

The County of San Mateo and City of Half Moon Bay are co-applicants for a Coastal Development Permit to entitle development of a new neighborhood comprised of 46 manufactured homes affordable to farmworker households and one manager's unit at 880 Stone Pine Road. As of November 2023, the co-applicants are seeking an Emergency Coastal Development Permit in advance of a follow-up Coastal Development Permit and associated environmental review pursuant to the California Environmental Quality Act (CEQA). This narrative supplements the application and plans submitted for the Emergency Coastal Development Permit. It addresses the City of Half Moon Bay's Local Coastal Program requirements for emergency permitting as established in Municipal Code §18.20.040.

1. The nature of the emergency:

The need for immediate housing for low-income farmworkers displaced by unsafe, unpermitted, and dilapidated housing conditions.

2. The cause of the emergency, insofar as this can be established.

After the tragic events of the mass shooting in Half Moon Bay on January 23, 2023 exposed substandard housing conditions at the two impacted farms, the San Mateo County Board of Supervisors (Board) allocated funds to provide long-term temporary housing for those 19 households displaced by unsafe housing conditions at the two farm sites in Half Moon Bay. The events also prompted the Board to create a task force dedicated to inspecting farm worker housing on farms to ensure that minimum habitability standards are met.

In addition to the need for longer-term housing for those households impacted by the mass shootings, the County continues to identify additional unpermitted, substandard farmworker housing through the work of the task force. As of November 2023, the task force has examined approximately 50% of the properties to be evaluated and has so far inspected 90 farmworker housing units occupied by 268 farmworkers. The task force has determined that units housing 68 farmworkers did not meet the task force's minimum safety standards and will require corrective actions.

We anticipate that the County will continue to identify housing units that are deemed unsafe, unpermitted, and/or otherwise unable to be legalized in the future, creating an emergency need for additional affordable housing units. While it is difficult to know the result of ongoing inspections, if the trend continues, at the end of the task force's inspections, we may have as many as 130 farmworkers residing in substandard housing, in addition to the 19 households displaced by the shooting.

Given the magnitude of low-income households that are at high risk of becoming homeless at the conclusion of these inspections, housing solutions are critical to mitigate this emergency.

3. The location of the emergency

Half Moon Bay and neighboring coastside communities that are facing an acute affordable housing shortage due to recently identified unsafe and unpermitted housing conditions.

4. The remedial, protective, or preventive work required to deal with the emergency.

The County requests an emergency permit to place up to 47 manufactured homes and its associated infrastructure and amenities at the 880 Stone Pine Road property. These manufactured homes will provide the opportunity for lower initial construction costs and quicker construction to address the emergency need for housing opportunities for those who have been displaced by dilapidated housing conditions. At least 28 of the homes will be prioritized for homeownership opportunities for low-income farmworker households.

5. The circumstances during the emergency that appeared to justify the course of action taken, including the probable consequences of failing to take action.

A 2016 Agricultural Workforce Housing Needs Assessment conducted by the County found that the median income for farmworkers for farmworkers that live on farms was \$21,000 a year, which falls well within the County's extremely low-income category. The report also identified that 1,020 to 1,140 housing units for the agricultural workforce are presently needed. The lack of turnover at affordable housing developments in the Half Moon Bay area and the overall dearth of units set aside for both the general low-income population and farmworkers in the area highlight the undersupply of housing for the low-income populations targeted by this proposed program.

Identified households living in unpermitted substandard conditions will add to the high need for affordable housing needed in the region. The emergency permit will allow the County to work toward creating up to 50 safe, affordable units of housing for displaced low-income families on the coast and avoid more households falling into homelessness. Without local housing options like this proposed development, families will be forced to relocate out of the county and away from the communities in which many have lived for decades.