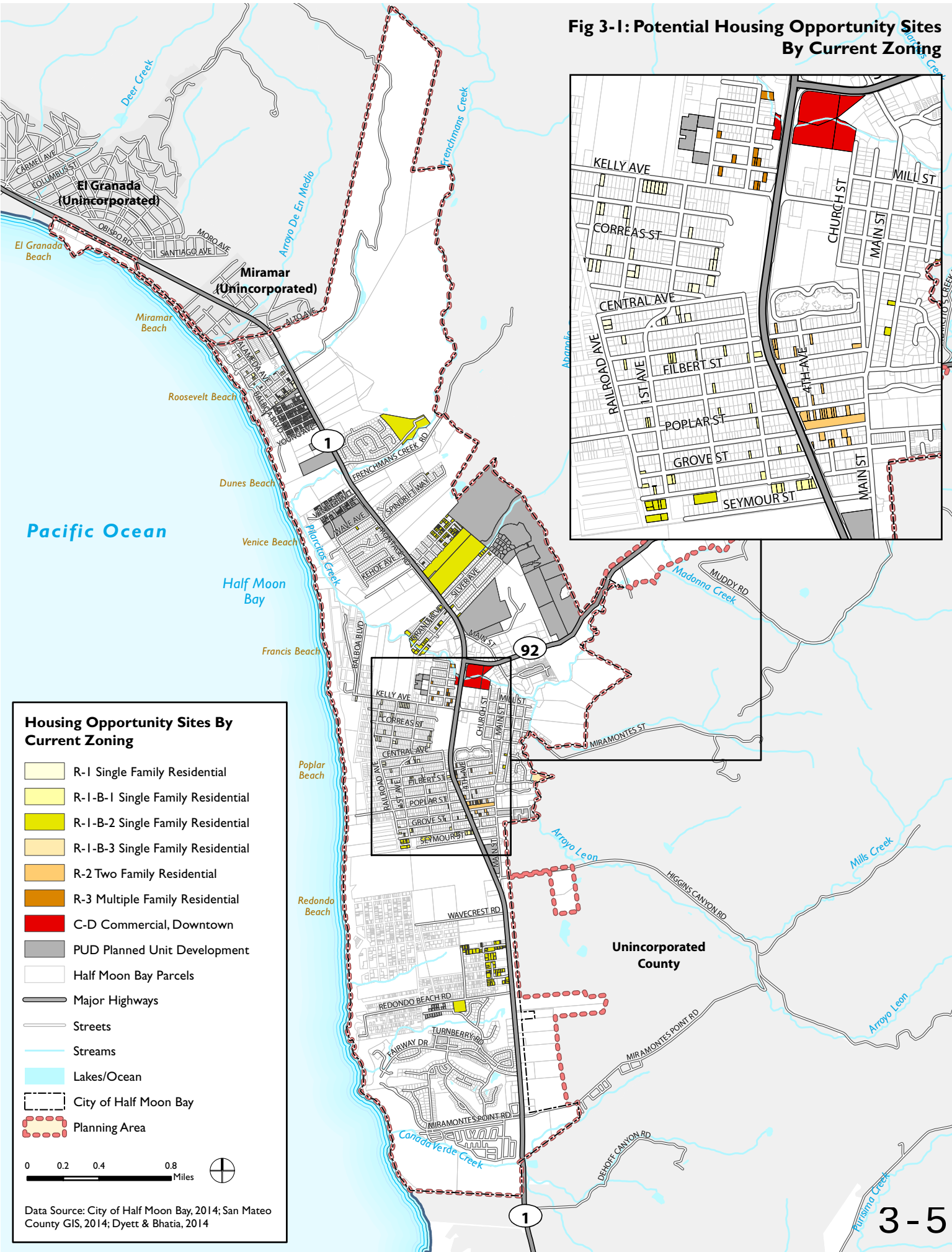
Source: Dyett & Bhatia 2014.

Sites considered appropriate for residential development included those zoned to allow residential development. There are two primary types of sites:

1. Residential Only – These sites allow only residential use and include sites zoned Single-Family Residential (R-1, R-1-B1, R-1-B-2, R-1-B-3), Two-Family Residential (R-2), and Multi-Family Residential (R-3). There is adequate capacity on these sites to accommodate the city's RHNA, including adequate capacity in the R2 and R3 districts to accommodate the city's very low- and low-income housing needs.
2. Multiple Uses Allowed – These sites are designated to allow a range of uses, including residential uses, and include sites zoned as Commercial Downtown (CD).

The city also has a number of Planned Unit Development (PUD) areas which may be designated for a variety of uses, including residential uses, by the LCP. The LCP also describes development conditions for each PUD, including the maximum number of residential units that may be anticipated. Due to the complexities of development in these areas, they have not been included in the inventory of sites demonstrating the city's ability to meet its RHNA. However, information on these sites is included this chapter to show additional capacity.

Fig 3-1: Potential Housing Opportunity Sites By Current Zoning



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Additional districts that allow residential uses include Commercial Visitor Serving, and Commercial General and Urban Reserve. Available sites in these commercial districts were not included because it is more likely that non-residential uses will be developed on the majority of these sites than residential uses. The Urban Reserve sites were not included in the inventory because these sites are not anticipated for development in the immediate future. These sites may provide capacity for future Housing Element cycles when development of infill and PUD areas has occurred to a much greater extent.

Density and Unit Yield Assumptions

For each site, a “maximum unit yield” is identified based on development of the entire site at the maximum density allowed under the zoning designation. For the R-2, R-3, and commercial sites, a “maximum units with density bonus” is identified based on development of the site with a project eligible to receive a density bonus. These numbers are provided to exemplify the maximum development that could occur on sites. Development at these maximum densities is unlikely for many sites, so a “realistic yield” has been calculated for each site.

A number of assumptions, which varied by zoning district, were made to determine the realistic unit yield anticipated for individual parcels. Where environmental constraints, such as stream corridors and land above the 160-foot contour line, were identified on project sites, the developable acreage was reduced accordingly.

R-1, R-1-B-1, and R-1-B-2: The parcels in the R-1, R-1-B-1, and R-1-B-2 zoning districts have mostly been subdivided into individual parcels with infrastructure and roadway access available. Realistic unit yield was calculated based on development at the maximum allowed density (5.81 du/ac in the R-1-B-1 district, 7.26 du/ac in the R-1-B-2 district and 8.71 du/ac in the R-1 district). Most parcels would yield a single unit – if the density calculation indicated that 1.01 to 1.99 units would be allowed, that figure was rounded down to a single unit as that is the most likely development scenario for the parcel. If a parcel would yield less than one unit based on density, the unit yield was determined to be 0 if the lot size was less than 2,500 square feet. Parcels of 2,500 square feet or larger can accommodate one unit, given the city’s development standards that are intended to allow for the development of substandard and severely substandard lots. It should be noted that area measurements for this inventory were based on a geographic information system (GIS) analysis, and that there are a number of sites measured as less than 2,500 square feet that may still be appropriate for residential development.

R-1-B-3: Parcels in the R-1-B-3 zoning district have mostly been subdivided into individual parcels with roadway access available. The single parcel identified as a potential site for future residential development is not currently served by formal roadways and is large enough to accommodate more than one dwelling unit if further subdivided. Realistic unit yield was calculated based on development at the maximum allowed density (4.36 du/ac). If the density calculation indicated that 1.01 to 1.99 units would be allowed, that figure was rounded down to a single unit as that is the most likely development scenario for the parcel.

R-2 and R-3: All R-2 and R-3 parcels are essentially infill parcels, located in areas served by infrastructure and with existing roadways. These sites are not anticipated to lose much unit yield in the site design process. Several sites were identified as having potential constraints associated

with streams, potential flooding or wetlands, and rights-of-way, and the developable area of these sites was reduced accordingly in determining development potential. To provide a conservative estimate of unit yield, a 'realistic unit yield' was developed based on developing parcels at 90 percent of maximum allowed density (14.52 du/ac in the R-2 district and 26.18 du/ac in the R-3 district) after reducing the net developable area by any identified environmental constraints or rights-of-way. To ensure that development potential is not overstated, the total number of units was rounded down for each parcel, so a remainder of 0.01 to 0.99 units was reduced to 0. For example, if there were three parcels that each could accommodate 4.65 units, only four units were counted for each parcel.

Commercial Downtown: The CD sites are primarily parcels that have already been subdivided, have available infrastructure, and provide infill opportunities. The CD sites were calculated to develop at 90 percent of the maximum R-2 density, 16.13 du/ac, to account for any needed on-site infrastructure improvements and open space, but the realistic unit yield anticipates that only half of these sites would be developed with residential use, since the commercial zones allow residential uses as well as offices and other low-commercial uses, and the CD zone allows for both residential and commercial uses.

Very Low- and Low-Income Sites

Development of very low- and low-income units is anticipated to occur primarily in the R-2 and R-3 zones, based on available sites and historical development trends. As shown in Table 3-4, there are 5.34 acres of R-2 sites with a realistic yield of 61 units and 1.66 acres of R-3 sites with a realistic unit yield of 27 units. Thus, there is adequate capacity to accommodate the 83 very low- and low-income allocations from the 2014-2022 RHNA cycle.

Table 3-4: Very Low- and Low-Income Sites Summary

<i>Zone</i>	<i>Total Acreage</i>	<i>Maximum Unit Yield</i>	<i>Maximum Yield with Density Bonus</i>	<i>Realistic Unit Yield</i>
R-2	5.34	66	85	61
R-3	1.66	39	44	27
Total	7.00	105	129	88

Table 3-5 includes a more detailed summary of available R-3 sites, showing where some smaller adjacent lots could be combined into single projects as well as individual infill lots. Consolidated lots could allow development of a 12-unit project and a 7-unit project. The remaining R-3 lots could be developed with three to four units apiece. Program 2-4 in the Housing Plan encourages development of small, substandard, and extremely substandard lots with affordable housing through relaxing the existing development standards that significantly reduced the buildable area on these lots. Program 2-4 also encourages and facilitates the consolidation of smaller lots.

Table 3-5: Very Low- and Low-Income Sites - Small Site Infill Opportunities

APN	Zone	Acreage	Realistic Unit Yield	Comments
056141330	R-3	0.18	4	Lots are vacant and suitable for consolidation and development with a single 0.49-acre project. Site could realistically yield 12 units.
056141340	R-3	0.11	2	
056141360	R-3	0.14	3	
056141350	R-3	0.07	1	
056141430	R-3	0.14	3	Lots are vacant and suitable for consolidation and development with a single 0.21-acre project. Site could realistically yield 5 units.
056141470	R-3	0.07	1	
056141380	R-3	0.14	3	Vacant
056143330	R-3	0.17	4	Vacant
056144290	R-3	0.14	3	Vacant
056145030	R-3	0.14	3	Vacant
Total		1.29	27	By consolidating small adjacent lots into larger lots, realistic yield can be increased to 27 units for the R-3 district.

Moderate-Income Sites

Moderate-income units are anticipated to be accommodated by the R-1, R-2, and CD zones based on historical development trends, though if R-2 sites are required for very low- or low-income developments, these would then be unavailable for moderate-income development. As shown in Table 3-6, there is adequate capacity to accommodate the city's 36-unit fair share of moderate-income units, even after R-2 units are set aside for very low- and low-income development. Infill opportunities in the R-1 and R-2 zoning districts will accommodate moderate-income units.

Table 3-6: Moderate-Income Sites Summary

Zone	Acreage	Maximum Unit Yield	Maximum Yield with Density Bonus	Realistic Unit Yield
R-1	8.69	40	76	63
R-2 ¹	0.40	5	5	5
CD	11.49	91	124	45
Total	20.58	136	205	113

Note:

1. After subtracting very low- and low-income allocations.

Above Moderate-Income Sites

Above moderate-income units are anticipated to be accommodated by the R-1-B-1, R-2-B-2, and R-1-B-3 districts, which have larger lot size requirements than the R-1 district. As shown in Table 3-7, there are approximately 91 acres of land zoned solely for single family units—R-1-B-1, R-2-B-2, and R-1-B-3—which would be appropriate for development of above moderate-income units. These sites have a realistic yield of 308 housing units. There is adequate capacity to accommodate the 121-unit allocation for the 2014-2022 cycle for above moderate-income units.

Table 3-7: Above Moderate-Income Sites Summary

<i>Zone</i>	<i>Acreage</i>	<i>Realistic Unit Yield</i>
R-1-B1	4.32	36
R-1-B2	83.77	266
R-1-B3	2.49	6
Total	90.58	308

Additionally, the City is reviewing an application for the subdivision of an R-2 site (APN 064-352-150) into eight residential lots. The site is currently being used as vehicle space for an adjoining car dealership. If approved, the project would create the potential for eight additional units not included in the inventory, at a density of 6.29 du/ac.

Extremely Low Income and Special Needs Households

Chapter 2, Constraints, identifies uses allowed by the Zoning Code and discusses the accommodation of units for extremely low-income and special needs households, including the disabled and homeless. Available sites in the R-3 and specified commercial zoning designations will accommodate extremely low-income and special needs households.

Additional Residential Development Potential on PUD Sites

The capacity for each PUD area is based on the number of units identified in the LCP. Potential unit yield is not determined for each PUD parcel but for each PUD as a whole because the LCP specifies development potential for each entire PUD area. Capacity and assumptions for each PUD area are discussed in the Additional Residential Development Potential subsection below.

There is additional development potential for 457 residential units in areas designated PUD, as shown in Table 3-8. Program 2-5 in the Housing Plan encourages provision of affordable and/or high density residential units on PUD sites in order to help ensure that lower-and moderate-income units are part of any market rate development that may occur in these PUDs. As previously described, the city has adequate sites in its residential zones to accommodate its housing needs, and the PUD sites provide development capacity beyond that necessary to accommodate the city's housing needs allocation. These PUD sites are designated for urbanization as part of the city's long-term plan for growth as envisioned in the 1993 Local Coastal Program. Development of most of the PUD areas is not expected to occur during the

2014-2022 Housing Element cycle. Some of the PUD areas are constrained by potential habitat for special-status species, the need to extend roadways and improve intersections that will serve the PUD sites, and water and sewer allocations. However, the city still has adequate sites to meet its RHNA even if none of the PUD sites were to develop during the planning period.

Table 3-8: PUD Potential for Additional Units

<i>PUD Name</i>	<i>Developable Acreage</i>	<i>Units</i>
Carnoustie ¹	3.71	17
Carter Hill	55.59 ²	25
Dykstra Ranch (Pacific Ridge) ¹	114.09	63
Guerrero Avenue	0	0
L.C. Smith	0	0
Matteucci	2.96 ²	2
Miramar Beach	0	0
Nurserymen's Exchange	0	0
Podesta/Silvera	13.8	125
Surf Beach/Dunes Beach	25.26 ²	150
Venice Beach	24.35 ²	75
Wavecrest ³	0	0
Total	260.88	457

Notes:

1. These units have been permitted, but not yet constructed.
2. Remaining undeveloped area available for residential development.
3. Not included due to various constraints to development.

Source: De Novo Planning, 2009; City of Half Moon Bay LCP, 1993; Dyett & Bhatia, 2014.

The 1993 Local Coastal Program (LCP) identifies development that can occur on each of the PUD areas and also describes the number of residential units and acreages or portions of each PUD designated for residential uses. The PUDs allow for clustering of units to avoid wetlands, slopes, and other site constraints. The general location of the PUD areas is shown in Figure 3-1. PUDs in the figure generally follow the city's PUD zoning districts which may differ from the PUD areas as originally described in the LCP. Acreages have been updated to reflect the size of current PUD delineations. The PUD areas described below are those where there is a potential for residential development, or where residential development was discussed in the LCP. Other PUDs not described here are not considered to have residential development potential.

Surf Beach/Dunes Beach

The Surf Beach/Dunes Beach PUD consists of approximately 51 acres, 25 of which are available for residential development. LCP policies for this site allow development of up to 150 residential units. The LCP notes that residential development could result in severe constraints on access and

conflicts between residential uses and visitor access and identifies requirements to reduce impacts to views and requires that development include commercial and recreation uses.

Venice Beach Area

The Venice Beach Area PUD is approximately 43 acres, 24 of which are available for additional residential development. LCP policies for this site identify a maximum capacity of 75 residential units. This PUD is partially developed and may accommodate additional residential units.

Wavecrest

The Wavecrest PUD area, which includes North Wavecrest and South Wavecrest, has a number of paper subdivisions in scattered ownership. The North Project Area is the largest single undeveloped area in Half Moon Bay, approximately 490 acres. The South Project Area consists of approximately 130 acres. The LCP identifies this PUD as a site that will enable the city to meet its fair share of existing and projected regional housing needs by providing up to 1,000 housing units, at least 20 percent of which must be affordable to persons of low and moderate income. Development is required to be clustered to the maximum extent feasible and no new residential structures are allowed west of the extension of Miramontes Point Road.

In 1999, the City Council approved a project in the Wavecrest PUD. The project included 279 housing units, including 54 Below Market Rate units, commercial space, open space and recreational areas, a new middle school, and a site for a Boys and Girls Club. The Coastal Commission considered appeals against the project and, during Coastal Commission review, the number of units in the project was reduced, commercial uses removed, and a number of new conditions imposed, including retirement of lots. After an extensive wait, revisions to the project, and on-going controversy, the developer sold the 206-acre property to the Peninsula Open Space Trust (POST) for open space conservation. A number of other open space trusts, including the Coastside Land Trust, have also acquired land in the Wavecrest area. These sites are not anticipated to be developed.

Additionally, areas of the Wavecrest PUD have been identified as habitat for wildlife species protected under state and federal laws. Development of these areas would require avoidance or replacement of habitat and preparation of plans to conserve special-status species and their habitat.

Due to the variety of constraints to developing the Wavecrest PUD, including habitat for special-status species, a large number of paper lots and numerous owners, that would have to be addressed in order to develop this site, this PUD is not included in the estimate of potential PUD residential sites.

Dykstra Ranch (Pacific Ridge)

The Dykstra Ranch PUD is a parcel of 114 acres of gentle to steep slopes on the southern edge of the city. Areas of steep slopes are not developable. The Pacific Ridge development has been approved for this site and includes 63 units that have not yet been constructed. These units are included in the sites inventory. The LCP would have allowed up to 228 residential units in this

PUD. Pacific Ridge was initially approved by City Council for 197 units. The approval was appealed to the California Coastal Commission, which reduced the project size to 126 units. Following litigation, the Settlement Agreement with the Coastal Commission further reduced development potential to 63 homes (no more than 285,000 square feet total and each home no more than 5,000 square feet), a requirement for payment of in-lieu cumulative traffic fees of \$45,000 per home (fee to be used by City to retire development rights on existing lots), and roadway improvements in the vicinity of Terrace Avenue and Highway 1. The Settlement Agreement also requires the City to seek to amend the LCP to include a lot retirement program.

Carter Hill

The Carter Hill PUD consists of about 56 acres in 10 parcels. This differs from the 47-acre, 4-parcel area originally described in the LCP. Up to 50 residential units, including single-family attached and garden apartments, are allowed under the LCP. However, given environmental constraints, this site is only anticipated to yield approximately 25 units.

Miramar Beach

This PUD consists of about 2 acres and will allow up to 15 residential units, including existing units, under the LCP. This PUD is mostly developed and is not anticipated to accommodate additional residential units.

Guerrero Avenue

This PUD consists of about 5 acres and will allow up to 46 residential units under the LCP. This PUD is mostly developed and is not anticipated to accommodate additional residential units.

Matteucci

This PUD contains 14 acres (now larger than the 5.5 acres described in the LCP) and will allow up to 42 residential units under the LCP. However, some of the lots in this PUD have been sold with adjacent single-family homes and are not anticipated to be developed. Therefore, this PUD may accommodate an additional two units.

Podesta/Silvera

The Podesta/Silvera PUD contains about 35 acres of land, including a 30-acre parcel fronting the Cabrillo Highway. LCP policies state that residential development is permitted up to 40 percent of the gross area; the remaining area shall be industrial. The residential portion (up to 13.8 acres) may have up to 125 units. The site can be built in up to three phases, with each phase required to include both commercial/industrial and residential development.

Cypress Cove Undeveloped/Andreotti

The Andreotti PUD includes 24 acres and must be developed with commercial and residential uses. Residential development is permitted on up to 40 percent of the site (9.6 acres) and the LCP permits up to 130 residential units, an average of 13.5 units per acre. The Cypress Cove project is located on the Andreotti PUD and has developed most of this site.

L.C. Smith

The L.C. Smith PUD contains about 5 acres of land between Cabrillo Highway and South Main Street. An entry feature to the city is required to be placed on a 5,000 square foot area at the southern end of the parcel. Residential development of two- to three- stories with densities compatible with surrounding uses is allowed. Surrounding uses include Main Street Park Phases 1 and 2, developed at 18.3 and 14.8 units per acre, respectively. For purposes of the available sites inventory, this PUD would be appropriate for very low- and low-income units due to the allowed densities. A commercial development has recently been proposed for this site, so it has been excluded from the PUD sites inventory.

Nurserymen's Exchange

This PUD includes 36 acres and was limited by the LCP to residential development at an overall density of one unit per 7,500 square feet, with a maximum of 80 units. This site is now occupied by a horticultural operation.

3.2 Local Financial Resources

AFFORDABLE HOUSING FUND (INCLUSIONARY HOUSING FEES)

The Affordable Housing Fund is the only source of local funding that the City can directly access to use towards the development of affordable housing. It is funded by the collection of in-lieu fees from the Below Market Rate Housing program. The projected balance at the end of the 2013/2014 fiscal year is \$1.05 million. Contributors to the fund include the Carnoustie and Spyglass developments. Program 2-7 is included in the Housing Plan to facilitate the utilization of these funds to support development of affordable housing in the city.

URBAN COUNTY AND HOME CONSORTIUM

The City of Half Moon Bay is part of the County of San Mateo's Urban County and HOME Consortium, which gives the City and city residents access to the housing rehabilitation, new housing construction, and homebuyer assistance programs, as well as community services, funded through the Community Development Block Grant (CDBG) and Housing Investments Partnership Program HOME funds, which are administered by San Mateo County on behalf of the Urban County and HOME Consortium. For the fiscal year 2014/2015, the Home Consortium's anticipated resources include a \$3.2 million from the CDBG program (including program income and prior year resources), \$198,584 in Emergency Shelter Grants (ESG), and a \$1.1 million from the HOME program (including program income and prior year resources). None of these funds goes directly to Half Moon Bay. Program 2-8 is included in the Housing Plan

to seek annual funding from the County and other sources to help the city plan for its housing needs. Consortium funds have been provided to developments in the city.

The primary objective for CDBG funding is to develop viable urban communities, principally for low- and moderate-income persons. Eligible CDBG activities include: housing assistance programs; public improvement projects, such as parks and infrastructure; land acquisition; business assistance programs that promote economic development; programs that support community organizations that work directly with low- and moderate-income residents; and planning and administration.

The HOME program is authorized under Title II of the Cranston-Gonzales National Affordable Housing Act that was signed into law on November 28, 1990. The intent of the HOME Program is to expand the supply of decent, safe, sanitary and affordable housing for very low- and low-income households.

The ESG program is authorized under subtitle B of Title IV of the Stewart B. McKinney Homeless Assistance Act of 1987. This program is designed to prevent homelessness and to enable homeless individuals and families to move toward independent living. Funds can be used toward essential services, homeless prevention, and operation of homeless shelters and the overall program.

Housing Rehabilitation Program

The Consortium provides a housing rehabilitation program operated by the San Mateo County Department of Housing. These loans are available to lower-income Half Moon Bay households and cover moderate or substantial rehabilitation to single-family residences and rental properties that benefit very low- and low-income households. A companion Hazardous Materials Rehab Loan Program provides funding for the testing, assessment, mitigation and/or abatement of hazardous materials and/or conditions (such as lead based paint, asbestos, mold, etc.). Funding is limited based on overall funding levels received from the federal government.

Home Buyer Assistance

The Consortium is not currently providing home buyer assistance loans or grants. However, the County does administer the Mortgage Credit Certificate Program (MCC) which provides a 15 percent federal tax credit to eligible homebuyers. The program is available throughout the county and its cities.

Homesharing Program

The Homesharing Program is operated by Human Investment Project (HIP) Housing, a non-profit organization whose mission is to enable people with special needs to live independent, self-sufficient lives in decent, safe, low-cost homes. The HIP provides a homesharing program, which facilitates a living arrangement in which two or more unrelated people share a home or apartment. HIP also operates a self-sufficiency program, which provides housing help and supportive services to low- income families transitioning to self-reliance. Additionally, HIP offers a home equity conversion program, which allows senior homeowners to convert the equity in

their homes into monthly income, without giving up their property. Staff provides counseling regarding housing options.

HOMELESS PROGRAMS

Center on Homelessness

As part of the Consortium, Half Moon Bay participates in homeless services funded through the Consortium's CDBG and ESG funds. The Center on Homelessness administers homeless services on behalf of the Consortium, including the City of Half Moon Bay. The Center on Homelessness provides the following:

- Coordinates the provisions of homeless services administered throughout the County, including those by non-governmental entities.
- Provides information and referral.
- Administers the County's Continuum of Care, as a service system to assist homeless individuals and families in attaining self-sufficiency.
- Develops resources to help the homeless individuals and families.

Housing Our People Effectively (HOPE)

HOPE is a 10-year action plan that brings together the business, nonprofit, and public sector communities to address the challenging issue of homelessness at its core, rather than manage it at the margins. This plan reflects the San Mateo County Board of Supervisors' goal that housing should exist in the community for people at all income levels and all generations of families -- including those who are extremely low income or who are homeless. HOPE is based on a belief that this goal can be achieved through proactive, coordinated action and investments in cost-effective initiatives that solve homelessness.

Coastside HOPE

Previously known as the Coastside Opportunity Center, Coastside HOPE is chartered by San Mateo County to be a core human services agency. It is headquartered in El Granada and provides assistance to homeless individuals and families in the form of food pantry services, rental assistance, motel vouchers, and referrals for homeless resources in Half Moon Bay and the county. Motel vouchers are issued for a maximum of three days for families and individuals. During fiscal year 2012-2013, Coastside HOPE served over 3,500 qualifying individuals, including providing seven instances of emergency shelter service and issuing a total of 28 motel vouchers.

SECTION 8 HOUSING CHOICE VOUCHERS AND HACSM PROGRAMS

Section 8 Housing Choice Voucher Program

The Housing Authority of the County of San Mateo (HACSM) operates the County-wide Section 8 Housing Choice Voucher Program for the county and its incorporated cities. As of June 2, 2014, there were 4,374 households in San Mateo County using Section 8 Vouchers, including 88 households in Half Moon Bay.

The Section 8 Housing Choice Voucher Program provides monthly rental assistance payments to private landlords on behalf of low-income families who have been determined eligible by the Housing Authority. The program's objective is to assist low-income families by providing rental assistance so that families may lease safe, decent, and sanitary housing units in the private rental market. The program is designed to allow families to move without the loss of housing assistance. Moves are permissible as long as the family notifies the Housing Authority ahead of time, terminates its existing lease within the lease provisions, and finds acceptable alternate housing.

Section 8 Project-Based Program

The Section 8 Project-Based program is a component of the Housing Choice Voucher program. The program's objective is to induce property owners to make standard housing available to low-income families at rents within the program limits. In return, the Housing Authority enters into a contract with the owner that guarantees a certain level of rents. As of 2013, there were 17 different Project-Based properties, with 611 units in the county, including 60 units at Half Moon Village in Half Moon Bay. Under the Project-Based program, the assistance is tied to the unit. A family who moves from the Project-Based unit does not have any right to continued housing assistance.

Moving to Work Program

HUD introduced Moving To Work (MTW) in 1996 as a demonstration program for 24 housing authorities. HUD grants MTW agencies exceptions to federal regulations to research whether local innovation can provide incentives to families to become economically self-sufficient, reduce program costs and achieve greater cost-effectiveness, or increase housing choice for low-income families. HACSM is one of 33 housing authorities that participate in this program.

Under the original agreement with HUD, HACSM was authorized to design and carry out a demonstration program for 300 families receiving tenant-based assistance. The demonstration exempted HACSM from most of the regulatory requirements that would otherwise apply to these families. In April 2008, HUD signed a 10-year MTW Agreement with HACSM to expand its MTW program. Under the new MTW Agreement, HACSM is given the authorization to develop policies that are outside the limitations of certain HUD regulations and provisions of the Housing Act of 1937. This expansion applies to the original MTW demonstration program of 300 families in addition to the other Housing Choice Voucher programs administered by HACSM. In April 2008, HACSM received approval from HUD to extend the MTW Program until June 30, 2018.

The three major goals for the MTW program are to provide incentives and assistance to families to become economically self-sufficient, reduce program costs and achieve greater cost

effectiveness, and increase housing choice for low-income families. The additional flexibility offered by MTW allows HACSM to more successfully achieve its mission and program goals, as well as enhance its ability to serve the needs of low-income households and communities in San Mateo County. The Half Moon Village Redevelopment project in Half Moon Bay has received support through this program.

Shelter Plus Care Program

The Shelter Plus Care Program is a collaboration between the Mental Health Association of San Mateo County, HACSM, and the Mental Health Services Division of San Mateo County. The Housing Authority provides housing subsidies for privately owned apartments throughout the community; MHA provides support services; and the Mental Health Services Division of San Mateo County provides clinical services. Combined, these services help provide housing to homeless people with disabilities, primarily those with serious illness, chronic problems with alcohol and/or drugs, and acquired immunodeficiency syndrome (AIDS) or related diseases. The goals of the Shelter Plus Care Program are to assist the participants to achieve residential stability, to increase their skill levels and/or income, and to be involved in making decisions that affect their own lives.

Supportive Housing

The Supportive Housing Program provides rental assistance that, as part of the Continuum of Care strategy, promotes the development of housing and supportive services to assist homeless persons with disabilities in the transition from streets and shelters to permanent housing. The goal of this program is to use housing as a vehicle to engage participants into support services, remain engaged with services, and gradually move into mainstream health and other service systems, that will result in greater self-determination and sufficiency.

Family Self-Sufficiency Program (FSS)

The purpose of FSS is to provide housing assistance using public and private resources that will help families achieve economic independence and self-sufficiency. FSS believes that when a family's basic needs for affordable and stable housing are met, the family can better focus on other needs, such as skill development and job search.

FSS is designed for Section 8 program participants and/or public housing residents. Currently, the HACSM manages the FSS program for Section 8 participants only, not public housing residents. Though only the designated head of the household must sign the FSS Contract of Participation, the program is designed for the whole family and everybody's needs are taken into account. FSS programs partner with other service providers, such as employment and training agencies, community colleges, job search and placement organizations, alcohol and drug services, childcare providers, youth organizations, older adult services, health services, emergency services, credit counselors, the local CalWORKs office, and many more.

HACSM Time-Limited Self-Sufficiency Program

The Time-Limited Self-Sufficiency Program provides time-limited housing assistance to homeless individuals or families, Temporary Assistance for Needy Families (TANF) recipients or low-income families who are eligible to receive other county services. Housing assistance is time-limited according to the specific program designs and the HACSM policy. Case management and participation in self-sufficiency activities are mandatory. The Self-Sufficiency (SS) contract requires program participants and all their adult family members to be off welfare assistance and the head of household must be gainfully employed by the end of the contract term. Escrow accounts will be established based on achievement of self-sufficiency goals. Application to the SS program is by referral made by HACSM recognized referring agencies only.

HACSM Family Unification Program (FUP)

The Family Unification Program is a collaborative effort between the Housing Authority and the San Mateo County Children and Family Services, a Public Child Welfare Agency (PCWA). FUP provides housing assistance to families for whom the lack of adequate housing is a primary factor in the separation (or threat of imminent separation) of children from their families, or is preventing the reunification of children with their families. The Family Unification Program also provides housing assistance to youth aging out of the foster care system. In order to qualify as a FUP-eligible youth, individuals must be between the ages of 18-21, in foster care on or after their 16th birthday and currently lack adequate housing. The housing assistance provided to the youth in this program is for a maximum of 18 months.

3.3 Other State and Federal Financial Resources

LOW INCOME HOUSING TAX CREDIT PROGRAM (LIHTC)

In 1986, Congress created the federal low-income housing tax credit to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing. Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California Legislature created a state low-income housing tax credit program to supplement the federal credit. The state credit is essentially identical to the federal credit. The Tax Credit Allocation Committee allocates funds for qualified projects. State credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas, and 10 percent for nonprofit sponsors.

To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The assisted units must be reserved for the target population for 55 years. The federal tax credit provides a subsidy over ten years towards the cost of producing a unit. Developers sell these tax benefits to investors for their present market value to provide up-front capital to build the units. Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehab or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of nine percent per year for ten years and a state credit of 30 percent over four years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a four percent

federal credit each year for ten years and a 13 percent state credit over four years. The City supported tax credit funding applications for phases 1 and 2 of the Main Street Park development as well as the Coastside Senior Housing project.

CALIFORNIA HOUSING FINANCE AGENCY (CHFA)

CHFA offers permanent financing for acquisition and rehabilitation to for-profit, non-profit, and public agency developers seeking to preserve "at-risk" housing units. In addition, CHFA offers low-interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.

FEDERAL HOME LOAN BANK SYSTEM

The Federal Home Loan Bank System facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.

CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

The California Department of Housing and Community Development (HCD) conducts the Urban Predevelopment Loan Program, which provides funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching financing from local redevelopment agencies or federal programs. HCD also conducts the acquisition and rehabilitation component of the Multi-family Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low-interest construction and permanent loans. Eligible applicants include local government agencies, private non-profit organizations, and for-profit organizations.

EMERGENCY HOUSING ASSISTANCE PROGRAM (EHAP)

EHAP is administered by HCD and provides funds for emergency shelters, transitional housing and related services for the homeless and those at risk of losing their housing. The funds are distributed to all 58 counties based on a "need" formula derived from factors including population, unemployment and poverty.

3.4 Incentives for Affordable Housing Development

In addition to the affordable housing resources listed above, the City offers incentives to promote the development of housing affordable to very low- and low-income households. The City assists housing developers by providing support in the following areas:

- Exemptions from growth allocation requirements for density bonus units,
- Density bonus and related incentives,
- Sewer impact fee waiver for second units,
- Waiver or reduction of development requirements for affordable units, and
- Reduced development standards for substandard and severely substandard lots.

These programs are discussed in more detail in Chapter 2, Constraints.

3.5 Energy Conservation

Energy conservation associated with residential development primarily occurs in two ways: 1) reduce the energy demands associated with the residence (e.g., efficient heating and cooling mechanisms, insulation, “smart” switches and appliances, etc.) and 2) reduce energy demand associated with vehicle use.

To reduce the energy demand associated with individual residential units, as well as other development, the City has adopted Title 24 of the California Code of Regulations (the California Energy Code) without amendment. In addition, Section 18.21.035 requires development to be energy efficient and incorporate renewable energy design elements including, but not limited to, exterior energy design elements, internal lighting service and climatic control systems, and building siting and landscape elements.

The city’s Land Use Plan focuses on smart growth principles, prioritizing development in in-fill areas and focusing high-density residential areas near transit stops and in or near the downtown and central shopping areas. The City’s method of allocating growth provides an incentive to develop in the downtown area, as additional allocations are set-aside solely for the downtown area, which is developed at the pedestrian-scale and provides access to public services, shopping, and transit.

The city’s Circulation Element includes a goal of encouraging alternative modes of transportation and provides policies to coordinate with Samtrans in developing functional public transit and to provide bicycle, pedestrian and transit connections between residential and commercial development.

The Housing Plan provides methods to reduce energy usage and greenhouse gas emissions through promoting smart growth, encouraging energy conservation in new development, and reducing vehicle miles travelled through encourage denser residential uses that are proximate to services and public transit. Program 2-11 promotes development of infill housing, higher density

housing, and mixed uses in the downtown area as well as other commercial areas served by public transit. Program 2-4 reduces constraints to the development of small infill lots with affordable housing, which serves to concentrate development in the urbanized core of the city. Program 5-1 provides measures to improve energy conservation and efficiency through: 1) developing design standards for residential development that will exceed the requirements of the California Energy Code, 2) encouraging LEED certification of private and public buildings; 3) continuing to encourage mixed uses in the downtown area and location of higher density housing near services and transit; 4) inclusion of weatherization activities in the Housing Rehabilitation Program; and 5) seeking funding to develop guidelines for energy conservation measures in residential development and to provide financial incentives for smart growth techniques.

4 Effectiveness of Previous Housing Element

Accomplishments under the 2010 Housing Element are evaluated in this chapter in order to determine the effectiveness of the previous housing element, the City's progress in implementing the 2010 Housing Element, and the appropriateness of the housing goals, objectives, and policies. This evaluation is conducted pursuant to Government Code Section 65588.

4.1 Review of the Previous Housing Element

The 2010 Housing Element program strategy focused on the accomplishment of policies and implementation of programs to encourage the production of new housing, including affordable and special needs housing; to encourage the rehabilitation of existing housing; to provide housing opportunities for seniors, disabled persons, and large families through provision of appropriate programs and removal of constraints to development of units appropriate for these populations; and to encourage fair housing and non-discrimination. Table 4-1 identifies the objectives, policies, and implementation programs provided in the 2010 Housing Element; describes the results of each policy and program; and recommends whether each policy or implementation program should be kept, modified, or removed in this update to the Housing Element.

As described in Table 4-1, the City has begun implementation of most of the policies and programs in the 2010 Housing Element, but has fully implemented only small number of them. Accomplishments include steps taken to reduce constraints to the provision of housing—particularly for affordable and special needs housing—and the approval of a number of affordable units. Many of the incomplete programs are in progress, including several ordinance amendments that have been locally approved, but which await certification by the California Coastal Commission.

APPROPRIATENESS OF HOUSING ELEMENT

The 2010 Housing Element includes policies and implementation measures that have been implemented, as well as outdated objectives that do not reflect current housing needs. As discussed in Table 4-1, the majority of policies and programs continue to be appropriate and will either be kept in the Housing Element and revised to address identified housing needs, constraints, or other concerns, or maintained without significant revision. The Housing Plan will also be revised to provide clearly stated goals and to associate policies and programs with the most relevant goals. Quantified objectives will be provided for each program. See the Housing Plan for the goals, policies, and programs of this Housing Element.

Table 4-1: 2010 Half Moon Bay Housing Element — Program and Policy Evaluation Matrix

<i>Policy/Program</i>	<i>Objectives (Quantified or Narrative)</i>	<i>Evaluation / Results</i>	<i>Recommendations for Housing Element Update (Continue/Modify/Delete)</i>
Goal 1: Conserve and Improve Half Moon Bay's Existing Neighborhoods and Housing Supply.			
I-1: Housing Rehabilitation. Continue to provide housing rehabilitation and repair opportunities for lower income, disabled, and special needs households through: • Participation in the County's Housing Rehabilitation program • Supporting non-profit rehabilitation and repair service providers' applications for County HOME and CDBG funds • Developing and distributing a brochure summarizing available programs • Publicizing available programs on the City's website and in conjunction with code enforcement activities Timing: Develop brochure by December 2010; all other activities ongoing	One to two housing rehabilitation loans each year based on funding availability; home repairs to six senior, disabled, or special needs homes each year	The City participates in the County's Housing Rehabilitation program. In 2012 and 2013, there were 29 and 37 units, respectively, rehabilitated in Half Moon Bay. The brochure has not been developed.	Continue to participate in the County home rehab program; distribute information on the County's Housing Rehabilitation provided by the County (in place of developing a brochure) and continue to place information on this program on the City website.
I-2: Condominium and Mobile Home Conversions. Revise Municipal Code to require: 1) assessment of the availability of adequate housing opportunities for households that must relocate as a result of conversion; 2) preparation and implementation of a relocation plan; and 3) relocation assistance. Timing: By December 2010	Revised Condominium and Mobile Home Park Conversion Ordinance	The current Mobile Home Conversion requirements set forth in Sec. 18.30.035 provide for the preparation of a relocation plan and relocation assistance. Currently there are no municipal regulations governing Condominium Conversions.	Continue to administer the current Mobile Home Conversion ordinance. Revise the Municipal Code to provide regulations addressing these same protections in a Condominium Conversion ordinance.

Table 4-1: 2010 Half Moon Bay Housing Element — Program and Policy Evaluation Matrix

<i>Policy/Program</i>	<i>Objectives (Quantified or Narrative)</i>	<i>Evaluation / Results</i>	<i>Recommendations for Housing Element Update (Continue/Modify/Delete)</i>
I-3: Conversion of At-Risk Units. Revise Zoning Code to require a one-year notice to residents, the City, the County Housing Authority, and Mid-Peninsula Housing Coalition of all proposed conversions of assisted affordable housing units. Subsequently, inform owners of all assisted affordable housing units of notice requirements. Timing: By December 2010	Zoning Code revisions	Currently there are no municipal regulations governing Conversion of At-Risk Units.	Revise the Municipal Code to provide regulations addressing protections for the Conversion of At-Risk Units.
Goal 2: Facilitate and Encourage Development of High Quality Housing to Meet the City's Housing Needs for a Range of Incomes and Special Needs.			
2-1: Below Market Rate Program. Prepare administrative procedures, a manual, and other implementation measures for the Below Market Rate (BMR) Program in order to: • Identify incentives to offset costs of BMR construction. • Permit developers to use design prototypes to offset costs (see Program 2-4). • Streamline processing of BMR units. • Ensure BMR units are affordable in perpetuity. • Encourage on-site construction of BMR units through density bonuses, priority processing and review, or other incentives. When on-site construction is infeasible or would result in excess BMR units, allow off-	Specified percentage of affordable units based on total number of market rate units constructed from 2007 to 2014; program procedures and manual.	Incentives to offset costs of BMR units were added in Sec. 18.35.050. These ordinance amendments have not been certified by the Coastal Commission and will not go into effect until certified. The program procedures manual was not developed.	Continue with plans to develop a program procedures and manual. Continue to work with the Coastal Commission to certify code amendments. Given limitations on City resources, ensure that City staff are available to offer information on the BMR program rather than developing a manual.

Table 4-1: 2010 Half Moon Bay Housing Element — Program and Policy Evaluation Matrix

<i>Policy/Program</i>	<i>Objectives (Quantified or Narrative)</i>	<i>Evaluation / Results</i>	<i>Recommendations for Housing Element Update (Continue/Modify/Delete)</i>
site construction or an in-lieu fee sufficient to purchase land and construct BMR units. Timing: Incentives identified by December 2010; manual prepared by August 2011			
2-2: Density Bonus. Revise Zoning Code to include density bonus provisions consistent with state law (GCS 65915 and 65917) and to identify incentives for affordable housing development. Develop a Density Bonus brochure describing how the program is implemented. Timing: Incentives identified by December 2010; manual prepared by August 2011	Zoning Code revisions and program brochure	Density Bonus provisions were added to the Municipal Code in Sec. 18.42 - Residential Density Bonus in 2010. These ordinance amendments have not been certified by the Coastal Commission and will not go into effect until certified.	Continue to work with the Coastal Commission to certify code amendments. Given limitations on City resources, ensure that staff are available to provide information on this program rather than developing a brochure.
2-3: Second Units. Encourage affordable second units by: - Revising the Zoning Code to permit second units by right in single-family residential districts consistent with GCS 65852.2(a)(3), establishing incentives for affordable second units, and clarifying that second units are not subject to the Residential Growth Ordinance. - Preparing a Second Units Handbook that includes prototypes that will be approved with minimal review and provides information on incentives and affordability	Zoning Code revisions and program handbook	Second Dwelling Unit provisions were added to the Municipal Code in Sec. 18.33 – Second Dwelling Units in 2010. These ordinance amendments have not been certified by the Coastal Commission and will not go into effect until certified. The Second Units Handbook was not developed.	Continue to work with the Coastal Commission to certify code amendments. Given limitations on City resources, ensure that staff are available to provide information on this program rather than developing a program handbook.

Table 4-1: 2010 Half Moon Bay Housing Element — Program and Policy Evaluation Matrix

<i>Policy/Program</i>	<i>Objectives (Quantified or Narrative)</i>	<i>Evaluation / Results</i>	<i>Recommendations for Housing Element Update (Continue/Modify/Delete)</i>
and monitoring requirements. Publicizing the Second Unit Program through print materials and the City's website. Timing: Zoning modifications by March 2011; Handbook prepared by December 2011			
2-4: Small and Substandard Lot Development. Encourage the development of small and substandard lots with affordable, senior, and disabled housing by: - Preparing a Small Lot Development Handbook that includes prototypes that will be approved with minimal review and provides information on affordability and monitoring requirements. - Publicizing the Substandard Lot Program through print materials and the City's website. - Encouraging consolidation of small, contiguous R-3 lots to provide larger sites for development by contacting the owners of such properties and providing a list of those properties to affordable housing and BMR developers. Assist developers of affordable units on these lots with pursuing funding or offer regulatory and financial incentives.	16 substandard lots developed with affordable units; a program handbook	There were 85 senior affordable units developed in newly constructed attached complexes on large lots. A Small Lot Development Handbook was not developed.	Continue to investigate opportunities for small and substandard lot development with affordable housing developers. Given limitations on City resources, ensure that staff are available to provide information on this program rather than developing a program handbook.

Table 4-1: 2010 Half Moon Bay Housing Element — Program and Policy Evaluation Matrix

<i>Policy/Program</i>	<i>Objectives (Quantified or Narrative)</i>	<i>Evaluation / Results</i>	<i>Recommendations for Housing Element Update (Continue/Modify/Delete)</i>
Timing: Adopted by December 2011			
2-5: Adequate Sites. In the next update or amendment to the Local Coastal Program/Land Use Element, ensure adequate sites by: - Requiring a specific quantity of affordable units and/or residential densities for each Planned Development in order to encourage on-site BMR unit development instead of off-site development or payment of in-lieu fees. - Reviewing lands designated for single-family residential uses and non-residential uses, and when appropriate, rezoning sites to R-2 or R-3.	Amendments to the Local Coastal Program/Land Use Element	There have been no Local Coastal Plan/Land Use Element amendments to the Planned Development, R-2 and R-3 regulations since the last Housing Element was adopted in 2007.	Continue to investigate amending the LCP/LUP provisions to ensure that BMR units are built instead of in-lieu fees paid. The City is currently conducting a comprehensive update of the General Plan/Local Coastal Land Use Plan/Zoning Ordinance. Increasing housing opportunities and eliminating development constraints are among the key objectives of the update.
Timing: June 2011			
2-6: Consistency in Planning Documents. Update the Zoning Code and Local Coastal Program/Land Use Element to reflect existing conditions, remove internal conflicts, and provide clarification regarding allowable uses and application processing as well as to identify housing for very low and low income households as a priority use consistent with	Zoning Code and Local Coastal Program/Land Use Element updates	There have been several code amendment updates to the Municipal Code to remove internal conflicts and provide clarifications. These ordinance amendments have not been certified by the Coastal Commission and will not go into effect until certified.	The City is currently conducting a comprehensive update of the General Plan/Local Coastal Program, and consistency and simplicity are the core code drafting principles. Key objectives of the rewrite include eliminating development constraints and

Table 4-1: 2010 Half Moon Bay Housing Element — Program and Policy Evaluation Matrix

<i>Policy/Program</i>	<i>Objectives (Quantified or Narrative)</i>	<i>Evaluation / Results</i>	<i>Recommendations for Housing Element Update (Continue/Modify/Delete)</i>
GCS 65589.7. Specific updates to the Local Coastal Program will provide information on remaining capacity in Planned Development areas, remove inconsistencies regarding duplex requirements, and clarify Specific Plan preparation requirements regarding the participation of property owners. Timing: Adopted by November 2010			creating incentives promoting affordable housing.
2-7: Affordable Housing Resources. Seek and encourage utilization of affordable housing resources: - Annually, seek funding from the Urban County and HOME Consortium to implement programs to construct extremely low, very low, and low income housing units, prioritizing funding for extremely low income units. - Seek funding and support funding applications for affordable and special needs housing, and notify developers about these programs and potential funding sources at least a biannually. - Prepare an informational brochure on affordable housing resources and incentives and disseminate to development applicants interested in affordable or multifamily housing.	Assembly of a housing stakeholders group; affordable housing resources and incentives brochure; two applications for affordable housing construction projects if there is developer interest	The City of Half Moon Bay is a member of the County's Housing and Community Development Committee. Two major senior affordable housing projects totaling 155 deed-restricted affordable units have been approved in Half Moon Bay since 2010. An affordable housing resources and incentives brochure has not yet been developed.	Continue to market Half Moon Bay to the affordable housing development community. However, given limited interest in the development community and the adequacy of ongoing relationships between the City and housing stakeholders, a stakeholders group is not necessary. Ensure that staff are available to provide information on this program rather than developing a brochure.

Table 4-1: 2010 Half Moon Bay Housing Element — Program and Policy Evaluation Matrix

<i>Policy/Program</i>	<i>Objectives (Quantified or Narrative)</i>	<i>Evaluation / Results</i>	<i>Recommendations for Housing Element Update (Continue/Modify/Delete)</i>
Subsidize extremely low income housing. In addition, encourage interest in the development of affordable housing, and develop a volunteer-led housing stakeholders group to meet semi-annually to plan and prioritize funding for new housing projects. Timing: Stakeholders group assemble by September 2010; annual funding applications 2010-2014			
2-8: Annual Report. Prepare an annual report for the City Council and Planning commission on Housing Element achievements and City housing needs. Timing: Every January	Annual reports	An annual report to the City Council and Planning Commission on the Housing Element achievements and City housing needs has not been presented.	Prepare an annual report for the City Council and Planning Commission on Housing Element achievement and City housing needs.
2-9: Annual Review of Residential Dwelling Unit Allocation System. Annually, evaluate the Residential Dwelling Unit Allocation System (Measure D), analyzing the impacts on cost, supply, and timing of housing development; the feasibility of accommodating the City's fair share of regional housing needs; interest in, requests for, and approvals of allocations by unit type; and whether the program hinders the development of affordable or special needs housing. Revise the city code if the Residential Dwelling Unit Allocation System is an obstacle to meeting the City's fair share goals or developing affordable or special needs housing.	Annual reports; Code revisions if necessary	The Measure D annual report, allocation, and tabulation of residential units completed continues to be presented for City Council approval. The annual report to the Planning Commission with the requested Measure D allocations continues to be presented in accordance with the ordinance requirements.	Continue to adhere to the Measure D ordinance for allocating residential units and reporting requirements.

Table 4-1: 2010 Half Moon Bay Housing Element — Program and Policy Evaluation Matrix

<i>Policy/Program</i>	<i>Objectives (Quantified or Narrative)</i>	<i>Evaluation / Results</i>	<i>Recommendations for Housing Element Update (Continue/Modify/Delete)</i>
Timing: Evaluation report by every January 15; City Code revisions, if necessary, within six months of completing analysis			
Goal 3: Expand Housing Opportunities for the Elderly, Disabled, Homeless, and Persons with Special Housing Needs.			
3-1: Removal of Constraints. Continue to assess and update the Zoning Code, Municipal Code, and City procedures to address changes in state law and remove constraints to special needs housing. Timing: Annually assess codes and procedures starting in 2011; appropriate amendments made within four months of assessment	Removal of constraints to special needs housing	There have been several code amendment updates to the Municipal Code to remove internal conflicts and provide clarifications. These ordinance amendments have not been certified by the Coastal Commission and will not go into effect until certified.	The City is currently conducting a comprehensive update of the General Plan/Local Coastal Program, and consistency and simplicity are the core code drafting principles.
3-2: Senior and Disabled Housing. Continue to encourage development of affordable senior, disabled, and SRO housing by providing priority processing of project applications, encouraging use of the Density Bonus Program, and relaxing or waiving development standards except when a project is constructed as a typical single family subdivision. Revise the Zoning Code to allow for universal design. Timing: Zoning Code amendments adopted by December 2010	70 senior and/or disabled affordable housing units; Zoning Code amendments	The City of Half Moon Bay is a member of the County's Housing and Community Development Committee. The City has approved two major senior affordable housing projects totaling 155 deed restricted affordable units since 2010. An affordable housing resources and incentives brochure has not yet been developed. There have been several code amendment updates to the Municipal Code to remove internal conflicts and provide clarifications. These ordinance amendments have	Continue to market Half Moon Bay to the affordable housing development community. Prepare an affordable housing resources and incentives brochure. The City is currently conducting a comprehensive update of the General Plan/Local Coastal Program, and consistency and simplicity are the core code drafting principles.

Table 4-1: 2010 Half Moon Bay Housing Element — Program and Policy Evaluation Matrix

<i>Policy/Program</i>	<i>Objectives (Quantified or Narrative)</i>	<i>Evaluation / Results</i>	<i>Recommendations for Housing Element Update (Continue/Modify/Delete)</i>
		not been certified by the Coastal Commission and will not go into effect until certified.	
3-3: Special Needs Housing Coordination. Assist agencies in addressing special needs housing, and publicize low income and special needs housing programs through distribution of a handout and the City website. Timing: Handout available November 2010	Special needs housing handout	A special needs housing handout has not been developed. The City is in the process of adding special needs housing information to its website.	Develop a special needs housing handout. Continue adding housing resources to the website.
3-4: Home Sharing. Provide technical assistance on home sharing, cooperatives, and other creative affordable housing mechanisms as funds are available. Timing: Ongoing	None quantified	City staff is fully prepared to provide technical assistance on home sharing, cooperatives, and other creative affordable housing mechanisms.	Continue to be prepared to provide technical assistance on home sharing, cooperatives, and other creative affordable housing mechanisms.
3-5: Large Households. Revise the Zoning Code to include incentives for large affordable housing units, such as density bonuses, reduction or removal of in-lieu fees, reduced setbacks, and others. Prioritize projects that include at least 25% large units in bi-annual funding applications (see Program 2-7). Timing: Incentives and Zoning Code revisions by December 2010; bi-annual funding applications 2010-2014.	Four large affordable rental units; Zoning Code revisions	Density Bonus provisions and other incentives aimed at increasing affordable housing opportunities and eliminating constraints were added to the Municipal Code in Sec. 18.42 - Residential Density Bonus in 2010. These ordinance amendments have not been certified by the Coastal Commission and will not go into effect until certified. The four large affordable units have not been	Continue to work with the Coastal Commission to certify code amendments. The City is currently conducting a comprehensive update of the General Plan/Local Coastal Program, and eliminating constraints and creating incentives for affordable housing are key objectives in the work program.

Table 4-1: 2010 Half Moon Bay Housing Element — Program and Policy Evaluation Matrix

<i>Policy/Program</i>	<i>Objectives (Quantified or Narrative)</i>	<i>Evaluation / Results</i>	<i>Recommendations for Housing Element Update (Continue/Modify/Delete)</i>
		developed.	
3-6: Emergency Shelters and Transitional/Supportive Housing. Consistent with state law, revise the Zoning Code to allow emergency shelters and transitional and supportive housing as non-conditional uses in the Commercial General and Public Services zoning districts. Seek funding to provide housing for homeless persons and households at-risk of homelessness.	Zoning Code amendments	Currently there are no municipal regulations governing Emergency Shelters and Transitional/Supportive Housing.	Revise the Municipal Code to provide regulations addressing Emergency Shelters and Transitional/Supportive Housing.
Timing: Zoning Code revisions by December 2010			
3-7: Maintain Ongoing Estimates of the Demand for Emergency Housing. Maintain ongoing estimates of the demand for emergency housing and include findings in the annual report to the City Council and the Planning Commission.	Findings included in the annual report	An annual report to the City Council and Planning Commission on the Housing Element achievements and City housing needs has not been presented.	Prepare an annual report for the City Council and Planning Commission on Housing Element achievements, City housing needs, and estimates of demand for emergency housing.
Timing: Annually			

Table 4-1: 2010 Half Moon Bay Housing Element — Program and Policy Evaluation Matrix

<i>Policy/Program</i>	<i>Objectives (Quantified or Narrative)</i>	<i>Evaluation / Results</i>	<i>Recommendations for Housing Element Update (Continue/Modify/Delete)</i>
3-8: Revise Development Standards. Revise the Zoning Code to reduce parking requirements in the R-3 zone. Timing: December 2010	Zoning Code revisions	There have been no amendments to reduce the R-3 Zone Parking Requirements since 2007. Two (2) garage spaces per unit, plus one guest space for every five (5) units are currently required for apartments.	Revise the Municipal Code to reduce the R-3 Zone Parking requirements.
3-9: Revise Design Review Findings. In the site design review findings section (Section 18.21.040) of the Zoning Code, replace "obnoxious" and "impair the desirability or opportunity to attain the optimum use and the value of land and the improvements" with language indicating that the project or proposal be consistent with the purposes the Zoning Code, Municipal Code, design criteria, and/or General Plan and Local Coastal Program. Timing: December 2010	Zoning Code amendments	Section 18.21 been removed from the Zoning Ordinance and inserted into the Municipal Code. These amendments were not addressed when the code provisions were relocated to another section of the Municipal Code. The ordinance amendments have not been certified by the Coastal Commission and will not go into effect until certified.	Continue to work with the Coastal Commission to certify the code amendments. Amend the ordinance language as recommended in 3-9: Revise the Design Review Findings.

Table 4-1: 2010 Half Moon Bay Housing Element — Program and Policy Evaluation Matrix

<i>Policy/Program</i>	<i>Objectives (Quantified or Narrative)</i>	<i>Evaluation / Results</i>	<i>Recommendations for Housing Element Update (Continue/Modify/Delete)</i>
Goal 4: Promote Housing Opportunities for All Persons Regardless of Race, Sex, Age, Marital Status, Ancestry, National Origin, Color, or Sexual Orientation.			
4-1: Equal Housing Opportunity. Designate the Planning Director to investigate and address housing discrimination complaints. Maintain a complaints log, and summarize complaints and related actions in the annual report to the City Council and Planning Commission. Publicize equal opportunity laws through planning and building application forms, and post information at City Hall, the Library, and the Coastside Opportunities Center.	Findings included in the annual report	The Community Development Director is the staff person designated to address housing discrimination complaints. To date, there have been no housing discrimination complaints received by the Planning Department.	Continue to address housing discrimination complaints and report any complaints and related actions when the annual housing report is presented to the Planning Commission and City Council.
Timing: Ongoing			
4-2: Nondiscrimination Clauses. Require nondiscrimination clauses in rental agreements, deed restrictions, Development Disposition and Owner Participant Agreements, and through the BMR program.	Clauses included in specified documents	Nondiscrimination clauses are standard language provisions in all agreements that the City enters into with respect to the provision of affordable housing projects.	Continue to include nondiscrimination clauses in all affordable housing agreements.
Timing: Ongoing			

Table 4-1: 2010 Half Moon Bay Housing Element — Program and Policy Evaluation Matrix

<i>Policy/Program</i>	<i>Objectives (Quantified or Narrative)</i>	<i>Evaluation / Results</i>	<i>Recommendations for Housing Element Update (Continue/Modify/Delete)</i>
Goal 5: Encourage Energy Efficient Resources in New Residential Development as well as the Existing Housing Stock.			
5-1: Energy Conservation and Efficiency. Promote energy efficiency and conservation in residential developments through the following measures: • Incorporate Build It GREEN standards into the Municipal Code to ensure that all new residential development meets or exceeds California Energy Code standards. • Encourage LEED certification. • Continue to permit and encourage mixed uses in downtown and higher density residential areas near services and transit. • Review and potentially revise City land use regulations and subdivision ordinances to incorporate energy conservation measures and proximity of higher density housing to services or transit as factors in project approval. • Coordinate with the county to include loans and/or grants for weatherization in the Housing Rehabilitation Program. • Seek funding to encourage smart growth and energy conservation and efficiency.	Five units/year; updated regulations	The City of Half Moon bay has incorporated all Build it GREEN standards into the Municipal Code, promotes and encourages LEED certification, and strongly supports and encourages sustainable building and development practices.	Continue to administer the Build it GREEN building standards, update and incorporate new energy efficient and sustainable building and development standards as they become available.
Timing: Review City's regulations by December 2011; incorporate Build it GREEN design standards by July 2012			

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5 Public Participation

Community participation was solicited and encouraged throughout the Housing Element process. Community participation efforts are described below for the development of the Draft Housing Element and the adoption of the Final Housing Element.

5.1 Development of the Draft Housing Element

The City conducted a housing forum, two Planning Commission study sessions, and one City Council meeting where input was gathered from the community to identify key issues, needs, and desires related to the Housing Element. The City also participated in the 21 Elements project, a collaborative effort of the 21 jurisdictions within San Mateo County to share resources, ideas, data, policy direction, and outreach for the fifth Housing Element cycle, which conducted a number of public participation activities on behalf of member jurisdictions.

OUTREACH

Notices for the Housing Forum, public meetings, and 21 Elements activities were sent to 53 local agencies and organizations that serve or represent a wide range of stakeholders, including seniors, persons with developmental disabilities, low-income households, environmentalists, and the homeless. A list of these stakeholder organizations is included in Appendix B.

HOUSING FORUM

The City hosted a Housing Forum on March 11, 2014 that was designed to engage stakeholders such as housing service providers, housing developers, and advocacy organizations in discussions about the City's long-term housing goals, needs, and policies. The 11 attendees included representatives from the local development community, including architecture and real estate professionals; landowners; affordable housing providers; and Planning Commissioner Phil Rosenblatt and City Councilwoman Naomi Patridge. The Housing Forum was publicized in the local print media and through the City of Half Moon Bay's General Plan and LCP update website.

At the Housing Forum, the City described requirements for the Housing Element and provided information on recent demographic trends, then asked participants to discuss the community's housing needs and constraints as well as ideas for programs and services. Major issues are summarized as follows.

Housing Needs

Senior Housing: Senior households (55 and older) with moderate to above-moderate incomes have limited housing opportunities in Half Moon Bay. Most do not income-qualify for available senior housing units.

Unit Design: Many rental and condominium units cannot accommodate senior residents due to accessibility issues.

Unit Size: Need for more diversity in unit size, such as small units that are more affordable.

Young Professionals: Many young professionals cannot afford to rent or purchase housing. Half Moon Bay needs a greater variety of housing for young professionals such as small, independent units and duplex units.

Governmental Constraints

PUD Zoning: PUD development in the Coastal Zone requires that the entire area be planned as a unit, which requires the preparation of a specific plan when parcels in a PUD zone are in separate ownership.

Coastal Commission: Coastal Commission oversight within the Coastal Zone places additional constraints on development within Half Moon Bay.

Measure A: Due to Measure A, securing a building permit is often a highly competitive process.

Non-Governmental Constraints

Land Assembly: The Local Coastal Program (LCP) requires that PUD areas be developed as a unit. Fragmented ownership of parcels located within PUD zones makes development within PUD zones difficult.

Traffic: Frequently there is community opposition to new housing development that could generate additional traffic on local roads that are already at or near capacity during peak periods.

Ideas for Programs and Services

Second Units: Develop program to encourage development of second units and/or bring illegal second units into conformance with the City's Building Code.

Home Sharing: Seek to create opportunities for home sharing, which is a living arrangement in which two or more unrelated people share a home or apartment. Outreach to non-profit organizations such as HIP Housing.

Disabled Housing: Encourage development of housing for physically and developmentally disabled residents such as single family homes shares, duplexes and fourplexes. Recognize that

sometimes “small” solutions like these can be appropriate—don’t have to build large complexes to house the disabled.

Cohousing: Encourage cohousing development with shared common spaces in multifamily zones. Check to see whether the Zoning Ordinance currently allows this type of development.

Walkable and Mixed-Use Development: Encourage walkable and mixed-use districts that meet the needs of seniors and young alike. This also helps reduce traffic if more trips can be completed without getting in the car. In general, ensure that new housing is supported by local services (grocery, medical care, etc.) as well as jobs.

Inclusionary Zoning: Continue to require developers to reserve units for special populations such as low-income families and those with disabilities.

Universal Design: Require developers to develop projects that are accessible to older residents and people with disabilities.

Air Rights: Encourage development over existing parking lots (e.g., shopping centers).

PLANNING COMMISSION STUDY SESSIONS

The City held two study sessions with the Planning Commission. The first took place on April 22, 2014, early in the update process. At this study session, the Planning Commission reviewed background information on housing element law and requirements and local housing needs and constraints. The Planning Commission then provided input on issues that they have observed regarding housing in the community, including gaps in existing policies and services. Issues raised included the need for more diversity in the types and affordability of housing; the need to plan housing comprehensively with transportation, recreation, schools, and economic development; the need to identify sites for affordable and mixed-use development; and the need for an implementation plan that prioritizes and incentivizes developments that meet the city’s housing needs. Public comment was received at this meeting on issues regarding density and opportunities for clustered development on the city’s periphery.

The second study session took place on July 8, 2014, once a draft version of the updated Housing Element had been completed; the Planning Commission was asked to provide feedback on the draft in order to fill any gaps in policy. Public comment was accepted at the meeting, and included concerns that there should be sufficient capacity for affordable housing, a suggestion that PUDs be removed from the RHNA inventory, and comment that mixed-use development is still possible in the Wavecrest PUD. Following discussion and public comment, the Commission approved the draft for consideration by the City Council with the following recommended changes:

- Add a table to the Resources chapter comparing the RHNA with inventory capacity by zone.
- Change the language in Program 3-9 to reflect that design guidelines are currently in development.

- Add an emphasis on water conservation to Goal 5.
- Strengthen language in Program 5-1 to incentivize LEED projects.

CITY COUNCIL STUDY SESSION

The City Council reviewed the draft Housing Element, along with comments and recommended revisions from the July 8 Planning Commission study session, at its July 15, 2014 meeting. Public comment was received expressing concern that the Housing Elements sites inventory should not drive land use policy in the rest of the General Plan and LCP update, and suggesting that the Wavecrest PUD can accommodate clustered and mixed-use development. The City Council determined that the Housing Element sites inventory does not preclude housing development on any sites not included in the inventory, that the Housing Element does not propose land use changes, and that the sites inventory does not need to show sites that would be in excess of the RHNA; and discussed the need to allow for more housing development in the city to improve affordability for residents. The City Council accepted the Planning Commission's recommended changes and approved the draft Housing Element to be submitted to HCD for review.

21 ELEMENTS

At the request of local jurisdictions, 21 Elements organized four panels of experts to provide information and policy suggestions on affordable housing and special needs populations. The four panels focused on the needs and perspectives of:

- Developmental disabilities (October 2013)
- Developers (for-profit and non-profit, as well as architects) (December 2013)
- Advocates and funders (February 2014)
- Special needs and sustainability (April 2014)

These panels were well-attended by housing advocates, city representatives, and other stakeholders from throughout San Mateo County, and provided valuable insight into the most pressing needs and constraints that developers and other service providers in the area face. Several themes emerged from all the panels. Many speakers talked about the importance of multi-family housing in mixed-used, transit-oriented neighborhoods. This type of development is necessary because it accommodates seniors and people with disabilities who cannot depend on cars for transportation. The reduced dependence on cars and increased density also helps meet sustainability goals. Panelists also discussed the importance of adding predictability to the development process and the necessity of removing excessive regulations to encourage development. The following policy suggestions emerged:

People with Developmental Disabilities: Collaborate with public agencies to identify sites and adaptive re-use opportunities for developmentally disabled persons. Create inclusionary zoning, mixed-use zoning and zoning overlays with requirements for ADA accessible dwellings/development.

People with Disabilities: In Housing Elements and other policy, be sure to use the statutory definition of people with disabilities. Include reasonable accommodation in Housing Elements.

Changes to Zoning Code:

- Examine density and FAR requirements. If they are out of balance, consider a variable density system where small units or senior units only count as a fraction of a unit. More generally, consider increasing the density beyond 30 to allow better design and accommodate more housing.
- Reduce parking requirements, or creating separate parking requirements for affordable housing. Affordable housing residents own fewer cars than the general population, and so parking requirements both add unnecessary costs to affordable housing development and also are not a very productive use of land.
- Benefit zoning and overlay zoning can be effective ways of incentivizing affordable or special needs housing development without altering the zoning code.

Other Policy:

- Consider implementing policies to protect tenants such as anti-displacement ordinances, strengthened condo conversion policies, just cause eviction ordinance, and rent control.
- Facilitate more public education and outreach. The political will and public support necessary to meet San Mateo County's housing need is hard to generate only once every eight years. Additionally, ensure that public participation is accessible to all: pay attention to the location, time and languages of public events.
- Pay attention not only to creating new affordable housing, but protecting at-risk affordable housing such as mobile homes and older housing near transit.
- Continue to work regionally; the nexus study is a great example. In another example, Redwood City collaborated with HIP Housing to fund an affordable project in Menlo Park.
- Consider creating incentives for home sharing.
- Consider implementing programs to target the small group of chronically homeless individuals who generate the largest cost to the county through repeated ER visits.

CORRESPONDENCE

The City also received comments from community members through formal letters and e-mail submissions. These included the following comments:

- The City should include HIP Housing's Home Sharing program as a solution for providing a permanent affordable housing option for people who are homeless or at risk of homelessness, seniors, disabled, female heads of household, and low- to extremely-low income.
- The City should implement the policies that address the needs of adults with developmental disabilities for affordable housing, and improve the representation of the disabled community in the planning process.
- The Wavecrest PUD contains potential for housing and mixed-use development.

- The City should consider revising its zoning regulations to encourage the use of in-law units, which would provide housing options for seniors, young professionals, and others looking for more affordable housing, and which would use the city's existing infrastructure.

WEBSITE

The website for the General Plan and LCP update also served as a forum for community members to post comments on housing. Comments pertaining to housing issues included the following:

- Explore the development of affordable live-work studios or a campus.
- Encourage apartment housing for lower-income residents similar to condo complexes, grouping services such as gas and electricity, and using green technology and community gardening.
- Issue a bond to fund the purchase of trailer parks so that they can be run as non-profit housing for farm labor and low-income housing.

6 Housing Plan: Goals, Policies and Programs

This section describes housing goals, policies, and programs for the City of Half Moon Bay. A goal is defined as a general statement of the highest aspirations of the community. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing programs operate. A program is a specific action, which implements the policy and moves the community toward the achievement of its goals. Programs are a part of the City's seven-year action plan and constitute the City's local housing strategy.

6.1 State Housing Goals

According to the California Statewide Housing Plan Update, it is the goal of the state to “ensure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment.” Additionally, the State Department of Housing and Community Development has established the following four primary goals:

- Provision of new housing;
- Preservation of existing housing and neighborhoods;
- Reduction of housing costs; and,
- Improvement of housing conditions for special needs groups.

6.2 Housing Element Goals, Policies and Programs

The City of Half Moon Bay Housing Element is consistent with, and addresses, the above-stated state goals. The City's Housing Plan was developed to be consistent with the City's General Plan and Local Coastal Program. The goals of this Housing Element serve at the local level to enhance and build upon State of California goals for providing safe, decent, and affordable housing available for all City residents. These goals encompass new construction, conservation of existing stock, affordability and provision of adequate housing for all persons.

- Goal 1 Conserve and Improve Half Moon Bay's Existing Neighborhoods and Housing Supply
- Goal 2 Facilitate and Encourage Development of High-Quality Housing to Meet the City's Housing Needs for a Range of Incomes and Special Needs
- Goal 3 Expand Housing Opportunities for the Elderly, Disabled, Homeless, and Persons with Special Housing Needs
- Goal 4 Promote Housing Opportunities for All Persons Regardless of Race, Age, Sex, Marital Status, Ancestry, National Origin, Color, or Sexual Orientation
- Goal 5 Encourage Energy Efficient Resources in New Residential Development as well as the Existing Housing Stock

Policies and programs from the 2007-2014 Housing Element have been incorporated herein or updated, otherwise modified, or deleted as deemed appropriate. The funding source for all programs is the City's General Fund, unless otherwise noted. The Community Development Department is the primary party responsible for implementation of the Housing Element programs. Where programs require Planning Commission and/or City Council approval, such as amendments to the City's Municipal Code, Zoning Ordinance, and Local Coastal Land Use Plan, the Planning Commission and/or City Council are also entities responsible for implementation. The timing of implementation for each program identifies the time for the City to take the actions described in the program. For programs that require California Coastal Commission (CCC) approval (including amendments to the Local Coastal Land Use Plan and Zoning Code), the timing of implementation identifies the time for the City to take action and submit the LCP to the CCC for approval. The CCC's processing and review time is outside of the City's control.

TIMELINE FOR ZONING CODE AMENDMENTS

Zoning Amendments proposed in this Housing Element will be drafted and adopted as part of the city's General Plan and LCP Update process. The City anticipates submitting these amendments to the Coastal Commission for approval by mid-2016. Table 6-1 summarizes the proposed Housing Element programs associated with Zoning Amendments to be adopted on this schedule.

Table 6-1: Zoning Code Amendment Summary

<i>Program</i>	<i>Submission/Adoption</i>
1-2: Condominium and Mobile Home Conversions	Mid-2016 Submission to Coastal Commission
1-3: Conversion of At-Risk Units	
2-4: Small Lot Development	
2-5: Adequate Sites	
2-6: Consistency in Planning Documents	
2-11: Mixed Use Development and Housing Stock Diversity	
3-1: Removal of Constraints	
3-6: Emergency Shelters and Transitional/Supportive Housing	
3-8: Revise Development Standards	
3-9: Regulations Addressing Design Review	

GOAL I CONSERVE AND IMPROVE HALF MOON BAY'S EXISTING NEIGHBORHOODS AND HOUSING SUPPLY

- Policy 1A** The City shall encourage the maintenance and improvement of its residential areas.
- Policy 1B** The City shall support the conservation and improvement of housing affordable to citizens of modest means.
- Policy 1C** The City shall promote the preservation and improvement of its affordable housing supply, through promoting housing rehabilitation and home improvement programs, providing proactive noticing of at-risk units, and seeking funding to retain and improve lower income units.
- Policy 1D** The City shall regulate conversion of housing stock that, by its nature, is affordable to residents of modest means, such as apartments and mobile homes, to either market-rate, for-sale, or non-residential uses, through requiring such conversions to provide a housing relocation plan and replacement assistance to residents that would be displaced by the conversion, and requiring that the City make a finding of clear public benefit.

Program I-1 Housing Rehabilitation

The City will continue to provide housing rehabilitation and repair opportunities for lower income, elderly, disabled, and special needs households through:

- Participation in the County's Housing Rehabilitation program, funded through the Urban County and HOME Consortium.
- Supporting the applications for County HOME and CDBG funds of local non-profit and service providers that provide housing rehabilitation and repair programs.
- Provide information on housing rehabilitation and housing repair programs available to lower-income, elderly, disabled, and other special needs households.
- Advertisement of availability of programs through distribution of the County's promotional materials at City Hall, on the City's website, and in conjunction with housing code enforcement activities.

Implementation Schedule: Ongoing participation in County programs and support of rehabilitation activities; make information available on an ongoing basis

Expected Results: 1 to 2 housing rehabilitation loans/year and home repairs to six senior, disabled, or special needs homes each year, subject to County program funding availability.

Program I-2 Condominium and Mobile Home Conversions

As part of the City's zoning ordinance update to implement the updated General Plan, revise Chapter 17.62 of the Municipal Code to address both condominium and mobile home park conversion. The revisions shall require: 1) analysis of rental rates, vacancy rates, and recent growth or decline in the number of multi-family dwellings to determine whether there are adequate housing opportunities for households that may be relocated as the result of a conversion, 2) preparation and implementation of a relocation plan, and 3) relocation assistance to occupants in the event that a mobile home park or apartment complex is converted from rental to another type of housing or use.

Implementation Schedule: Ordinance amendments adopted by mid-2016

Expected Results: Not quantified

Program I-3 Conversion of At-Risk Units

As part of the City's zoning ordinance update to implement the updated Local Coastal Program and General Plan, revise the Zoning Code to require a one year notice to residents, the City, San Mateo County Housing Authority, and Mid-Peninsula Housing Coalition of all proposed conversions of assisted affordable (extremely low-, very low-, low-, and/or moderate-income) housing units. Following revision of the Zoning Code, provide the owner of each assisted affordable housing complex in the city with the noticing requirements. Draft any additional protections for at-risk units using recommendations in resources such as the California Department of Housing and Development and the California Housing Partnership Corporations.

Implementation Schedule: LCP submitted to CCC by mid-2016

Expected Results: Not quantified

GOAL 2 FACILITATE AND ENCOURAGE DEVELOPMENT OF HIGH-QUALITY HOUSING TO MEET THE CITY'S HOUSING NEEDS FOR A RANGE OF INCOMES AND SPECIAL NEEDS

Policy 2A The City shall encourage new housing development at rents and sales prices suitable for a range of household incomes.

Policy 2B The City shall encourage the production and availability of new affordable housing, including extremely low-, very low-, and low-income, through a variety of measures including the Below Market Rate ordinance, promoting mixed use, encouraging single room occupancy and other types of development affordable to extremely low-, very low-, and low-income households, promoting substandard lot and second unit development, providing incentives such as density bonuses, and relaxing zoning restrictions where appropriate.

- Policy 2C** The City shall promote development of infill housing, higher density housing and mixed uses in the downtown area and other commercial areas served by public transit, as appropriate, through continuing to allow appropriate residential uses in commercial zones and continuing to provide flexibility in residential density and development standards for mixed use projects.
- Policy 2D** The City shall maintain an inventory of appropriately zoned and designated sites adequate to accommodate its housing needs, including housing for very low-, low-, and moderate-income residents and housing for persons with special needs.
- Policy 2E** The City shall continue to facilitate the construction of second dwelling units and shall permit second units by right in the single-family residential zoning districts.
- Policy 2F** The City shall give priority for water service connections to very low- and low-income housing units and shall encourage water and sewer providers to give priority to these developments pursuant to Government Code Section 65589.7. The City shall also provide a copy of the Housing Element Update to local water and sewer providers upon its adoption.
- Policy 2G** The City shall expedite processing of affordable housing projects.
- Policy 2H** The City shall actively pursue county, state and federal programs and funding sources that provide housing opportunities for extremely low-, very low-, low- and moderate-income households.
- Policy 2I** The City shall encourage subdivision designs which maximize densities, where appropriate, by continuing to provide for Planned Unit Developments in the Zoning Code and by continuing to allow relaxation of parking and setback standards, where appropriate, for affordable developments.
- Policy 2J** The Planning Commission and City Council shall annually review progress in implementing the Housing Element, including the progress in achieving its objectives and meeting its share of regional housing needs.

Program 2-I Below Market Rate Program

Implement the Below Market Rate Program by taking the following actions:

- Define administrative procedures that streamline the processing of BMR units.
- Ensure that BMR units are affordable in perpetuity by requiring affordability covenants, deed restrictions, or other similar means of guaranteeing affordability in the conditions of approval of developments with BMR units.
- Strongly encourage construction of units on-site, allow construction of units off-site when the development cannot feasibly accommodate the units on-site, allow construction of units off-site if the developer would provide excess BMR units, or allow collection of an in-lieu fee that is adequate to purchase land and construct the BMR unit(s) if the BMR units cannot be feasibly constructed by the project proponent on- or off-site.

- Provide density bonus or other incentives, including priority processing and review, to projects that construct the BMR units on-site rather than pay in-lieu fees or construct the units off-site.

Implementation Schedule: Ongoing

Expected Results: Specified percentage of affordable units will be based on total number of market rate units constructed during planning period (2015-2023)

Program 2-2 Density Bonus

Determine the financial feasibility of including fee waivers as a possible incentive for affordable housing, in addition to those incentives detailed in Municipal Code Chapter 18.42.

Implementation Schedule: Evaluate feasibility of fee waivers and, if appropriate, draft Ordinance amendments for adoption by mid-2016

Expected Results: No quantified objective

Program 2-3 Second Units

Publicize the City's Second Unit Program through handouts available at City Hall and on the City's website to encourage development of affordable second units.

Implementation Schedule: Ongoing

Expected Results: Two affordable second units per year

Program 2-4 Small Lot Development

To encourage consolidation of small, contiguous R-3 lots (see Figure 3-1) in order to provide larger sites for development projects, the City will develop a list of property owners of small, contiguous lots appropriate for consolidation and contact the property owners to encourage consolidation. The City will also make the list available to affordable housing and BMR developers interested in small development projects. If there is interest in developing the sites with affordable housing, the City will assist the developer in pursuing adequate funding through sources such as the available CDBG and HOME funds and the California Low Income Housing Tax Credit small development set-aside fund, or offer other regulatory or financial incentives.

Implementation Schedule: Develop inventory of small lots and contact property owners by mid-2016

Expected Results: 16 substandard or severely substandard lots developed with affordable units (2 per year for the planning period)

Program 2-5 Adequate Sites

As part of the City's current comprehensive update to the Local Coastal Program/General Plan Land Use Element, the City will provide adequate housing sites through:

- Ensuring that there is adequate land zoned at residential densities that will support development of affordable housing consistent with the City's RHNA allocation (R-2 and R-3)
- Encouraging the affordable units (very low-, low-, and moderate-income) and/or high density residential densities that are required through the inclusionary housing program to be provided on-site in each Planned Development (PD). If these units were provided on site, this would create at least 10 additional acres for affordable housing and/or high density residential uses. The affordable housing requirements will not exceed the maximum number of residential units approved in the Local Coastal Program/Land Use Element.
- Reviewing lands designated for single-family residential uses and non-residential uses (in particular, P-S) and, where appropriate, rezoning sites to R-2 or R-3 to as the LCP/General Plan Land Use Element is updated.

Implementation Schedule: LCP submitted to CCC by mid-2016

Expected Results: Adequate supply of residentially-zoned land at appropriate densities to meet 2014-2022 RHNA

Program 2-6 Consistency in Planning Documents

As part of the City's comprehensive update to its Local Coastal Program/General Plan Land Use Element and accompanying zoning ordinance amendments, these documents will be updated to ensure that existing conditions are reflected, internal conflicts are removed, and clarification is provided regarding allowed uses and processing of applications. In addition to implementation of Program 2-5, the Local Coastal Program will be updated to:

- Update Planned Development text in the Local Coastal Program to reflect current developed conditions and the remaining capacity in the PD areas.
- Remove inconsistencies that constrain residential development, such as the language in the LCP identifying that a duplex is permitted on a 5,000-square foot lot, but the development standards for the R-2 district require 2,700 square feet per unit. Section 18.06.030 has been amended to require 2,500 square feet per unit in the R-2 district.

Implementation Schedule: LCP submitted to CCC by mid-2016

Expected Results: None quantified

Program 2-7 Utilization of Affordable Housing Fund

Work with the development community (for-profit and nonprofit), housing advocates, and housing service providers to leverage the City's affordable housing fund (created from collection of in-lieu fees from the BMR program) in order to create additional affordable housing (including extremely low-, very low-, low-, and moderate-income units) and other housing-related supportive services in Half Moon Bay. This fund is a unique resource for the City, and the only funding source for affordable housing over which it has complete control. In order to determine how these funds should be used, this program will include the following actions:

- Conduct an RFP process when a target housing site or product has been identified aimed at nonprofit organizations for available funding for the development of affordable housing and related services (such as those that would accompany supportive housing). Hold a seminar for nonprofits on the application requirements and implement a broad outreach component in order to reach a wide variety of organizations.
- Evaluate proposals relative to the housing needs and priorities identified in this Housing Element and, if applicable, identified by the City Council and Planning Commission. Funding shall be prioritized for affordable projects that fulfill a need not yet met in Half Moon Bay, such as emergency shelters, transitional or supportive housing, housing for extremely-low income households, or housing that serves the disabled population.
- As future resources allow, consider allocating a percentage of the affordable housing fund towards developing a city-administered affordable housing rehabilitation program (to supplement that operated by the County) and/or a first-time homebuyer loan program.

Implementation Schedule: Anticipated two rounds of RFPs issued during eight-year planning period; may be adjusted based on funding availability

Funding Source: Below Market Rate (BMR) ordinance in-lieu fees

Expected Results: Development of two or more affordable housing developments supported by City affordable housing funds; precise units and affordability level to be determined by successful project applicants

Program 2-8 Affordable Housing Resources

- Seek county, state, federal, or other funding or support funding applications for affordable and special needs housing programs, including the Affordable Housing Innovation Program funds, BEGIN, CalHome, Emergency Housing and Assistance Program Capital Development, Housing Related Parks Program, Low-Income Housing Tax Credits Multifamily Housing Program – General and Supportive Housing Components, Predevelopment Loan Program, and Transit-Oriented Development Housing Program.
- Prioritize funding applications that support the following needs not yet met in Half Moon Bay: emergency shelters, transitional or supportive housing, housing for extremely-low income households, or housing that serves the disabled population.

- Notify developers of these programs as potential funding sources on at least a bi-annual basis, as well as when developers meet with staff early in the project entitlement process.
- Continue to work with affordable housing providers, including the County of San Mateo, to provide housing affordable to extremely low-income individuals and families through supporting efforts to increase subsidies for Housing Choice Vouchers, additional public housing units, and Section 8 units to meet the City's fair share of extremely low-income units.

Implementation Schedule: Annual funding applications 2015 through 2023

Funding Source: Staff time; available grant funding

Expected Results: Materials identifying affordable housing resources at City offices and online; two applications for funding for affordable new housing construction projects, if there is developer interest

Program 2-9 Annual Report

Prepare an Annual Report to the City Council and Planning Commission which describes 1) implementation of Housing Element programs to date, 2) the amount and type of housing activity as related to the Housing Element's goals, policies, and programs, and 3) an updated summary of the City's housing needs. Submit this report to the Department of Housing and Community Development within 30 days after review by the City Council.

Implementation Schedule: Report for prior year made January of each year

Expected Results: Annual reports

Program 2-10 Annual Review of Residential Dwelling Unit Allocation System

The City will evaluate implementation of the Residential Dwelling Unit Allocation System/Measure D on an annual basis. The review will analyze the impacts of the City's overall Measure D process and method on the cost, supply, and timing of housing, including seeking input from residential developers and affordable housing stakeholders in reviewing the effects of the Measure D System. In addition, the review will also analyze the ability to accommodate the city's regional housing need. The analysis will also identify requested allocations and interest in allocations by types of units (single-family, multi-family, and mobile homes), approved allocations by types of units and affordability level and whether the Residential Dwelling Unit Allocation System presents an undue constraint to the development of affordable or special needs housing.

The analysis for each calendar year will be completed no later than January 15 of the following year. If the analysis identifies that the Residential Dwelling Unit Allocation System presents an obstacle to the development of the city's fair share of regional housing needs or to the development of affordable or special needs housing, the City will revise the Chapters 17.06 and/or 18.04 of the City Code to address the identified obstacle(s). The revisions to the City Code will

occur within six months of completing the analysis (no later than July 15th). Potential revisions may include:

- Providing for a 6-month time extension for issued allocations that may be approved administratively by the Community Development Director;
- If there are unused allocations at the end of a year, up to 20 allocations will be made available to affordable and/or special needs housing projects in the upcoming year; and
- Prioritizing projects that assist the city in accommodating its fair share of regional housing needs.

Implementation Schedule: Report for prior year made January of each year. City Code revisions, if necessary, within six months of completing analysis.

Expected Results: Annual reports

Program 2-11 Mixed Use Development and Housing Stock Diversity

As part of the comprehensive General Plan/LCP Update process, the City will identify areas that are appropriate for mixed-use development and other compact housing types such as garden apartments and townhouses that are appropriate for small households (seniors, young professionals, etc.). These sites should be close to existing clusters of local services, jobs, and community facilities, such as in and around the Downtown area. Provision of a range of unit types in a walkable, accessible setting can contribute to overall affordability by giving residents the opportunity to reduce transportation costs and live in a unit appropriate to their household size and needs.

Implementation Schedule: LCP submitted to CCC by mid-2016

Expected Results: None quantified

GOAL 3 EXPAND HOUSING OPPORTUNITIES FOR THE ELDERLY, THE DISABLED, HOMELESS, AND PERSONS WITH SPECIAL HOUSING NEEDS

Policy 3A The City shall encourage development housing types and programs for senior citizens, the disabled, large families, and other groups identified as having special housing needs.

Policy 3B The City shall continue to encourage the development and expansion of housing opportunities for the elderly and the disabled through techniques such as smaller unit sizes, parking reduction, common dining facilities, and fewer but adequate amenities.

Policy 3C The City shall enforce the building code regulations regarding provision of disabled access in residential developments.

- Policy 3D** The City shall provide incentives for development of larger (three- and four-bedroom) rental and for-sale units affordable to very low- and low-income households.
- Policy 3E** The City shall facilitate housing opportunities for the homeless and households at risk of homelessness, including allowing emergency shelters in specified zone(s), maintaining an inventory of adequate sites to accommodate homeless housing needs, and encouraging provision of transitional and supportive housing.
- Policy 3F** The City shall continue to work with private, county, and state agencies to provide emergency housing for the homeless.

Program 3-1 Removal of Constraints

Continue to assess and update the Zoning Code, Municipal Code, and City procedures to remove constraints and address changes in state law, particularly regarding housing for special needs groups, including seniors, the disabled (consistent with requirements of SB 520), large families, farmworkers, and the homeless.

Implementation Schedule: Update codes and procedures as part of the zoning ordinance amendments that will implement the updated General Plan/LCP (anticipated 2016); continue to review annually beginning in 2017 (so that other programs to remove constraints included in this Housing Plan can first be implemented); and make appropriate amendments within four months of completion of review.

Expected Results: No quantified objective; removal of constraints to special needs housing

Program 3-2 Senior and Disabled Housing

Continue to encourage development of housing for seniors and the disabled, including persons with developmental disabilities, through the following actions:

- Provide priority processing of affordable projects for senior and disabled households.
- Encourage developers of senior and disabled housing to take advantage of the Density Bonus program.

Implementation Schedule: Ongoing

Expected Results: 70 senior and/or disabled affordable units over the planning period

Program 3-3 Special Needs Housing Coordination and Referrals

Assist other agencies serving Half Moon Bay to address special needs housing, as needed and as feasible. Provide information that identifies available housing programs for lower-income households and special needs groups at City Hall, the library, the housing offices, and the City website. (This information may be prepared by other agencies and organizations with which the

City is partnering.) Staff shall become familiar with the organizations and agencies serving various special needs groups within the community so as to provide accurate and timely information to individuals or households in need. Examples of organizations with which the City will partner include, but are not limited to:

- Golden Gate Regional Center (serving those with developmental disabilities)
- West Bay Housing Corporation (serving those with developmental disabilities)
- Center for Independence of the Disabled
- HIP Housing
- InnVision Shelter Network
- Mental Health Association of San Mateo County

Implementation Schedule: Ongoing

Expected Results: None quantified

Program 3-4 Home Sharing and Cooperative Housing

As funds become available, the City will provide technical assistance to facilitate home sharing, cooperatives, and other creative mechanisms for providing affordable housing, particularly as they relate to the needs of large households.

- Provide information about the HIP Home Sharing program, provide referrals, and support residents of Half Moon Bay who are interested in participating.
- Support the formation of limited equity cooperatives, which can help retain affordability by limiting the profit that made when an individual sells “stock” in a cooperative. Provide information and referrals to those interested in forming cooperatives, such as the Bay Area Cooperative Association and the California Center for Cooperative Development.

Implementation Schedule: Ongoing

Expected Results: None quantified

Program 3-5 Large Households

In accordance with amendments made to Municipal Code Section 18.06.050(H) for large (three bedrooms or more) BMR units, provide incentives to the project applicant or developer for providing large (three bedrooms or more) units affordable to very low-, low-, or moderate-income households.

Implementation Schedule: Ongoing

Expected Results: Not quantified; will be relative to BMR unit provision associated with future projects

Program 3-6 Emergency Shelters and Transitional/Supportive Housing

Revise the Zoning Code to allow and encourage emergency shelters, transitional housing, and supportive housing consistent with the requirements of state law (Government Code Section 65583(a)(4,5)). The City will seek sources of funding, including Emergency Housing Assistance Program and Emergency Shelter Grant funds through the County, and interested developers/operators to provide housing for homeless persons and households at risk of homelessness.

As part of the ordinance amendments to implement the updated General Plan/LCP, the Zoning Code will be amended to allow approval of emergency shelters in the Commercial General (C-G) and Public Services (P-S) zoning districts as a permitted use without a conditional use or other discretionary permit. Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:

- (i) The maximum number of beds or persons permitted to be served nightly by the facility.
- (ii) Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- (iii) The size and location of exterior and interior on-site waiting and client intake areas.
- (iv) The provision of onsite management.
- (v) The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.
- (vi) The length of stay.
- (vii) Lighting.
- (viii) Security during hours that the emergency shelter is in operation.

The C-G and P-S districts have multiple available sites with capacity to meet the city's homeless needs, identified in Chapter 2.

Language identifying transitional housing and supportive housing as permitted uses and subject to the same standards as other residential dwellings of the same type will be included in the Zoning Code.

Implementation Schedule: LCP submitted to CCC by mid-2016

Expected Results: Zoning Ordinance revisions

Program 3-7 Maintain Ongoing Estimates of the Demand for Emergency Housing

Consult annually with the Police Department, local churches, other service providers, and the County's Social Services Department to maintain ongoing estimates of the demand for emergency housing. Include findings in the annual report prepared under Program 2-9.

Implementation Schedule: Annually

Expected Results: Findings included in annual report

Program 3-8 Revise Development Standards

As part of the ordinance amendments to implement the updated General Plan/LCP, revise the Zoning Code to reduce parking requirements, including guest parking, to 1 space per studio and 1.5 spaces per one bedroom units in the R-3 zone.

Implementation Schedule: LCP submitted to CCC by mid-2016

Expected Results: Zoning Ordinance revisions

Program 3-9 Regulations Addressing Design Review

As part of the comprehensive General Plan Update, LCP, and zoning ordinance revision, include updated design guidelines (under development) and procedures for project review that are consistent with the policies regarding visual resources in the LCP.

Implementation Schedule: Complete update of design guidelines and design review procedure by mid-2016.

Expected Results: Zoning ordinance revisions

GOAL 4 PROMOTE HOUSING OPPORTUNITIES FOR ALL PERSONS REGARDLESS OF RACE, SEX, AGE, MARITAL STATUS, ANCESTRY, NATIONAL ORIGIN, COLOR, OR SEXUAL ORIENTATION

Policy 4A The City shall actively support fair housing opportunities for all persons regardless of race, sex, age, marital status, ancestry, national origin, color, or sexual orientation.

Policy 4B Allegations of housing discrimination shall be reported to the Planning Director for appropriate enforcement action.

Policy 4C The City shall encourage and support public participation in the formulation and review of the City's housing and development policies.

Program 4-1 Equal Housing Opportunity

Facilitate equal housing opportunity by continuing to designate the Community Development Director with responsibility to investigate and deal appropriately with complaints. Information regarding equal housing opportunity laws shall be prepared and distributed to the public at City Hall, posted at City Hall, Library and Coastside Opportunities Center, and distributed to applicants for building permits, subdivisions and planned developments. A log of complaints will be kept and a summary of complaints and related actions shall be included in the annual report, in conjunction with Program 2-8. City staff will annually visit the posting locations to ensure that the information remains posted and will annually review planning and building application forms to ensure consistency with the requirements of this program.

Implementation Schedule: Annually

Expected Results: Findings included in annual report

Program 4-2 Nondiscrimination Clauses

Continue to require nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with either City or with Development Disposition Agreements and Owner Participant Agreements or through the BMR program.

Implementation Schedule: Ongoing

Expected Results: Clauses included in documents where applicable

**GOAL 5 ENCOURAGE ENERGY- AND WATER-EFFICIENT RESOURCES
IN NEW RESIDENTIAL DEVELOPMENT AS WELL AS THE EXISTING
HOUSING STOCK**

Policy 5A Encourage energy and water efficiency and conservation in residential development to ensure sustainable practices and to reduce long-term housing costs.

Program 5-1 Energy Conservation and Efficiency

- Continue to promote energy and water efficiency and conservation in residential development through: Continuing to review Build It GREEN design standards, including alternative design and building approaches, into the Municipal Code to ensure that all new residential development includes energy conservation and/or efficiency measures that meet or exceed the standards established by the California Energy Code, and incorporate updates into the Municipal Code. The standards shall provide each project with an array of cost-effective options to improve energy efficiency, to ensure that the standards do not present a constraint to housing development.
- Developing incentives for LEED or other green building certification of residential development projects. Such incentives may include, but are not limited to, fee reductions or fee waivers, bonus density or FAR, shorter permit processing time, etc.

- Continuing to permit and encourage mixed uses in the downtown area and location of higher density housing near services and transit.
- Reviewing the City's land use regulations and subdivision ordinances and, where appropriate, amend to include provisions which promote and/or require energy and water conservation measures and proximity of higher density residential uses to services and transit as a factor in project approval.
- Coordinate with San Mateo County to include loans and/or grants for weatherization activities including, but not limited to, insulation, siding, dual pane windows, in the Housing Rehabilitation program offered to city residents.
- Identify available grant programs to encourage smart growth, water conservation, energy conservation, and energy efficiency. If appropriate and feasible, apply for funding to develop guidelines for energy and water conservation measures in residential development and to provide financial incentives for smart growth techniques.

Implementation Schedule: Ongoing

Expected Results: 5 units/year, can be in conjunction with housing rehabilitation loans

6.3 Conclusion

The foregoing programs are considered appropriate and desirable to ensure that the city's housing needs are met in a timely and cost-effective manner through 2023. The programs designate implementation schedules and expected results, including quantified objectives where applicable. Table 6-1 shows an estimate of quantified objectives by income category for the number of units to be constructed, rehabilitated, and conserved over the planning period, relative to the RHNA.

To achieve these objectives, the community will require developer and non-profit participation, use of the City's affordable housing fund, and funding from external sources.

Table 6-2: Quantified Objectives by Income Category

<i>Income Category</i>	<i>RHNA 2014-2022</i>	<i>New Construction</i>	<i>Rehabilitation</i>	<i>Conservation/ Preservation¹</i>	<i>Total²</i>
Extremely Low (Less than 30% of AMI) ³	26	30	10	0	40
Very Low (30-50% of AMI)	26	30	10	0	40
Low (50-80% of AMI)	31	35	10	0	45
Moderate (80-120% of AMI)	36	40	0	0	40
Above Moderate (Greater than 120% of AMI)	121	130	0	0	130
Total	240	265	30	0	295

1. There are no at-risk units to be preserved in Half Moon Bay.
2. Totals in each category are estimated based on site inventory, income category of existing units to be conserved, past performance in rehabilitation, and current and projected funding availability.
3. The “extremely low-income” category is not formally included in the RHNA. However, cities are charged with addressing the housing needs of this population in the Housing Element. The extremely low-income totals are based on an estimated average of 50 percent of all very low-income households, per HCD direction.

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Appendix A: Inventory of Sites Suitable for Residential Development

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
Commercial and Residential Sites											
<i>Commercial Downtown</i>											
056-141-240	C-D	16.13	8.07	CG	0.68	29,605	4	5	2	S	-
056-150-010	C-D	16.13	8.07	CG	3.54	154,080	22	30	11	S	-
056-150-120	C-D	16.13	8.07	CG	2.10	91,361	16	22	8	S	-
056-240-010	C-D	16.13	8.07	CG	4.16	181,252	40	54	20	F, S	S/E of 92 and Cabrillo Hwy
056-240-020	C-D	16.13	8.07	CG	1.02	44,375	9	13	4	F	S/E of 92 and Cabrillo Hwy
Total C-D					11.49	500,673	91	124	45	-	-
<i>Single-Family Residential (R-1)</i>											
048-111-090	R-1	8.71	8.71	RM	0.16	7,116	1	1	1	-	-
048-112-050	R-1	8.71	8.71	RM	0.06	2,499	0	0	0	-	-
048-112-060	R-1	8.71	8.71	RM	0.06	2,622	0	0	1	-	-
048-112-120	R-1	8.71	8.71	RM	0.11	4,996	0	1	1	-	-
048-112-130	R-1	8.71	8.71	RM	0.06	2,497	0	0	0	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
048-112-140	R-1	8.71	8.71	RM	0.06	2,498	0	0	0	-	-
048-112-160	R-1	8.71	8.71	RM	0.06	2,498	0	0	0	-	-
048-112-170	R-1	8.71	8.71	RM	0.06	2,626	0	0	1	-	-
048-112-200	R-1	8.71	8.71	RM	0.11	4,999	0	1	1	-	-
048-113-150	R-1	8.71	8.71	RM	0.11	4,845	0	1	1	-	-
048-115-020	R-1	8.71	8.71	RM	0.06	2,488	0	0	0	-	-
048-121-030	R-1	8.71	8.71	RM	0.11	5,004	0	1	1	-	-
048-121-050	R-1	8.71	8.71	RM	0.12	5,253	0	1	1	-	-
048-121-060	R-1	8.71	8.71	RM	0.06	2,625	0	0	1	-	-
048-121-090	R-1	8.71	8.71	RM	0.11	4,999	0	1	1	-	-
048-121-100	R-1	8.71	8.71	RM	0.11	4,985	0	1	1	-	-
048-121-110	R-1	8.71	8.71	RM	0.06	2,501	0	0	1	-	-
048-121-120	R-1	8.71	8.71	RM	0.06	2,500	0	0	1	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

<i>APN</i>	<i>Zone</i>	<i>Maximum Density</i>	<i>Realistic Density</i>	<i>General Plan Land Use</i>	<i>Acres</i>	<i>Square Feet</i>	<i>Maximum Units</i>	<i>Maximum Units with Density Bonus</i>	<i>Realistic Yield</i>	<i>Constraints</i>	<i>Comments</i>
048-121-130	R-1	8.71	8.71	RM	0.06	2,625	0	0	1	-	-
048-121-160	R-1	8.71	8.71	RM	0.11	4,994	0	1	1	-	-
048-124-130	R-1	8.71	8.71	RM	0.06	2,437	0	0	0	-	-
048-124-150	R-1	8.71	8.71	RM	0.11	4,983	0	1	1	-	-
048-124-200	R-1	8.71	8.71	RM	0.06	2,625	0	0	1	-	-
048-124-210	R-1	8.71	8.71	RM	0.40	17,380	3	4	3	-	-
048-124-220	R-1	8.71	8.71	RM	0.17	7,322	1	2	1	-	-
048-124-270	R-1	8.71	8.71	RM	0.06	2,500	0	0	1	-	-
048-124-280	R-1	8.71	8.71	RM	0.06	2,500	0	0	1	-	-
048-125-170	R-1	8.71	8.71	RM	0.05	2,278	0	0	0	-	-
048-126-130	R-1	8.71	8.71	RM	0.12	5,022	0	1	1	-	-
048-126-160	R-1	8.71	8.71	RM	0.12	5,030	0	1	1	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
056-071-120	R-I	8.71	8.71	RM	0.369	16,074	3	4	3	-	Only .37 acres of this parcel is zoned R-I, the remainder (9.02) is U-R.
056-093-240	R-I	8.71	8.71	RM	0.17	7,500	1	2	1	-	-
056-101-210	R-I	8.71	8.71	RM	0.17	7,492	1	2	1	-	-
056-102-010	R-I	8.71	8.71	RM	0.17	7,499	1	2	1	-	-
056-102-020	R-I	8.71	8.71	RM	0.17	7,499	1	2	1	-	-
056-102-070	R-I	8.71	8.71	RM	0.17	7,499	1	2	1	-	-
056-102-090	R-I	8.71	8.71	RM	0.16	6,998	1	1	1	-	-
056-103-240	R-I	8.71	8.71	RM	0.17	7,500	1	2	1	-	-
056-104-150	R-I	8.71	8.71	RM	0.17	7,500	1	2	1	-	-
056-104-160	R-I	8.71	8.71	RM	0.17	7,500	1	2	1	-	-
056-105-020	R-I	8.71	8.71	RM	0.17	7,503	1	2	1	-	-
056-105-040	R-I	8.71	8.71	RM	0.17	7,499	1	2	1	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

<i>APN</i>	<i>Zone</i>	<i>Maximum Density</i>	<i>Realistic Density</i>	<i>General Plan Land Use</i>	<i>Acres</i>	<i>Square Feet</i>	<i>Maximum Units</i>	<i>Maximum Units with Density Bonus</i>	<i>Realistic Yield</i>	<i>Constraints</i>	<i>Comments</i>
056-105-130	R-1	8.71	8.71	RM	0.17	7,505	1	2	1	-	-
056-105-140	R-1	8.71	8.71	RM	0.17	7,501	1	2	1	-	-
056-105-150	R-1	8.71	8.71	RM	0.17	7,497	1	2	1	-	-
056-105-190	R-1	8.71	8.71	RM	0.17	7,501	1	2	1	-	-
056-107-110	R-1	8.71	8.71	RM	0.17	7,500	1	2	1	-	-
056-108-020	R-1	8.71	8.71	RM	0.18	7,750	1	2	1	-	-
056-108-170	R-1	8.71	8.71	RM	0.18	7,740	1	2	1	-	-
056-116-140	R-1	8.71	8.71	RM	0.15	6,725	1	1	1	-	-
056-117-110	R-1	8.71	8.71	RM	0.15	6,721	1	1	1	-	-
056-117-140	R-1	8.71	8.71	RM	0.15	6,725	1	1	1	-	-
056-117-310	R-1	8.71	8.71	RM	0.15	6,725	1	1	1	-	-
056-118-070	R-1	8.71	8.71	RM	0.27	11,700	2	3	2	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
056-118-120	R-1	8.71	8.71	RM	0.25	10,800	2	3	2	-	-
056-118-190	R-1	8.71	8.71	RM	0.12	5,400	1	1	1	-	-
056-125-120	R-1	8.71	8.71	RM	0.01	503	0	0	0	-	-
056-133-350	R-1	8.71	8.71	RM	0.21	9,229	1	2	1	-	-
056-133-360	R-1	8.71	8.71	RM	0.14	6,286	1	1	1	-	-
056-134-060	R-1	8.71	8.71	RM	0.13	5,500	1	1	1	-	-
056-135-080	R-1	8.71	8.71	RM	0.13	5,500	1	1	1	-	-
056-135-170	R-1	8.71	8.71	RM	0.19	8,250	1	2	1	-	-
056-135-190	R-1	8.71	8.71	RM	0.06	2,750	0	0	1	-	-
056-135-240	R-1	8.71	8.71	RM	0.06	2,743	0	0	1	-	-
056-135-430	R-1	8.71	8.71	RM	0.11	4,852	0	1	1	-	-
Total R-1					8.69	378,712	40	76	63	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
<i>Single-Family Residential (R-I-B-I)</i>											
048-085-250	R-I-B-I	7.26	7.26	RM	0.10	4,398	0	-	1	F	-
048-085-320	R-I-B-I	7.26	7.26	RM	0.19	8,400	1	-	1	F	-
048-085-360	R-I-B-I	7.26	7.26	RM	0.10	4,200	0	-	1	-	-
048-085-370	R-I-B-I	7.26	7.26	RM	0.10	4,199	0	-	1	-	-
048-085-470	R-I-B-I	7.26	7.26	RM	0.06	2,557	0	-	0	-	-
048-085-840	R-I-B-I	7.26	7.26	RM	0.10	4,400	0	-	1	-	-
048-091-110	R-I-B-I	7.26	7.26	RM	0.14	6,077	0	-	1	-	-
048-091-140	R-I-B-I	7.26	7.26	RM	0.12	5,322	0	-	1	-	-
048-092-260	R-I-B-I	7.26	7.26	RM	0.16	7,000	1	-	1	-	-
064-052-320	R-I-B-I	7.26	7.26	RM	0.09	3,900	0	-	1	-	-
064-062-550	R-I-B-I	7.26	7.26	RM	0.09	3,900	0	-	1	-	-
064-062-560	R-I-B-I	7.26	7.26	RM	0.08	3,574	0	-	1	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
064-062-570	R-I-B-I	7.26	7.26	RM	0.12	5,118	0	-	1	-	-
064-062-630	R-I-B-I	7.26	7.26	RM	0.05	2,280	0	-	0	-	-
064-092-490	R-I-B-I	7.26	7.26	RM	0.09	3,900	0	-	1	-	-
064-092-700	R-I-B-I	7.26	7.26	RM	0.09	3,933	0	-	1	-	-
064-102-110	R-I-B-I	7.26	7.26	RM	0.16	7,082	1	-	1	-	-
064-111-560	R-I-B-I	7.26	7.26	RM	0.09	3,900	0	-	1	-	-
064-191-140	R-I-B-I	7.26	7.26	RM	0.08	3,375	0	-	1	-	-
064-191-190	R-I-B-I	7.26	7.26	RM	0.08	3,375	0	-	1	-	-
064-211-080	R-I-B-I	7.26	7.26	RM	0.07	2,902	0	-	1	-	-
064-212-150	R-I-B-I	7.26	7.26	RM	0.11	4,736	0	-	1	-	-
064-212-190	R-I-B-I	7.26	7.26	RM	0.01	480	0	-	0	-	-
064-222-240	R-I-B-I	7.26	7.26	RM	0.19	8,080	1	-	1	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

<i>APN</i>	<i>Zone</i>	<i>Maximum Density</i>	<i>Realistic Density</i>	<i>General Plan Land Use</i>	<i>Acres</i>	<i>Square Feet</i>	<i>Maximum Units</i>	<i>Maximum Units with Density Bonus</i>	<i>Realistic Yield</i>	<i>Constraints</i>	<i>Comments</i>
064-222-250	R-I-B-I	7.26	7.26	RM	0.09	4,048	0	-	1	-	-
064-231-180	R-I-B-I	7.26	7.26	RM	0.08	3,527	0	-	1	-	-
064-231-270	R-I-B-I	7.26	7.26	RM	0.08	3,375	0	-	1	-	-
064-232-440	R-I-B-I	7.26	7.26	RM	0.08	3,413	0	-	1	-	-
064-251-590	R-I-B-I	7.26	7.26	RM	0.06	2,646	0	-	1	-	-
064-261-260	R-I-B-I	7.26	7.26	RM	0.06	2,446	0	-	0	-	-
064-261-300	R-I-B-I	7.26	7.26	RM	0.09	4,038	0	-	1	-	-
064-311-050	R-I-B-I	7.26	7.26	RM	0.08	3,532	0	-	1	-	-
064-331-100	R-I-B-I	7.26	7.26	RM	0.16	7,044	1	-	1	-	-
064-342-170	R-I-B-I	7.26	7.26	RM	0.09	3,779	0	-	1	-	-
064-342-200	R-I-B-I	7.26	7.26	RM	0.17	7,558	1	-	1	-	-
064-342-210	R-I-B-I	7.26	7.26	RM	0.26	11,337	1	-	1	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
064-342-220	R-I-B-1	7.26	7.26	RM	0.09	3,779	0	-	1	-	-
064-342-230	R-I-B-1	7.26	7.26	RM	0.12	5,417	0	-	1	-	-
064-342-240	R-I-B-1	7.26	7.26	RM	0.18	7,675	1	-	1	-	-
064-342-250	R-I-B-1	7.26	7.26	RM	0.18	7,675	1	-	1	-	-
Total R-I-B-1					4.32	188,378	9	-	36	-	-
<i>Single-Family Residential (R-I-B-2)</i>											
048-203-270	R-I-B-2	5.81	5.81	RM	0.05	2,160	0	-	0	-	-
048-211-060	R-I-B-2	5.81	5.81	RM	0.18	7,800	1	-	1	-	-
048-212-120	R-I-B-2	5.81	5.81	RM	0.13	5,713	0	-	1	-	-
048-254-110	R-I-B-2	5.81	5.81	RM	0.06	2,499	0	-	0	-	-
048-254-120	R-I-B-2	5.81	5.81	RM	0.06	2,499	0	-	0	-	-
048-263-030	R-I-B-2	5.81	5.81	RM	0.11	5,000	0	-	1	-	-
048-263-140	R-I-B-2	5.81	5.81	RM	0.11	5,000	0	-	1	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

<i>APN</i>	<i>Zone</i>	<i>Maximum Density</i>	<i>Realistic Density</i>	<i>General Plan Land Use</i>	<i>Acres</i>	<i>Square Feet</i>	<i>Maximum Units</i>	<i>Maximum Units with Density Bonus</i>	<i>Realistic Yield</i>	<i>Constraints</i>	<i>Comments</i>
048-263-150	R-1-B-2	5.81	5.81	RM	0.11	5,000	0	-	1	-	-
048-263-170	R-1-B-2	5.81	5.81	RM	0.11	5,000	0	-	1	-	-
048-263-180	R-1-B-2	5.81	5.81	RM	0.16	7,000	0	-	1	-	-
048-264-030	R-1-B-2	5.81	5.81	RM	0.11	5,001	0	-	1	-	-
048-264-050	R-1-B-2	5.81	5.81	RM	0.11	5,001	0	-	1	-	-
048-264-180	R-1-B-2	5.81	5.81	RM	0.11	5,002	0	-	1	-	-
048-264-210	R-1-B-2	5.81	5.81	RM	0.06	2,500	0	-	1	-	-
048-264-220	R-1-B-2	5.81	5.81	RM	0.06	2,500	0	-	1	-	-
048-264-240	R-1-B-2	5.81	5.81	RM	0.17	7,502	1	-	1	-	-
048-265-010	R-1-B-2	5.81	5.81	RM	0.06	2,500	0	-	1	-	-
048-265-050	R-1-B-2	5.81	5.81	RM	0.11	5,000	0	-	1	-	-
048-265-060	R-1-B-2	5.81	5.81	RM	0.11	5,000	0	-	1	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
048-265-100	R-I-B-2	5.81	5.81	RM	0.06	2,500	0	-	1	-	-
048-265-110	R-I-B-2	5.81	5.81	RM	0.11	5,000	0	-	1	-	-
048-265-120	R-I-B-2	5.81	5.81	RM	0.16	7,000	0	-	1	-	-
048-265-130	R-I-B-2	5.81	5.81	RM	0.06	2,500	0	-	1	-	-
048-265-140	R-I-B-2	5.81	5.81	RM	0.06	2,500	0	-	1	-	-
048-265-150	R-I-B-2	5.81	5.81	RM	0.06	2,500	0	-	1	-	-
048-265-160	R-I-B-2	5.81	5.81	RM	0.06	2,500	0	-	1	-	-
048-265-170	R-I-B-2	5.81	5.81	RM	0.06	2,500	0	-	1	-	-
048-265-180	R-I-B-2	5.81	5.81	RM	0.06	2,500	0	-	1	-	-
048-265-190	R-I-B-2	5.81	5.81	RM	0.11	5,000	0	-	1	-	-
048-265-200	R-I-B-2	5.81	5.81	RM	0.10	4,500	0	-	1	-	-
048-265-210	R-I-B-2	5.81	5.81	RM	0.06	2,500	0	-	1	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

<i>APN</i>	<i>Zone</i>	<i>Maximum Density</i>	<i>Realistic Density</i>	<i>General Plan Land Use</i>	<i>Acres</i>	<i>Square Feet</i>	<i>Maximum Units</i>	<i>Maximum Units with Density Bonus</i>	<i>Realistic Yield</i>	<i>Constraints</i>	<i>Comments</i>
048-266-010	R-I-B-2	5.81	5.81	RM	0.11	4,999	0	-	1	-	-
048-266-020	R-I-B-2	5.81	5.81	RM	0.11	5,000	0	-	1	-	-
048-266-040	R-I-B-2	5.81	5.81	RM	0.06	2,501	0	-	1	-	-
048-266-050	R-I-B-2	5.81	5.81	RM	0.06	2,501	0	-	1	-	-
048-266-080	R-I-B-2	5.81	5.81	RM	0.11	5,001	0	-	1	-	-
048-266-140	R-I-B-2	5.81	5.81	RM	0.11	5,000	0	-	1	-	-
048-266-150	R-I-B-2	5.81	5.81	RM	0.11	5,001	0	-	1	-	-
048-266-200	R-I-B-2	5.81	5.81	RM	0.17	7,498	1	-	1	-	-
048-266-210	R-I-B-2	5.81	5.81	RM	0.17	7,503	1	-	1	-	-
048-266-220	R-I-B-2	5.81	5.81	RM	0.11	4,998	0	-	1	-	-
048-266-230	R-I-B-2	5.81	5.81	RM	0.11	4,999	0	-	1	-	-
048-267-010	R-I-B-2	5.81	5.81	RM	0.11	5,000	0	-	1	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
048-267-090	R-I-B-2	5.81	5.81	RM	0.11	5,000	0	-	1	-	-
048-267-100	R-I-B-2	5.81	5.81	RM	0.11	5,000	0	-	1	-	-
048-267-120	R-I-B-2	5.81	5.81	RM	0.16	7,000	0	-	1	-	-
048-267-130	R-I-B-2	5.81	5.81	RM	0.11	5,000	0	-	1	-	-
048-267-140	R-I-B-2	5.81	5.81	RM	0.11	5,000	0	-	1	-	-
048-267-160	R-I-B-2	5.81	5.81	RM	0.11	5,000	0	-	1	-	-
048-267-170	R-I-B-2	5.81	5.81	RM	0.11	5,000	0	-	1	-	-
048-267-180	R-I-B-2	5.81	5.81	RM	0.11	5,000	0	-	1	-	-
048-267-190	R-I-B-2	5.81	5.81	RM	0.16	7,000	0	-	1	-	-
048-268-010	R-I-B-2	5.81	5.81	RM	0.11	4,999	0	-	1	-	-
048-268-050	R-I-B-2	5.81	5.81	RM	0.11	4,998	0	-	1	-	-
048-268-060	R-I-B-2	5.81	5.81	RM	0.06	2,499	0	-	0	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
048-268-070	R-I-B-2	5.81	5.81	RM	0.11	4,998	0	-	1	-	-
048-268-100	R-I-B-2	5.81	5.81	RM	0.17	7,501	1	-	1	-	-
048-268-120	R-I-B-2	5.81	5.81	RM	0.11	5,002	0	-	1	-	-
048-268-130	R-I-B-2	5.81	5.81	RM	0.06	2,501	0	-	1	-	-
048-268-140	R-I-B-2	5.81	5.81	RM	0.06	2,501	0	-	1	-	-
048-268-150	R-I-B-2	5.81	5.81	RM	0.06	2,499	0	-	0	-	-
048-268-160	R-I-B-2	5.81	5.81	RM	0.06	2,501	0	-	1	-	-
048-268-170	R-I-B-2	5.81	5.81	RM	0.06	2,499	0	-	0	-	-
048-268-180	R-I-B-2	5.81	5.81	RM	0.11	5,000	0	-	1	-	-
048-268-190	R-I-B-2	5.81	5.81	RM	0.17	7,501	1	-	1	-	-
048-269-010	R-I-B-2	5.81	5.81	PD	0.11	4,971	0	-	1	-	-
048-269-080	R-I-B-2	5.81	5.81	PD	0.13	5,691	0	-	1	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
048-269-100	R-I-B-2	5.81	5.81	PD	0.21	9,066	1	-	1	-	-
048-269-160	R-I-B-2	5.81	5.81	PD	0.13	5,800	0	-	1	-	-
048-269-170	R-I-B-2	5.81	5.81	PD	0.14	5,908	0	-	1	-	-
048-269-180	R-I-B-2	5.81	5.81	PD	0.07	3,077	0	-	1	-	-
048-269-190	R-I-B-2	5.81	5.81	PD	0.07	3,104	0	-	1	-	-
048-269-210	R-I-B-2	5.81	5.81	PD	0.17	7,601	1	-	1	-	-
048-269-230	R-I-B-2	5.81	5.81	PD	0.36	15,570	2	-	2	-	-
048-280-020	R-I-B-2	5.81	5.81	RM	24.51	1,067,856	141	-	0	S	Beachwood: Site has development potential, is appropriate for residential use, but is removed from inventory while issues with the site are worked out.
048-280-030	R-I-B-2	5.81	5.81	RM	12.16	529,534	70	-	0	-	Beachwood: Site has development potential, is appropriate for residential use, but is removed from inventory while issues with the site are worked out.

Table A-1: Inventory of Sites Suitable for Residential Development

<i>APN</i>	<i>Zone</i>	<i>Maximum Density</i>	<i>Realistic Density</i>	<i>General Plan Land Use</i>	<i>Acres</i>	<i>Square Feet</i>	<i>Maximum Units</i>	<i>Maximum Units with Density Bonus</i>	<i>Realistic Yield</i>	<i>Constraints</i>	<i>Comments</i>
048-310-210	R-I-B-2	5.81	5.81	RL	14.39	626,956	60	-	60	S, F	East of Frenchman's Creek
048-363-380	R-I-B-2	5.81	5.81	RM	0.00	120	0	-	0	-	-
048-372-210	R-I-B-2	5.81	5.81	RM	0.09	3,791	0	-	1	-	-
056-051-010	R-I-B-2	5.81	5.81	RM	0.45	19,775	0	-	0	F, S	
056-051-040	R-I-B-2	5.81	5.81	RM	0.15	6,517	0	-	1	-	-
056-052-020	R-I-B-2	5.81	5.81	RM	0.11	5,000	0	-	0	F, S	-
056-052-030	R-I-B-2	5.81	5.81	RM	0.06	2,500	0	-	0	F	-
056-052-040	R-I-B-2	5.81	5.81	RM	0.11	5,000	0	-	0	-	-
056-052-090	R-I-B-2	5.81	5.81	RM	0.06	2,500	0	-	1	-	-
056-052-110	R-I-B-2	5.81	5.81	RM	0.83	36,339	0	-	0	S	-
056-053-010	R-I-B-2	5.81	5.81	RM	0.19	8,083	0	-	0	F	-
056-053-030	R-I-B-2	5.81	5.81	RM	0.63	27,500	0	-	0	F, S	-
056-053-190	R-I-B-2	5.81	5.81	RM	0.11	5,000	0	-	1	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
056-053-210	R-I-B-2	5.81	5.81	RM	0.11	5,000	0	-	0	F	-
056-053-220	R-I-B-2	5.81	5.81	RM	0.24	10,564	0	-	0	F	-
056-053-280	R-I-B-2	5.81	5.81	RM	0.11	5,000	0	-	1	-	-
056-053-400	R-I-B-2	5.81	5.81	RM	0.17	7,500	0	-	1	-	-
056-053-420	R-I-B-2	5.81	5.81	RM	0.17	7,500	0	-	0	F	-
056-055-030	R-I-B-2	5.81	5.81	RM	0.06	2,500	0	-	1	-	-
056-055-040	R-I-B-2	5.81	5.81	RM	0.06	2,500	0	-	1	-	-
056-055-070	R-I-B-2	5.81	5.81	RM	0.06	2,500	0	-	1	-	-
056-055-110	R-I-B-2	5.81	5.81	RM	0.18	7,785	1	-	1	-	-
056-055-190	R-I-B-2	5.81	5.81	RM	0.06	2,500	0	-	1	-	-
056-056-020	R-I-B-2	5.81	5.81	RM	0.13	5,542	0	-	1	-	-
056-056-080	R-I-B-2	5.81	5.81	RM	0.13	5,483	0	-	1	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
056-056-150	R-I-B-2	5.81	5.81	RM	0.31	13,652	1	-	1	-	-
056-057-120	R-I-B-2	5.81	5.81	RM	0.06	2,500	0	-	1	-	-
056-057-200	R-I-B-2	5.81	5.81	RM	0.06	2,500	0	-	1	-	-
056-057-210	R-I-B-2	5.81	5.81	RM	0.06	2,500	0	-	1	-	-
056-057-220	R-I-B-2	5.81	5.81	RM	0.11	5,000	0	-	1	-	-
056-057-270	R-I-B-2	5.81	5.81	RM	0.29	12,500	1	-	1	-	-
056-058-130	R-I-B-2	5.81	5.81	RM	0.64	27,922	0	-	0	F, S	-
056-058-150	R-I-B-2	5.81	5.81	RM	0.06	2,500	0	-	1	F	-
056-055-190	R-I-B-2	5.81	5.81	RM	0.06	2,500	0	-	1	-	-
056-058-280	R-I-B-2	5.81	5.81	RM	0.11	5,000	0	-	1	-	-
056-058-350	R-I-B-2	5.81	5.81	RM	0.29	12,499	1	-	1	-	-
056-065-050	R-I-B-2	5.81	5.81	RM	0.16	7,097	0	-	1	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
056-065-150	R-1-B-2	5.81	5.81	RM	0.17	7,513	1	-	1	-	-
056-081-360	R-1-B-2	5.81	5.81	RM	0.19	8,063	1	-	1	S	-
056-081-370	R-1-B-2	5.81	5.81	RM	0.19	8,063	1	-	1	S	-
056-081-380	R-1-B-2	5.81	5.81	RM	0.19	8,063	1	-	1	S	-
056-081-390	R-1-B-2	5.81	5.81	RM	0.28	12,022	1	-	1	S	-
056-082-160	R-1-B-2	5.81	5.81	RM	0.12	5,250	0	-	1	-	-
056-179-150	R-1-B-2	5.81	5.81	RM	0.11	4,631	0	-	0	F, S	-
056-179-160	R-1-B-2	5.81	5.81	RM	0.05	2,125	0	-	0	F, S	-
056-192-090	R-1-B-2	5.81	5.81	RM	0.19	8,176	1	-	1	-	-
056-192-310	R-1-B-2	5.81	5.81	RM	0.13	5,452	0	-	1	-	-
056-210-390	R-1-B-2	5.81	5.81	RM	0.37	16,025	2	-	2	-	-
064-312-010	R-1-B-2	5.81	5.81	RM	0.16	7,141	0	-	1	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

<i>APN</i>	<i>Zone</i>	<i>Maximum Density</i>	<i>Realistic Density</i>	<i>General Plan Land Use</i>	<i>Acres</i>	<i>Square Feet</i>	<i>Maximum Units</i>	<i>Maximum Units with Density Bonus</i>	<i>Realistic Yield</i>	<i>Constraints</i>	<i>Comments</i>
064-312-020	R-I-B-2	5.81	5.81	RM	0.09	4,040	0	-	1	-	-
064-312-030	R-I-B-2	5.81	5.81	RM	0.19	8,070	1	-	1	-	-
064-312-040	R-I-B-2	5.81	5.81	RM	0.09	3,828	0	-	1	-	-
064-312-070	R-I-B-2	5.81	5.81	RM	0.18	7,628	0	-	1	-	-
064-313-010	R-I-B-2	5.81	5.81	RM	0.37	16,301	2	-	2	-	-
064-313-020	R-I-B-2	5.81	5.81	RM	0.17	7,204	0	-	1	-	-
064-322-210	R-I-B-2	5.81	5.81	RM	0.79	34,576	4	-	4	-	-
064-332-330	R-I-B-2	5.81	5.81	RM	0.26	11,391	1	-	1	-	-
064-332-340	R-I-B-2	5.81	5.81	RM	0.17	7,572	1	-	1	-	-
064-332-350	R-I-B-2	5.81	5.81	RM	0.17	7,557	1	-	1	-	-
064-332-360	R-I-B-2	5.81	5.81	RM	0.17	7,559	1	-	1	-	-
065-194-030	R-I-B-2	5.81	5.81	RM	0.24	10,512	1	-	1	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
065-194-040	R-I-B-2	5.81	5.81	RM	0.11	5,006	0	-	1	-	-
065-194-050	R-I-B-2	5.81	5.81	RM	0.11	5,006	0	-	1	-	-
065-194-060	R-I-B-2	5.81	5.81	RM	0.11	5,006	0	-	1	-	-
065-194-070	R-I-B-2	5.81	5.81	RM	0.17	7,509	1	-	1	-	-
065-194-120	R-I-B-2	5.81	5.81	RM	0.25	11,013	1	-	1	-	-
065-194-160	R-I-B-2	5.81	5.81	RM	0.43	18,772	2	-	2	-	-
065-194-180	R-I-B-2	5.81	5.81	RM	0.17	7,509	1	-	1	-	-
065-194-190	R-I-B-2	5.81	5.81	RM	0.17	7,509	1	-	1	-	-
065-194-210	R-I-B-2	5.81	5.81	RM	0.11	5,006	0	-	1	-	-
065-194-220	R-I-B-2	5.81	5.81	RM	0.06	2,503	0	-	1	-	-
065-195-020	R-I-B-2	5.81	5.81	RM	0.11	5,006	0	-	1	-	-
065-195-040	R-I-B-2	5.81	5.81	RM	0.29	12,515	1	-	1	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

<i>APN</i>	<i>Zone</i>	<i>Maximum Density</i>	<i>Realistic Density</i>	<i>General Plan Land Use</i>	<i>Acres</i>	<i>Square Feet</i>	<i>Maximum Units</i>	<i>Maximum Units with Density Bonus</i>	<i>Realistic Yield</i>	<i>Constraints</i>	<i>Comments</i>
065-195-100	R-1-B-2	5.81	5.81	RM	0.25	10,941	1	-	1	-	-
065-195-110	R-1-B-2	5.81	5.81	RM	0.13	5,487	0	-	1	-	-
065-195-120	R-1-B-2	5.81	5.81	RM	0.13	5,499	0	-	1	-	-
065-195-130	R-1-B-2	5.81	5.81	RM	0.06	2,503	0	-	1	-	-
065-195-140	R-1-B-2	5.81	5.81	RM	0.17	7,509	1	-	1	-	-
065-195-220	R-1-B-2	5.81	5.81	RM	0.11	5,006	0	-	1	-	-
065-195-240	R-1-B-2	5.81	5.81	RM	0.11	5,006	0	-	1	-	-
065-195-250	R-1-B-2	5.81	5.81	RM	0.11	5,006	0	-	1	-	-
065-195-280	R-1-B-2	5.81	5.81	RM	0.11	5,006	0	-	1	-	-
065-195-290	R-1-B-2	5.81	5.81	RM	0.11	5,006	0	-	1	-	-
065-201-010	R-1-B-2	5.81	5.81	H	0.13	5,691	0	-	1	-	-
065-201-020	R-1-B-2	5.81	5.81	H	0.07	2,844	0	-	1	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
065-201-030	R-1-B-2	5.81	5.81	H	0.13	5,688	0	-	1	-	-
065-201-040	R-1-B-2	5.81	5.81	H	0.07	2,844	0	-	1	-	-
065-201-050	R-1-B-2	5.81	5.81	H	0.13	5,688	0	-	1	-	-
065-201-060	R-1-B-2	5.81	5.81	H	0.07	2,844	0	-	1	-	-
065-201-070	R-1-B-2	5.81	5.81	H	0.07	2,844	0	-	1	-	-
065-201-110	R-1-B-2	5.81	5.81	H	0.07	2,844	0	-	1	-	-
065-201-190	R-1-B-2	5.81	5.81	H	0.14	6,089	0	-	1	-	-
065-201-200	R-1-B-2	5.81	5.81	H	0.31	13,387	1	-	1	-	-
065-201-210	R-1-B-2	5.81	5.81	H	0.07	2,842	0	-	1	-	-
065-201-220	R-1-B-2	5.81	5.81	H	0.07	2,842	0	-	1	-	-
065-201-260	R-1-B-2	5.81	5.81	H	0.07	2,844	0	-	1	-	-
065-202-010	R-1-B-2	5.81	5.81	PD	0.16	6,878	0	-	1	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
065-202-020	R-I-B-2	5.81	5.81	PD	0.16	6,878	0	-	1	-	-
065-202-030	R-I-B-2	5.81	5.81	PD	0.08	3,439	0	-	1	-	-
065-202-040	R-I-B-2	5.81	5.81	PD	0.16	6,878	0	-	1	-	-
065-202-050	R-I-B-2	5.81	5.81	PD	0.08	3,439	0	-	1	-	-
065-202-060	R-I-B-2	5.81	5.81	PD	0.32	13,756	1	-	1	-	-
065-202-070	R-I-B-2	5.81	5.81	PD	0.32	13,756	1	-	1	-	-
065-202-080	R-I-B-2	5.81	5.81	PD	0.32	13,756	1	-	1	-	-
065-202-100	R-I-B-2	5.81	5.81	PD	0.11	4,971	0	-	1	-	-
065-202-110	R-I-B-2	5.81	5.81	PD	0.10	4,344	0	-	1	-	-
065-205-010	R-I-B-2	5.81	5.81	RM	0.10	4,375	0	-	1	-	-
065-205-020	R-I-B-2	5.81	5.81	RM	0.73	31,854	4	-	4	-	-
065-205-030	R-I-B-2	5.81	5.81	RM	0.11	5,006	0	-	1	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
065-206-020	R-I-B-2	5.81	5.81	RM	0.18	7,827	1	-	1	-	-
065-206-030	R-I-B-2	5.81	5.81	RM	0.17	7,509	1	-	1	-	-
065-206-100	R-I-B-2	5.81	5.81	RM	0.06	2,620	0	-	1	-	-
065-206-110	R-I-B-2	5.81	5.81	RM	0.06	2,620	0	-	1	-	-
065-206-120	R-I-B-2	5.81	5.81	RM	0.06	2,620	0	-	1	-	-
065-206-130	R-I-B-2	5.81	5.81	RM	0.06	2,562	0	-	1	-	-
065-206-140	R-I-B-2	5.81	5.81	RM	0.12	5,241	0	-	1	-	-
065-206-150	R-I-B-2	5.81	5.81	RM	0.12	5,240	0	-	1	-	-
065-206-160	R-I-B-2	5.81	5.81	RM	0.12	5,240	0	-	1	-	-
065-206-170	R-I-B-2	5.81	5.81	RM	0.13	5,594	0	-	1	-	-
065-206-180	R-I-B-2	5.81	5.81	RM	0.06	2,565	0	-	1	-	-
065-206-190	R-I-B-2	5.81	5.81	RM	0.18	7,930	1	-	1	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
065-206-200	R-I-B-2	5.81	5.81	RM	0.29	12,518	1	-	1	-	-
065-206-210	R-I-B-2	5.81	5.81	RM	0.34	14,940	1	-	1	-	-
065-206-220	R-I-B-2	5.81	5.81	RM	0.36	15,682	2	-	2	-	-
065-207-010	R-I-B-2	5.81	5.81	RM	0.91	39,431	5	-	5	-	-
065-207-020	R-I-B-2	5.81	5.81	RM	0.11	5,006	0	-	1	-	-
065-207-030	R-I-B-2	5.81	5.81	RM	0.28	11,985	1	-	1	-	-
066-092-230	R-I-B-2	5.81	5.81	PD	2.84	123,562	16	-	16	-	-
Total R-I-B-2					83.77	3,649,042	349	-	266	-	-
<i>Single-Family Residential (R-I-B-3)</i>											
064-370-030	R-I-B-3	4.36	4.36	RM	2.49	108,276	10	14	6	F, S	-
Total R-I-B-3					2.49	108,276	10	14	6	-	-
<i>Two-Family Residential (R-2)</i>											
064-103-190	R-2	16.13	14.52	RM	0.09	4,010	1	1	1	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
064-104-240	R-2	16.13	14.52	RM	0.11	4,867	1	2	1	-	-
064-104-250	R-2	16.13	14.52	RM	0.08	3,519	1	1	1	-	-
064-104-260	R-2	16.13	14.52	RM	0.08	3,640	1	1	1	-	-
064-104-310	R-2	16.13	14.52	RM	0.09	3,777	1	1	1	-	-
064-104-370	R-2	16.13	14.52	RM	0.01	247	0	0	0	-	-
064-123-150	R-2	16.13	14.52	RM	0.15	6,450	2	2	1	-	-
064-131-170	R-2	16.13	14.52	RM	0.10	4,224	1	1	1	-	-
064-132-170	R-2	16.13	14.52	RM	0.16	7,163	2	3	2	-	-
064-132-390	R-2	16.13	14.52	RM	0.09	3,911	1	1	1	-	-
064-142-190	R-2	16.13	14.52	RM	0.08	3,500	1	1	1	-	-
064-243-060	R-2	16.13	14.52	RM	0.15	6,566	2	3	2	-	-
064-244-030	R-2	16.13	14.52	RM	0.08	3,640	1	1	1	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

<i>APN</i>	<i>Zone</i>	<i>Maximum Density</i>	<i>Realistic Density</i>	<i>General Plan Land Use</i>	<i>Acres</i>	<i>Square Feet</i>	<i>Maximum Units</i>	<i>Maximum Units with Density Bonus</i>	<i>Realistic Yield</i>	<i>Constraints</i>	<i>Comments</i>
064-244-040	R-2	16.13	14.52	RM	0.25	10,858	3	5	3	-	-
064-263-050	R-2	16.13	14.52	RM	0.03	1,173	0	0	0	-	-
064-271-290	R-2	16.13	14.52	RM	0.08	3,542	1	1	1	-	-
064-272-010	R-2	16.13	14.52	RM	0.08	3,640	1	1	1	-	-
064-272-030	R-2	16.13	14.52	RM	0.08	3,633	1	1	1	-	-
064-272-040	R-2	16.13	14.52	RM	0.08	3,633	1	1	1	-	-
064-272-100	R-2	16.13	14.52	RM	2.12	92,357	28	38	25	-	-
064-272-130	R-2	16.13	14.52	RM	0.15	6,500	2	3	2	-	-
064-272-170	R-2	16.13	14.52	RM	0.08	3,634	1	1	1	-	-
064-272-180	R-2	16.13	14.52	RM	0.18	8,037	2	3	2	-	-
064-272-190	R-2	16.13	14.52	RM	0.08	3,637	1	1	1	-	-
064-272-200	R-2	16.13	14.52	RM	0.08	3,640	1	1	1	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
064-281-370	R-2	16.13	14.52	RM	0.18	7,745	2	3	2	-	-
064-281-430	R-2	16.13	14.52	RM	0.18	7,750	2	3	2	-	-
064-281-500	R-2	16.13	14.52	RM	0.09	3,870	1	1	1	-	-
064-281-510	R-2	16.13	14.52	RM	0.09	3,869	1	1	1	-	-
064-281-550	R-2	16.13	14.52	RM	0.13	5,506	2	2	1	-	-
064-281-630	R-2	16.13	14.52	RM	0.09	3,872	1	1	1	-	-
Total R-2					5.34	232,408	66	85	61	-	-
<i>Multi-Family Residential (R-3)</i>											
056-141-130	R-3	29.04	26.18	RH	0.38	16,458	10	0	0	F, S	-
056-141-330	R-3	29.04	26.18	RH	0.18	7,763	4	6	4	-	-
056-141-340	R-3	29.04	26.18	RH	0.11	4,711	2	3	2	-	-
056-141-350	R-3	29.04	26.18	RH	0.07	3,000	1	2	1	-	-
056-141-360	R-3	29.04	26.18	RH	0.14	6,000	3	5	3	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
056-141-380	R-3	29.04	26.18	RH	0.14	5,938	4	5	3	-	-
056-141-430	R-3	29.04	26.18	RH	0.14	6,000	3	5	3	-	-
056-141-470	R-3	29.04	26.18	RH	0.07	3,000	2	2	1	-	-
056-143-330	R-3	29.04	26.18	RH	0.17	7,500	4	6	4	-	-
056-144-290	R-3	29.04	26.18	RH	0.14	6,000	3	5	3	-	-
056-145-030	R-3	29.04	26.18	RH	0.14	5,999	3	5	3	-	-
Total R-3					1.66	72,370	39	44	27	-	-
Total Commercial and Residential Sites					117.77	5,129,858	604	343	504	-	-
Total Sites					376.83	16,414,625	1,060	343	960	-	-
Planned Unit Development Sites											
<i>Surf Beach/Dunes Beach (150 units)</i>											
048-133-010	PUD	-	-	PD	2.20	95,740	-	-	-	F	-
048-134-120	PUD	-	-	PD	0.17	7,354	-	-	-	-	-
048-134-130	PUD	-	-	PD	0.17	7,354	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
048-134-140	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-134-210	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-134-220	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-134-230	PUD	-	-	PD	0.08	3,496	-	-	-	-	-
048-134-240	PUD	-	-	PD	0.17	7,354	-	-	-	-	-
048-135-090	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-135-110	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-135-120	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-135-130	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-135-140	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-135-150	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-135-210	PUD	-	-	PD	0.17	7,354	-	-	-	-	-
048-135-220	PUD	-	-	PD	0.17	7,354	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
048-135-230	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-136-040	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-136-050	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-136-060	PUD	-	-	PD	0.17	7,354	-	-	-	-	-
048-136-070	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-136-090	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-136-120	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-136-130	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-136-150	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-136-160	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-136-170	PUD	-	-	PD	0.17	7,354	-	-	-	-	-
048-136-180	PUD	-	-	PD	0.08	3,677	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
048-136-190	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-136-200	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-136-210	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-136-220	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-136-330	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-136-340	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-136-350	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-136-360	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-136-370	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-136-380	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-136-999	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-137-020	PUD	-	-	PD	0.08	3,677	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
048-137-030	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-137-040	PUD	-	-	PD	0.25	11,031	-	-	-	-	-
048-137-060	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-137-080	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-137-090	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-137-100	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-137-110	PUD	-	-	PD	0.17	7,354	-	-	-	-	-
048-137-120	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-137-130	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-137-160	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-137-180	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-137-190	PUD	-	-	PD	0.08	3,677	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
048-137-200	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-137-210	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-137-220	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-137-230	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-137-240	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-137-250	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-137-260	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-137-270	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-137-280	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-137-290	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-137-300	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-137-310	PUD	-	-	PD	0.08	3,677	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
048-137-320	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-137-330	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-137-340	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-137-350	PUD	-	-	PD	0.17	7,354	-	-	-	-	-
048-137-360	PUD	-	-	PD	0.17	7,354	-	-	-	-	-
048-140-070	PUD	-	-	PD	2.29	99,760	-	-	-	-	-
048-140-100	PUD	-	-	PD	8.89	387,125	-	-	-	F	-
048-153-070	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-153-090	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-153-100	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-153-110	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-153-120	PUD	-	-	PD	0.08	3,677	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
048-153-130	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-153-240	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-153-250	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-153-260	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-153-270	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-153-280	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-153-290	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-154-070	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-154-080	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-154-100	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-154-110	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-154-120	PUD	-	-	PD	0.08	3,677	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
048-154-130	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-154-140	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-154-150	PUD	-	-	PD	0.17	7,354	-	-	-	-	-
048-154-220	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-154-230	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-154-240	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-010	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-030	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-040	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-050	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-070	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-090	PUD	-	-	PD	0.08	3,677	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
048-155-100	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-120	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-140	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-150	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-160	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-170	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-180	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-190	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-200	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-210	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-220	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-230	PUD	-	-	PD	0.08	3,677	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
048-155-240	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-250	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-260	PUD	-	-	PD	0.08	3,655	-	-	-	-	-
048-155-270	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-280	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-290	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-300	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-310	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-320	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-330	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-340	PUD	-	-	PD	0.17	7,354	-	-	-	-	-
048-155-350	PUD	-	-	PD	0.08	3,677	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
048-155-360	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-155-370	PUD	-	-	PD	0.34	14,707	-	-	-	-	-
048-156-020	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-156-040	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-156-050	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-156-060	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-156-070	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-156-080	PUD	-	-	PD	0.25	11,030	-	-	-	-	-
048-156-090	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-156-100	PUD	-	-	PD	0.08	3,682	-	-	-	-	-
048-156-110	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-156-120	PUD	-	-	PD	0.08	3,677	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
048-156-130	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-156-140	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-156-150	PUD	-	-	PD	0.16	6,774	-	-	-	-	-
048-156-160	PUD	-	-	PD	0.08	3,693	-	-	-	-	-
048-156-170	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-156-180	PUD	-	-	PD	0.17	7,354	-	-	-	-	-
048-156-190	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-156-200	PUD	-	-	PD	0.17	7,354	-	-	-	-	-
048-156-230	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-156-240	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
048-156-250	PUD	-	-	PD	0.17	7,354	-	-	-	-	-
048-156-260	PUD	-	-	PD	0.51	22,061	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
048-156-270	PUD	-	-	PD	0.08	3,677	-	-	-	-	-
Total Surf Beach/Dunes Beach					28.04	1,221,638	150	-	150	-	-
<i>Venice Beach (75 units)</i>											
048-165-010	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-165-050	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-165-060	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-165-070	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-165-090	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-165-100	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-165-120	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-165-130	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-165-150	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-165-160	PUD	-	-	PD	0.06	2,500	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

<i>APN</i>	<i>Zone</i>	<i>Maximum Density</i>	<i>Realistic Density</i>	<i>General Plan Land Use</i>	<i>Acres</i>	<i>Square Feet</i>	<i>Maximum Units</i>	<i>Maximum Units with Density Bonus</i>	<i>Realistic Yield</i>	<i>Constraints</i>	<i>Comments</i>
048-165-170	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-165-180	PUD	-	-	PD	0.23	10,000	-	-	-	-	-
048-166-010	PUD	-	-	PD	0.17	7,500	-	-	-	-	-
048-166-020	PUD	-	-	PD	0.29	12,500	-	-	-	-	-
048-166-040	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-166-050	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-166-070	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-166-080	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-166-090	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-166-100	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-171-010	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-171-030	PUD	-	-	PD	0.06	2,500	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
048-171-040	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-171-050	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-171-060	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-171-070	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-171-100	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-171-110	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-171-120	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-171-130	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-171-140	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-171-150	PUD	-	-	PD	0.29	12,500	-	-	-	-	-
048-172-070	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-172-080	PUD	-	-	PD	0.11	5,000	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
048-172-090	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-172-100	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-172-110	PUD	-	-	PD	0.63	27,500	-	-	-	-	-
048-173-010	PUD	-	-	PD	0.23	10,000	-	-	-	-	-
048-173-020	PUD	-	-	PD	0.17	7,500	-	-	-	-	-
048-173-050	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-173-060	PUD	-	-	PD	0.34	15,000	-	-	-	-	-
048-173-070	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-173-080	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-173-090	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-173-100	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-173-110	PUD	-	-	PD	0.17	7,500	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
048-174-010	PUD	-	-	PD	0.46	20,000	-	-	-	-	-
048-174-030	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-174-040	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-174-050	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-174-060	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-174-070	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-174-080	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-174-100	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-174-110	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-174-120	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-174-130	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-175-010	PUD	-	-	PD	0.06	2,500	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
048-175-020	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-175-030	PUD	-	-	PD	0.29	12,500	-	-	-	-	-
048-175-040	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-175-110	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-175-120	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-175-130	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-175-140	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-175-150	PUD	-	-	PD	0.17	7,500	-	-	-	-	-
048-176-010	PUD	-	-	PD	0.23	10,000	-	-	-	-	-
048-176-020	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-176-030	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-176-060	PUD	-	-	PD	0.06	2,500	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
048-176-070	PUD	-	-	PD	0.17	7,500	-	-	-	-	-
048-176-090	PUD	-	-	PD	0.06	2,500	-	-	-	-	-
048-176-100	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-176-110	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-176-120	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-176-130	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-177-030	PUD	-	-	PD	0.07	3,263	-	-	-	-	-
048-177-070	PUD	-	-	PD	0.07	2,882	-	-	-	-	-
048-177-090	PUD	-	-	PD	0.08	3,308	-	-	-	-	-
048-177-100	PUD	-	-	PD	0.07	3,185	-	-	-	-	-
048-178-020	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-178-030	PUD	-	-	PD	0.06	2,500	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
048-178-040	PUD	-	-	PD	0.13	5,455	-	-	-	-	-
048-178-060	PUD	-	-	PD	0.14	6,250	-	-	-	-	-
048-178-070	PUD	-	-	PD	0.14	6,250	-	-	-	-	-
048-178-080	PUD	-	-	PD	0.11	5,000	-	-	-	-	-
048-178-090	PUD	-	-	PD	0.57	24,905	-	-	-	-	-
048-190-050	PUD	-	-	PD	3.82	166,323	-	-	-	-	-
048-190-070	PUD	-	-	PD	7.74	337,327	-	-	-	-	-
048-191-040	PUD	-	-	PD	2.05	89,182	-	-	-	-	-
Total Venice Beach					24.12	1,050,831	75	-	75		-
<i>Matteucci (2 units)</i>											
056-072-090	PUD	-	-	PD	0.11	4,702	-	-	-	-	-
056-072-120	PUD	-	-	PD	0.84	36,783	-	-	-	-	-
056-072-140	PUD	-	-	PD	0.77	33,673	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
056-072-180	PUD	-	-	PD	0.86	37,357	-	-	-	-	-
056-072-200	PUD	-	-	PD	1.07	46,700	-	-	-	-	-
056-072-220	PUD	-	-	PD	0.58	25,374	-	-	-	-	-
056-072-360	PUD	-	-	PD	0.76	32,950	-	-	-	-	-
056-072-390	PUD	-	-	PD	0.76	33,060	-	-	-	-	-
Total Matteucci					5.75	250,599	2	-	2	-	-
<i>Carter Hill (25 units)</i>											
056-310-020	PUD	-	-	PD	11.99	522,172	-	-	-	-	-
056-310-050	PUD	-	-	PD	11.89	517,725	-	-	-	-	-
056-310-320	PUD	-	-	PD	5.97	260,034	-	-	-	-	-
056-310-420	PUD	-	-	PD	19.37	843,618	-	-	-	-	-
Total Carter Hill					49.21	2,143,549	24	-	24	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
<i>Podesta/Silvera (125 units)</i>											
056-310-080	PUD	-	-	PD	5.34	232,442	-	-	-	-	-
056-310-120	PUD	-	-	PD	29.59	1,288,865	-	-	-	-	-
Total Podesta/Silvera					34.92	1,521,306	125	-	125	-	-
<i>Dykstra Ranch (Pacific Ridge) (63units)</i>											
056-350-030	PUD	-	-	PD	30.27	1,318,608	-	-	-	-	-
056-350-040	PUD	-	-	PD	9.88	430,236	-	-	-	-	-
056-350-050	PUD	-	-	PD	7.68	334,631	-	-	-	-	-
056-350-060	PUD	-	-	PD	2.26	98,424	-	-	-	-	-
056-350-070	PUD	-	-	PD	56.19	2,447,582	-	-	-	-	-
056-350-080	PUD	-	-	PD	1.30	56,437	-	-	-	-	-
056-350-090	PUD	-	-	PD	0.51	22,341	-	-	-	-	-
056-560-010	PUD	-	-	PD	0.31	13,624	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
056-560-020	PUD	-	-	PD	0.25	11,093	-	-	-	-	-
056-560-030	PUD	-	-	PD	0.30	13,012	-	-	-	-	-
056-560-040	PUD	-	-	PD	0.30	12,890	-	-	-	-	-
056-560-050	PUD	-	-	PD	0.35	15,368	-	-	-	-	-
056-560-060	PUD	-	-	PD	0.38	16,555	-	-	-	-	-
056-560-070	PUD	-	-	PD	0.29	12,659	-	-	-	-	-
056-560-080	PUD	-	-	PD	0.31	13,501	-	-	-	-	-
056-560-090	PUD	-	-	PD	0.40	17,209	-	-	-	-	-
056-560-100	PUD	-	-	PD	0.30	13,207	-	-	-	-	-
056-560-110	PUD	-	-	PD	0.31	13,325	-	-	-	-	-
056-560-120	PUD	-	-	PD	0.24	10,253	-	-	-	-	-
056-560-130	PUD	-	-	PD	0.30	13,186	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
056-560-140	PUD	-	-	PD	0.30	13,199	-	-	-	-	-
056-560-150	PUD	-	-	PD	0.28	12,079	-	-	-	-	-
056-560-160	PUD	-	-	PD	0.40	17,237	-	-	-	-	-
056-560-170	PUD	-	-	PD	0.27	11,667	-	-	-	-	-
056-560-180	PUD	-	-	PD	0.30	13,203	-	-	-	-	-
056-560-190	PUD	-	-	PD	0.42	18,245	-	-	-	-	-
Total Dykstra Ranch (Pacific Ridge)					114.09	4,969,768	63	-	63	-	-
<i>Carnoustie (17 units)</i>											
066-600-040	PUD	-	-	PD	0.15	6,437	-	-	-	-	-
066-600-070	PUD	-	-	PD	0.15	6,486	-	-	-	-	-
066-600-080	PUD	-	-	PD	0.15	6,600	-	-	-	-	-
066-600-090	PUD	-	-	PD	0.17	7,293	-	-	-	-	-
066-600-100	PUD	-	-	PD	0.17	7,404	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
066-600-110	PUD	-	-	PD	0.15	6,384	-	-	-	-	-
066-600-120	PUD	-	-	PD	0.14	6,270	-	-	-	-	-
066-600-140	PUD	-	-	PD	0.15	6,471	-	-	-	-	-
066-600-150	PUD	-	-	PD	0.15	6,332	-	-	-	-	-
066-600-240	PUD	-	-	PD	0.17	7,457	-	-	-	-	-
066-600-250	PUD	-	-	PD	0.19	8,421	-	-	-	-	-
066-600-260	PUD	-	-	PD	0.19	8,379	-	-	-	-	-
066-600-270	PUD	-	-	PD	0.20	8,731	-	-	-	-	-
066-600-280	PUD	-	-	PD	0.18	7,973	-	-	-	-	-
066-600-290	PUD	-	-	PD	0.20	8,624	-	-	-	-	-
066-600-300	PUD	-	-	PD	0.22	9,439	-	-	-	-	-
066-600-320	PUD	-	-	PD	0.19	8,376	-	-	-	-	-

Table A-1: Inventory of Sites Suitable for Residential Development

APN	Zone	Maximum Density	Realistic Density	General Plan Land Use	Acres	Square Feet	Maximum Units	Maximum Units with Density Bonus	Realistic Yield	Constraints	Comments
Total Carnoustie					2.92	127,077	17	-	17	-	-
Total Planned Unit Development Sites					259.06	11,284,767	456	0	456	-	-
Total Sites					376.83	16,414,625	1,060	343	960	-	-

Notes:

1. PUD sites were assumed to develop with the number of units identified in the LCP for each PUD area. The status of PUD parcels included in this table is subject to change on a continuing basis due to circumstances such as acquisition by conservation trusts. Therefore, PUD development potential for PUD areas is provided as an estimates only; actual development densities would be determined at time of development.
2. Commercial sites were assumed to develop up to half of each site with residential uses.
3. Constraints include potential environmental and other constraints. These constraints were determined using geographic information system (GIS) analysis and may not be an accurate depiction of actual conditions. In order to demonstrate the actual presence or absence of constraints, site-specific analysis will be required.

Abbreviations:

F – area of potential inundation
S – stream or riparian corridor
I60 – area above the 160-foot contour line
ROW – right-of-way
CG – Commercial-General
RM – Medium Density Residential
RL – Low Density Residential
RH – High Density Residential
H – Horticultural Business
PD – Planned Development District

Source: De Novo Planning Group, 2009; City of Half Moon Bay, 2014; San Mateo County, 2014; Dyett & Bhatia, 2014.

Appendix B: List of Stakeholder Organizations

- Bay Area Legal Aid
- BIA of the Bay Area
- Bridge Housing
- Building Trades Council of San Mateo County
- California Affordable Housing Project/Public Interest Law Project
- California Housing Consortium
- Center for the Independence of the Disabled
- Center on Homelessness
- Childcare Coordinating Council of San Mateo County
- Committee For Green Foothills
- Community Information Program of San Mateo County
- Community Legal Services
- Cypress Group
- Eden Housing
- Golden Gate Regional Center
- Grand Boulevard Initiative
- Greenbelt Alliance
- Habitat for Humanity Greater San Francisco
- Health and the Built Environment
- HIP Housing
- Housing Endowment and Regional Trust (HEART)
- Housing Leadership Council
- Human Services Agency
- InnVision/ Shelter Network
- Joint Venture: Silicon Valley
- League of Women Voters- North Central San Mateo County
- League of Women Voters- South County
- Lesley Housing
- Mental Health Association of San Mateo County
- Mercy Housing
- MidPen Housing Corporation
- MidPeninsula Open Space District
- Non-Profit Housing Association of Northern California
- Peninsula Clergy Network
- Peninsula Coalition
- Peninsula Interfaith Action
- Peninsula Policy Partnership
- Planning and Conservation League
- Project Sentinel
- Public Counsel Law Center
- Rebuilding Together Peninsula
- San Mateo County Association of Realtors
- San Mateo County Central Labor Council
- San Mateo County Commissions on Aging/Disabilities
- San Mateo County Department of Housing
- San Mateo County: HOPE initiative to Prevent and End Homelessness
- Service League of San Mateo County
- Sierra Club-Loma Prieta Chapter Office
- Sustainable San Mateo County
- The Kennedy Commission
- TransForm
- Urban Habitat
- West Bay Housing Corporation

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DYETT & BHATIA
Urban and Regional Planners

755 Sansome Street, Suite 400
San Francisco, California 94111
☎ 415 956 4300 📠 415 956 7315